

## SERVICE REPORT

**Australian Unity - Drummond Place**

**500 Drummond Street  
 Carlton  
 Victoria 3053**

**Report Number R-00359  
 Reference DRUMOND-2400235  
 Service Date: 17th May 2024**

### Scope of Works

03 - Fire Pumpsets - (Diesel and Electric) (2012): Monthly (2)  
 02 - Fire Sprinkler System - Wet Pipe (2012): Monthly (7)

<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>0</b>	<b>Non-conformances</b>	Missing information or incorrect feature that does not affect the system operation.
<b>0</b>	<b>Recommendations</b>	A modification suggested to improve the system performance.
<b>7</b>	<b>Informational Notes</b>	Detailed advice or general comment.

### Servicing Summary

Service	Asset	Quantity
02 - Fire Sprinkler System - Wet Pipe (2012): Monthly	02 - Fire Sprinkler System - Wet Pipe	7
03 - Fire Pumpsets - (Diesel and Electric) (2012): Monthly	03 - Fire Pump - Diesel	1
03 - Fire Pumpsets - (Diesel and Electric) (2012): Monthly	03 - Fire Pump - Electric	1

## Maintenance

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

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

Asset		Status
007 - Fire Sprinkler System	Level 5 stairwell	PASS
006 - Fire Sprinkler System	Level 4 stairwell	PASS
005 - Fire Sprinkler System	Level 3 stairwell	PASS
004 - Fire Sprinkler System	Level 2 stairwell	PASS
003 - Fire Sprinkler System	Level 1 stairwell	PASS
002 - Fire Sprinkler System	Ground Floor, stairwell	PASS
001 - Fire Sprinkler System Sprinkler Valve	Ground Floor, front cabinet	PASS

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

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

Asset	Status
001 - Fire Pump - Diesel	FAIL

Non-critical defect

Added: 1st May 2024 3:45PM

ID: 883 [↗](#)

**Description:**

Temp sender on diesel motor is not reading correctly and should be replaced.

**Resolution:**

Quote required to rectify defect

Non-critical defect

Added: 1st May 2024 3:44PM

ID: 882 [↗](#)

**Description:**

Block heater unit on the diesel motor is 1000watts, recommend replacing with a 500watt unit to avoid overheating issues and leaks.

**Resolution:**

This price includes the following:

- New 500watt block heater unit
- Replace hoses and clamps
- Drain and flush of heat exchanger and refill with new coolant

Asset	Status
<b>Informational</b> ID: 887 <a href="#">↗</a>	Added: 1st May 2024 3:48PM Last Verified: 1st May 2024 3:48PM
<b>Description:</b> Battery charger output: 13.7 volts	
<b>Resolution:</b>	
<b>Informational</b> ID: 886 <a href="#">↗</a>	Added: 1st May 2024 3:48PM
<b>Description:</b> Date last replaced: 22/04/2022 Load current : 1.3 amps Final voltage: 14.6 volts	
<b>Resolution:</b>	
<b>Informational</b> ID: 885 <a href="#">↗</a>	Added: 1st May 2024 3:48PM
<b>Description:</b> Date last replaced: 22/04/2022 Date last replaced: 22/4/22	
<b>Resolution:</b>	
<b>Informational</b> ID: 884 <a href="#">↗</a>	Added: 1st May 2024 3:46PM Last Verified: 1st May 2024 3:47PM
<b>Description:</b> <ul style="list-style-type: none"> <li>Suction Pressure Zero Flow: 550 kPa</li> <li>Discharge Pressure Zero Flow: 1200 kPa</li> <li>Engine Run Temp Zero Flow: 89 °C</li> <li>Engine Oil Pressure Zero Flow: 616 kPa</li> <li>Intake Air Temperature Zero Flow: 36 °C</li> <li>RPM Variation Zero Flow: 2737 rpm</li> </ul>	
<b>Resolution:</b>	

**002 - Fire Pump - Electric**

**FAIL**

<b>Informational</b> ID: 890 <a href="#">↗</a>	Added: 1st May 2024 3:52PM
<b>Description:</b> <ul style="list-style-type: none"> <li>3.6 Verify the battery condition Passed Date last replaced: 22/04/2022</li> <li>Final voltage: 13.5 volts</li> <li>3.7 Test &amp; record charger output Passed Battery charger output: 13.5 volts</li> </ul>	
<b>Resolution:</b>	

Asset	Status
<b>Informational</b> ID: 889 <a href="#">↗</a>	Added: 1st May 2024 3:51PM
<b>Description:</b> Date last replaced: 22/04/2022 Final voltage: 13.5 volts	
<b>Resolution:</b>	
<b>Informational</b> ID: 888 <a href="#">↗</a>	Added: 1st May 2024 3:51PM
<b>Description:</b> <ul style="list-style-type: none"> <li>• 3.3a(A) RECORD suction pressure Passed Suction Pressure Zero Flow: 600 kPa</li> <li>• 3.3a(B) RECORD discharge pressure Passed Discharge Pressure Zero Flow: 1250 kPa</li> <li>• -3.3a C RECORD air temperature Passed Air Temp Zero Flow: 26 °C</li> <li>• 3.3a(D) RECORD motor rpm Passed Motor RPM Zero Flow: 2960 rpm</li> <li>• 3.3a E RECORD Amps (all three phases) Passed Phase 1 Zero Flow: 0 amps</li> <li>• Phase 2 Zero Flow: 0 amps</li> <li>• Phase 3 Zero Flow: 0 amps</li> </ul>	
<b>Resolution:</b>	

Logbooks
 <b>03 - Fire pumpsets</b> <a href="#">↗</a> Classic Logbook
 <b>02 - Automatic fire sprinkler systems</b> <a href="#">↗</a> 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	17th May 2024 12AM		
Mike Alford	17th May 2024 12AM		

**Company Accreditations:**