

SERVICE REPORT

<p>Australian Unity - Peninsula Grange</p> <p>431 Racecourse Road Mornington Victoria 3931</p>	<p>Report Number R-00476</p> <p>Reference PENG-RC-2401335</p> <p>Service Date: 12th July 2024</p>
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Scope of Works	
02 - Fire Sprinkler System - Wet Pipe (2012): Monthly (1)	

0	Critical Defects	A defect that renders a system inoperative.
0	Non-critical Defects	A system impairment not likely to critically affect the operation of the system.
6	Non-conformances	Missing information or incorrect feature that does not affect the system operation.
0	Recommendations	A modification suggested to improve the system performance.
0	Informational Notes	Detailed advice or general comment.
0	Passed Assets	

Servicing Summary		
Service	Asset	Quantity
Fire Sprinkler System - Wet Pipe: Monthly	02 - Fire Sprinkler System - Wet Pipe	1

Maintenance

Fire Sprinkler System - Wet Pipe: Monthly		
AS1851-2012 (a1) - Routine service of fire protection systems and equipment		
Asset		Status
001 - Fire Sprinkler System	South Entrance	FAIL

Asset	Status
<p>Non-conformance ID: 705 ↗</p> <p>Description: There is no booster connection installed in accordance with Clause 3.8 of AS 2118.4-2012. The block plan also indicates that there should be one provided.</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>	<p>Added: 3rd Apr 2024 2:19PM</p>
<p>Non-conformance ID: 704 ↗</p> <p>Description: The sprinkler spares are not all secured in a way that will ensure they are in good condition should they be required to replace one within the building.</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>	<p>Added: 3rd Apr 2024 9:23AM</p>
<p>Non-conformance ID: 703 ↗</p> <p>Description: The wiring within the sprinkler control valve cabinet does not appear to have been completed in a professional way and may be damaged.</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>	<p>Added: 3rd Apr 2024 9:21AM</p>
<p>Non-conformance ID: 702 ↗</p> <p>Description: A number of the sprinkler system pipes (at the control valve) were noted as showing signs of rust and corrosion.</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>	<p>Added: 3rd Apr 2024 9:20AM</p>
<p>Non-conformance ID: 701 ↗</p> <p>Description: The plan does not highlight different classifications nor the location of the remote test valve and does not fit inside the cabinet, nor is it permanently fixed, waterproof or fade resistant.</p> <p>Resolution: Supply and install new sprinkler plan</p>	<p>Added: 3rd Apr 2024 9:19AM</p>

Asset	Status
Non-conformance ID: 700 ↗	Added: 3rd Apr 2024 9:16AM
Description: Locks and labels required	
Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)	

Logbooks
 02 - Automatic fire sprinkler systems ↗ Classic Logbook

Signoff
Maintenance has been carried out in accordance with Part 15 of the Victorian Building Regulations 2018.

Technician	Date/Time	Accreditations	Signature
Micra Service Technician	12th Jul 2024 7:41PM		

Company Accreditations: