

## SERVICE REPORT

**Australian Unity - Peninsula Grange**

**431 Racecourse Road  
 Mornington  
 Victoria 3931**

**Report Number R-00282  
 Reference PENG-RC-2400853  
 Service Date:**

### Scope of Works

04 - Fire Hydrant Systems (2012): Annual - Valves (1)

<b>0</b>	<b>Critical Defects</b>	A defect that renders a system inoperative.
<b>2</b>	<b>Non-critical Defects</b>	A system impairment not likely to critically affect the operation of the system.
<b>1</b>	<b>Non-conformances</b>	Missing information or incorrect feature that does not affect the system operation.
<b>2</b>	<b>Recommendations</b>	A modification suggested to improve the system performance.
<b>3</b>	<b>Informational Notes</b>	Detailed advice or general comment.

### Servicing Summary

Service	Asset	Quantity
04 - Fire Hydrant Systems (2012): Annual - Valves	04 - Fire Hydrant System	38

## Maintenance

### 04 - Fire Hydrant Systems (2012): Annual - Valves

AS1851-2012 (a1) - Routine service of fire protection systems and equipment

Asset		Status
054 - Hydrant Recycled In-Ground Hydrant Valve	65	<b>PASS</b>  <a href="#">Click photos to enlarge</a>
053 - Hydrant Mains In-Ground Hydrant Valve	66	<b>PASS</b>  <a href="#">Click photos to enlarge</a>
052 - Hydrant Mains In-Ground Hydrant Valve	Unit 76	<b>PASS</b>  <a href="#">Click photos to enlarge</a>
051 - Hydrant Above Ground Dual Hydrant Valve	Near flags adjacent to community centre	<b>PASS</b>  <a href="#">Click photos to enlarge</a>
050 - Hydrant Above Ground Dual Hydrant Valve	Ajacent to community centre entrance	<b>FAIL</b>

#### Non-conformance

ID: 904 [↗](#)

Added: 9th May 2024 1:01PM  
Last Verified: 9th May 2024 1:02PM

#### Description:

Storz adaptor and cap required

#### Resolution:

Install Storz adaptor and cap

#### Location:

Near flags adjacent to residential building.

049 - Hydrant Recycled In-Ground Hydrant Valve	Unit 192	<b>PASS</b>  <a href="#">Click photos to enlarge</a>
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Asset		Status
048 - Hydrant Mains In-Ground Hydrant Valve	Unit 192	<div style="background-color: green; color: white; padding: 2px; display: inline-block;">PASS</div>  <p>Click photos to enlarge</p>
047 - Hydrant Above Ground Dual Hydrant Valve	Unit 196	<div style="background-color: green; color: white; padding: 2px; display: inline-block;">PASS</div>  <p>Click photos to enlarge</p>
046 - Hydrant Recycled In-Ground Hydrant Valve	Unit 142	<div style="background-color: red; color: white; padding: 2px; display: inline-block;">FAIL</div>  <p>Click photos to enlarge</p>

**Informational** Added: 8th May 2024 11:50AM  
ID: 900 [↗](#) Last Verified: 8th May 2024 11:51AM

**Description:**  
Cover not visible.

**Resolution:**

**Location:**  
Unit 142



Click photos to enlarge

045 - Hydrant Mains In-Ground Hydrant Valve	Unit 142	<div style="background-color: red; color: white; padding: 2px; display: inline-block;">FAIL</div>  <p>Click photos to enlarge</p>
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**Informational** Added: 8th May 2024 11:51AM  
ID: 901 [↗](#) Last Verified: 8th May 2024 11:52AM

**Description:**  
Cover not visible

**Resolution:**

**Location:**  
Unit 142



Click photos to enlarge

Asset	Unit	Status
044 - Hydrant Recycled In-Ground Hydrant Valve	Unit 71	<b>PASS</b>  <a href="#">Click photos to enlarge</a>
043 - Hydrant Mains In-Ground Hydrant Valve	Unit 71	<b>PASS</b>  <a href="#">Click photos to enlarge</a>
042 - Hydrant Recycled In-Ground Hydrant Valve	Unit 175	<b>PASS</b>  <a href="#">Click photos to enlarge</a>
041 - Hydrant Mains In-Ground Hydrant Valve	Unit 175	<b>PASS</b>  <a href="#">Click photos to enlarge</a>
040 - Hydrant Recycled In-Ground Hydrant Valve	Unit 207	<b>PASS</b>  <a href="#">Click photos to enlarge</a>
039 - Hydrant Mains In-Ground Hydrant Valve	Unit 207	<b>PASS</b>  <a href="#">Click photos to enlarge</a>
038 - Hydrant Mains In-Ground Hydrant Valve	Unit 271	<b>PASS</b>  <a href="#">Click photos to enlarge</a>
037 - Hydrant Mains In-Ground Hydrant Valve	Unit 82	<b>PASS</b>  <a href="#">Click photos to enlarge</a>

Asset		Status
036 - Hydrant Recycled In-Ground Hydrant Valve	Unit 91	<div data-bbox="1404 291 1484 324" style="background-color: green; color: white; padding: 2px; display: inline-block;">PASS</div>  <p data-bbox="1289 439 1492 461">Click photos to enlarge</p>
035 - Hydrant Recycled In-Ground Hydrant Valve	Unit 32	<div data-bbox="1404 504 1484 537" style="background-color: green; color: white; padding: 2px; display: inline-block;">PASS</div>  <p data-bbox="1289 651 1492 674">Click photos to enlarge</p>
034 - Hydrant Mains In-Ground Hydrant Valve	Unit 32	<div data-bbox="1404 716 1484 750" style="background-color: green; color: white; padding: 2px; display: inline-block;">PASS</div>  <p data-bbox="1289 864 1492 887">Click photos to enlarge</p>
033 - Hydrant Recycled In-Ground Hydrant Valve	Unit 96	<div data-bbox="1404 929 1484 963" style="background-color: green; color: white; padding: 2px; display: inline-block;">PASS</div>  <p data-bbox="1289 1077 1492 1099">Click photos to enlarge</p>
032 - Hydrant Mains In-Ground Hydrant Valve	Unit 96	<div data-bbox="1404 1142 1484 1176" style="background-color: red; color: white; padding: 2px; display: inline-block;">FAIL</div>  <p data-bbox="1289 1290 1492 1312">Click photos to enlarge</p>
<div data-bbox="119 1355 327 1384" style="font-weight: bold;">Recommendation</div> <div data-bbox="119 1391 231 1420">ID: 899 <a href="#">↗</a></div> <div data-bbox="1141 1355 1492 1384" style="text-align: right;">Added: 8th May 2024 10:48AM</div> <div data-bbox="1085 1391 1492 1420" style="text-align: right;">Last Verified: 8th May 2024 10:48AM</div> <div data-bbox="119 1456 263 1485" style="font-weight: bold;">Description:</div> <div data-bbox="119 1491 590 1520">Cover needs to be raised as it is not visible.</div> <div data-bbox="119 1541 255 1570" style="font-weight: bold;">Resolution:</div> <div data-bbox="119 1576 231 1606" style="font-weight: bold;">Location:</div> <div data-bbox="119 1612 199 1641">Unit 96</div> <div data-bbox="121 1664 225 1767" style="margin-top: 10px;">  </div> <div data-bbox="119 1771 327 1800">Click photos to enlarge</div>		
031 - Hydrant Recycled In-Ground Hydrant Valve	Unit 105	<div data-bbox="1404 1836 1484 1870" style="background-color: green; color: white; padding: 2px; display: inline-block;">PASS</div>  <p data-bbox="1289 1984 1492 2007">Click photos to enlarge</p>

Asset		Status
030 - Hydrant Mains In-Ground Hydrant Valve	Unit 105	<div style="background-color: green; color: white; padding: 2px; display: inline-block;">PASS</div>  <p>Click photos to enlarge</p>
029 - Hydrant In-ground Hydrant Valve	Unit 136	<div style="background-color: green; color: white; padding: 2px; display: inline-block;">PASS</div>  <p>Click photos to enlarge</p>
028 - Hydrant Recycled In-Ground Hydrant Valve	Unit 136	<div style="background-color: green; color: white; padding: 2px; display: inline-block;">PASS</div>  <p>Click photos to enlarge</p>
027 - Hydrant Recycled In-Ground Hydrant Valve	Unit 115	<div style="background-color: red; color: white; padding: 2px; display: inline-block;">FAIL</div>  <p>Click photos to enlarge</p>

**Non-critical defect**

ID: 897 [↗](#)

Added: 8th May 2024 10:23AM

Last Verified: 8th May 2024 10:25AM

**Description:**

The cover needs to be dug up and re-centred.

**Resolution:**

**Location:**

Unit 115



Click photos to enlarge

**Informational**

ID: 898 [↗](#)

Added: 8th May 2024 10:25AM

Last Verified: 8th May 2024 10:25AM

**Description:**

Missing pole

**Resolution:**

**Location:**

Unit 115



Click photos to enlarge

Asset		Status
026 - Hydrant Mains In-Ground Hydrant Valve	Unit 115	<div style="text-align: right;"> <span style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</span>  <p style="font-size: small; text-align: right;">Click photos to enlarge</p> </div>
025 - Hydrant Recycled In-Ground Hydrant Valve	Unit 132	<div style="text-align: right;"> <span style="background-color: red; color: white; padding: 2px 5px; border-radius: 3px;">FAIL</span>  <p style="font-size: small; text-align: right;">Click photos to enlarge</p> </div>
<p><b>Non-critical defect</b> ID: 896 <a href="#">↗</a></p>		<p>Added: 8th May 2024 10:12AM Last Verified: 8th May 2024 10:13AM</p>
<p><b>Description:</b> Pole missing</p> <p><b>Resolution:</b></p> <p><b>Location:</b> Unit 132</p> <div style="display: flex; align-items: center;">  <p style="font-size: small;">Click photos to enlarge</p> </div>		
024 - Hydrant Mains In-Ground Hydrant Valve	Unit 132	<div style="text-align: right;"> <span style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</span>  <p style="font-size: small; text-align: right;">Click photos to enlarge</p> </div>
023 - Hydrant Mains In-Ground Hydrant Valve	Unit 148	<div style="text-align: right;"> <span style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</span>  <p style="font-size: small; text-align: right;">Click photos to enlarge</p> </div>
022 - Hydrant Recycled In-Ground Hydrant Valve	Unit 148	<div style="text-align: right;"> <span style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</span>  <p style="font-size: small; text-align: right;">Click photos to enlarge</p> </div>
021 - Hydrant Mains In-Ground Hydrant Valve	Unit 161	<div style="text-align: right;"> <span style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</span>  <p style="font-size: small; text-align: right;">Click photos to enlarge</p> </div>

Asset		Status
020 - Hydrant Recycled In-Ground Hydrant Valve	Unit 161	<div style="background-color: green; color: white; padding: 2px; display: inline-block;">PASS</div>  <p>Click photos to enlarge</p>
019 - Hydrant Mains In-Ground Hydrant Valve	Unit 60	<div style="background-color: green; color: white; padding: 2px; display: inline-block;">PASS</div>  <p>Click photos to enlarge</p>
018 - Hydrant Recycled In-Ground Hydrant Valve	Unit 60	<div style="background-color: green; color: white; padding: 2px; display: inline-block;">PASS</div>  <p>Click photos to enlarge</p>
017 - Hydrant Above ground Hydrant Valve	Residential Apartments, between the retirement community building and the class 1 villa units.	<div style="background-color: red; color: white; padding: 2px; display: inline-block;">FAIL</div>

### Recommendation

Added: 3rd Apr 2024 2:25PM

ID: 706 [↗](#)

#### Description:

Last maintained by WORMALD November 2022.

Please confirm who the responsible maintenance contractor is.

The hydrant is located between the retirement community building and the class 1 villa units.

There appears to be 2 hydrant mains installed, one is from a recycled water source, and one is towns main. This is according to the hydraulic plans located on site.

There appear to be both ground ball and standpipe hydrants installed on site. Please confirm if the ground ball hydrants are being maintained.

Micra Fire currently do not maintain the fire hydrant system. There appears to be a towns main system and a recycled system that fees a series of hydrants through the community, residential apartments and residential village. Full assessment, maintenance and flow test required for this system. Once we ascertain this we will compile block plans and add to our maintenance contract as required.

#### Resolution:

## Signoff

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

Technician	Date/Time	Accreditations	Signature
Micra Fire Technician	None		
Micra Air	None		

### Company Accreditations: