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# SERVICE REPORT

**Australian Unity - Peninsula Grange**

**431 Racecourse Road**
**Mornington**
**Victoria 3931**

**Report Number R-00356**
**Reference PENG-RC-2400927**
**Service Date: 10th May 2024**

## 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. |

## Servicing Summary

| Service | Asset | Quantity |
|---|---|---|
| 02 - Fire Sprinkler System - Wet Pipe (2012): Monthly | 02 - Fire Sprinkler System - Wet Pipe | 1 |

## Maintenance

### 02 - Fire Sprinkler System - Wet Pipe (2012): Monthly

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

| Asset | | Status |
|---|---|---|
| **001 - Fire Sprinkler System** | South Entrance | FAIL |

| Asset | Status |
|---|---|

**Non-conformance** Added: 3rd Apr 2024 2:19PM
ID: 705

**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.

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

**Non-conformance** Added: 3rd Apr 2024 9:23AM
ID: 704

**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.

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

**Non-conformance** Added: 3rd Apr 2024 9:21AM
ID: 703

**Description:**
The wiring within the sprinkler control valve cabinet does not appear to have been completed in a professional way and may be damaged.

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

**Non-conformance** Added: 3rd Apr 2024 9:20AM
ID: 702

**Description:**
A number of the sprinkler system pipes (at the control valve) were noted as showing signs of rust and corrosion.

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

**Non-conformance** Added: 3rd Apr 2024 9:19AM
ID: 701

**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.

**Resolution:**
Supply and install new sprinkler plan

| 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 Fire Technician | 10th May 2024 12AM | | |
| Mike Alford | 10th May 2024 12AM | | |

**Company Accreditations:**