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SERVICE REPORT

Australian Unity - The Grace

114 Albert Road
Melbourne
Victoria 3004

Report Number R-00584
Reference GRACE-2400350
Service Date: 14th August 2024

Scope of Works

Fire Sprinkler System - Wet Pipe: Monthly (20)
05 - Water Storage Tanks for Fire Protection Systems (2012): Monthly (1)
03 - Fire Pumpsets - (Diesel and Electric) (2012): Monthly (4)

0	Critical Defects	A defect that renders a system inoperative.
4	Non-critical Defects	A system impairment not likely to critically affect the operation of the system.
0	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.
23	Passed Assets	

Servicing Summary

Service	Asset	Quantity
03 - Fire Pumpsets - (Diesel and Electric) (2012): Monthly	03 - Fire Pump - Diesel	2
03 - Fire Pumpsets - (Diesel and Electric) (2012): Monthly	03 - Fire Pump - Electric	2

Maintenance

03 - Fire Pumpsets - (Diesel and Electric) (2012): Monthly

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

Asset		Status
130 - Fire Pump - Diesel	Fire pump room	PASS

001 - Fire Pump - Diesel	FAIL

Non-critical defect
ID: 1059
Added: 5th Jul 2024 3:47PM
Last Verified: 5th Jul 2024 3:47PM

Description:
Batteries require replacement

Resolution:
Technician to investigate cause of issue and rectify where possible (excluding parts)

Non-critical defect
ID: 1058
Added: 5th Jul 2024 3:46PM
Last Verified: 5th Jul 2024 3:47PM

Description:
Fuel tank is empty

Resolution:
Technician to investigate cause of issue and rectify where possible (excluding parts)

Non-critical defect
ID: 1057
Added: 5th Jul 2024 3:46PM
Last Verified: 5th Jul 2024 3:47PM

Description:
Fuel tank is empty

Resolution:
Technician to investigate cause of issue and rectify where possible (excluding parts)

130 - Fire Pump - Electric	Fire pump room	PASS

002 - Fire Pump - Electric	FAIL

Asset	Status
Non-critical defect ID: 1060	Added: 5th Jul 2024 3:47PM Last Verified: 5th Jul 2024 3:48PM

Description:
Battery requires replacement

Resolution:

Logbooks

05 - Water Storage Tanks for Fire Protection Systems
Classic Logbook

03 - Fire pumpsets
Classic Logbook

02 - Automatic fire sprinkler systems
Classic Logbook

Signoff

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

Company Accreditations: