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SERVICE REPORT

Australian Unity - Peninsula Grange

431 Racecourse Road
Mornington
Victoria 3931

Report Number R-00383
Reference PENG-RC-2401133
Service Date: 3rd June 2024

Scope of Works

02 - Fire Sprinkler System - Wet Pipe (2012): Monthly (1)
06 - Fire Detection Systems - FIP (2012): Monthly (2)

0	Critical Defects	A defect that renders a system inoperative.
1	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
06 - Fire Detection Systems - FIP (2012): Monthly	06 - Fire Detection Systems - Panels	2

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

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)

Asset	Status

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

Non-conformance Added: 3rd Apr 2024 9:16AM
ID: 700

Description:
Locks and labels required

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

06 - Fire Detection Systems - FIP (2012): Monthly

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

Asset		Status
002 - Fire Detection Panel		PASS
001 - Fire Detection Panel	Ground Floor Entrance	FAIL

Non-critical defect Added: 3rd Jun 2024 10:24AM
ID: 949 Last Verified: 3rd Jun 2024 10:26AM

Description:
Battery past service life, no dates on the batteries. Recommend replacement.

Resolution:
Supply and install new batteries

Click photos to enlarge

Technician Notes

Carried out the monthly service.

Logbooks

06 - Fire Detection 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	3rd Jun 2024 10:33AM		

Company Accreditations: