

SERVICE REPORT

Australian Unity - The Alba RC

114 Albert Road
South Melbourne
Victoria 3205

Report Number R-02122

Reference ALBA-RC2400153

Service Date: 4th December 2024

Scope of Works

Fire Sprinkler System - Wet Pipe: Monthly (20)

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.
1	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.
20	Passed Assets	

Servicing Summary

Service	Asset	Quantity
Fire Sprinkler System - Wet Pipe: Monthly	02 - Fire Sprinkler System - Wet Pipe	20

Maintenance

Fire Sprinkler System - Wet Pipe: Monthly

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

Asset	Status
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020 - Fire Sprinkler System Residential Sprinkler System	Level 1 rear stairwell	PASS
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019 - Fire Sprinkler System Sprinkler Valve	Level 2 stairwell	PASS
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018 - Fire Sprinkler System Residential Sprinkler System	Ground floor rear stairwell	PASS
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017 - Fire Sprinkler System Sprinkler Valve	Level 2 stairwell, Greenwall	PASS
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016 - Fire Sprinkler System Sprinkler Valve	Level 3 stairwell	PASS
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015 - Fire Sprinkler System Sprinkler Valve	Level 4 stairwell	PASS
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Asset		Status
014 - Fire Sprinkler System Sprinkler Valve	Level 5 stairwell	PASS
		
013 - Fire Sprinkler System Sprinkler Valve	Level 6 stairwell	PASS
		
012 - Fire Sprinkler System Sprinkler Valve	Level 7 stairwell	PASS
		
011 - Fire Sprinkler System Sprinkler Valve	Level 8 stairwell	PASS
		
010 - Fire Sprinkler System Sprinkler Valve	Level 9 stairwell	PASS
		
009 - Fire Sprinkler System Sprinkler Valve	Level 10 stairwell	PASS
		
008 - Fire Sprinkler System Sprinkler Valve	Level 11 stairwell	PASS

Asset		Status
		
007 - Fire Sprinkler System Sprinkler Valve	Level 12 stairwell	PASS
		
006 - Fire Sprinkler System Residential Sprinkler System	Ground floor stairwell, retail	PASS
		
005 - Fire Sprinkler System Sprinkler Valve	Level 13 stairwell	PASS
		
004 - Fire Sprinkler System Sprinkler Valve	Level 14 stairwell	PASS
		
003 - Fire Sprinkler System Residential Sprinkler System	Ground floor stairwell	PASS
		
002 - Fire Sprinkler System Sprinkler Valve	Level 14 stairwell	PASS
		
001 - Fire Sprinkler System		PASS

Asset	Status
Non-conformance ID: 1486 ↗	Added: 5th Sep 2024 1:17PM
Description: Told to stop testing by GARY visual only Unsure whether the monitored valves and flow switches work on these floors as we've never tested them. Resolution: Location: Level 5 to Ground	

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.