

ISSUE

21-

SEPTEMBER  
2021

 **SABE**<sup>™</sup>  
SERVICES GROUP

STAFF & KEY CLIENTS  
QUARTERLY NEWSLETTER

**THIS ISSUE**

**BUSINESS UPDATE P.1**

**TECHNICAL SERVICES NEWS P.2**

**SAFETY INFORMATION P.3**

**PROJECTS DIVISION NEWS P.4**

**RECENTLY AWARDED CONTRACTS P.5**

**STAFF ACHIEVEMENTS P.5**



## Message From Our Managing Director

It has been a very busy quarter, with the company rebranding after 24 years of operation to SABE Services Group. The new business name is an exciting development for our team and allows us to continue to grow and diversify our service offerings now and into the future.

SABE Services Group is still a 100% Queensland owned and operated company. In an industry that has seen most of the large HVAC companies sold to foreign companies, this is something we are very proud of.

Over the last quarter the company has secured further Service and Project works with our valued clients, and we are well placed moving forward.

Thank you for your continued support through this period and we look forward to many more years of success.

Kind Regards  
Greg Dalton

## Building exceptional service through great people

In this quarter we adopted the new trading name, SABE Services Group.

System Air Pty Ltd was first established in 1997 and has steadily expanded its reach to become one of the largest privately owned HVAC service providers in Queensland. The new look and trading name, SABE Services Group came into effect on 2 August 2021. The company ownership, staff, capacity, and capability remained unchanged. SABE Services Group is still a 100% Queensland owned and operated company.

SABE Services Group continues to focus on providing quality HVAC-R services, essential services, and control solutions within the built environment with a view to creating mutually beneficial relationships with our clients. The new trading name also positions the company to move into new markets and offer our clients additional service offerings.

It was important to the System Air Pty Ltd Directors that the new trading name referenced the existing company name. SABE is an acronym for System Air Built Environment and the word SABE means 'to know'. For a company that has built its reputation on the back of its people with extensive knowledge and experience in the engineering services industry it seemed a very good fit.

SABE Services Group's people will continue to build exceptional service through great people, with the planned growth of the company providing opportunities for our valued employees now and into the future.

Legally there was no change, as SABE Services Group is a new trading name only. The company ABN, licenses, address, and phone number all remain the same.

Please visit the [sabe.com.au](http://sabe.com.au) for more information.

**SABE Technical Services implements improved asset management utilising SimPro Enterprise.**

Maintenance of Heating Ventilating, Air-conditioning Ventilation & Refrigeration (HVAC&R) systems is carried out to reduce the occurrence of system failures, optimise the performance, and to extend the serviceable life of plant. HVAC&R Asset maintenance is necessary to ensure safety, reliability, and comfort, as well as manage operational costs and environmental impact. Some maintenance is required by legislation. The correct maintenance of HVAC&R systems improves the cleanliness and quality of the built environment. By integrating HVAC&R assets into our service management program SABE can implement the client's specific maintenance specifications or use our default industry recognised AIRAH DA19 maintenance specification and frequencies to ensure HVAC&R assets are maintained to industry recognised standards. DA19 was revised and updated in 2019 with substantial input from building owners and managers, maintenance providers and equipment manufacturers. The updated DA19 advisory manual includes maintenance for system optimization and tuning for continuous improvement, including sections on focusing maintenance for energy, water, refrigerant, and indoor air quality.



**“The Pressure Is On”**

SABE Services Group can inspect your equipment and provide a report on the compliance of your pressure vessels to AS3788 Hazard Levels.

You may not be aware that you have pressure vessel associated with your air conditioning system on your site. Workplace Health and Safety Legislation requires the employer to provide a safe workplace, with regards to pressure equipment this means regular in-service inspections according to the Australian Standard AS3788.

Annual inspections are required, and there is also a requirement for the owner/operator of the equipment to keep technical documents close to the machine. This includes service records and design registration information.

All Boilers and Pressure Vessels with Hazard Levels A B C D require Plant Items Design Approval.

According to most states' current safety legislation, every pressure vessel with a Hazard Level A, B, C or D must be design registered with a regulatory authority with responsibility for plant safety.

In addition to the design registration all pressure equipment with a Hazard Level A, B or C must be individually registered with the state's regulatory authority with responsibility for plant safety in the state where the pressure equipment is located.

Chillers that have refrigeration gas in the shell, and the chilled or condenser water in the tubes, are classed as a pressure vessel with a typical Hazard Level of C.

Hazard Level D or E do not require Inspection or Plant Item Registration. The requirements for Hazard Level D or E vessels is that they are maintained by the owner and kept in good working order.

All pressure vessels are assessed to AS4343 and assigned a hazard level based on fluid contents, design parameters and the working environment. These hazard levels indicate the potential for the vessel to cause harm to persons, property and the environment. All boiler and pressure vessels with hazard level A-B-C require plant registration.

Refrigeration condensers and evaporators are classed as Process Heat Exchangers Section H1 and H2 of AS3788.

“Just jump on the roof and have a look, would you?”



It was not that long ago that tradesmen working within the building and construction industry were running around on roofs, just quickly “popping up” to do an odd job here or there (that lasted for the whole day). Times have changed, with a huge impact currently under way for our colleagues within the HVAC&R industry. Instead of throwing a ladder up against the gutter, I am hearing phrases such as “is this the best access option for these works”.

As we are getting better at understanding how to access a roof, as an industry we now need to improve upon the working from height aspect “under foot”. How do we know that the roofing material itself will hold? What type of roofing material is on your walking pathway? What about moss, or the build-up of leaves on a sloped roof. When was the anchor point last tested? Have you seen roofing detail on an asbestos register? Do you know where to look?

Recently, Construction Skills Queensland (CSQ) has reduced the cost of an employee undertaking the Elevated Work Platform (EWP) greater than 11m course. At SABE, we received nearly 85% off the course cost, with CSQ paying the rest. This licence assists us to ensure our employees have another option for safer access and working platforms for those tricky roof situations. To find out more, contact your preferred training provider or CSQ directly ([web link](#)).

## When a WHSQ Inspector Visits.

WHSQ play a large role within ensuring compliance across many industries across Queensland, including that of ours being HVAC&R.

What is increasingly occurring is that industries are cross mingling, being for example that some construction and mining safety rules are sneaking in, causing some headaches for those that have been within HVAC&R for some time. Has anyone had to test and tag a ladder yet?

Master Builders Queensland are running industry information sessions, with an upcoming meet titled “Are you prepared for a WHSQ inspector visit?” Through this session, information supplied will include:

- How to engage with Inspectors.
- Inspectors' rights and responsibilities.
- Your rights and responsibilities.
- The types of notices penalties.
- Communication strategies.
- Understanding the appeals processes.

Brisbane South Industry Info Session ([web link](#))  
Thu, October 14, 2021  
Free charge.

Check out other locations on the Master Builders Queensland website, our call 1300 30 50 10.

## This Month's Safety Information

### The Importance of Inductions, both for Individuals and Companies Alike.

So, before we can even be of concern with “jumping on a roof and having a look”, our Technicians are more often required to be Site Inducted. And then, so too our Company. On average, the upkeep in time for each company induction is 3.5 hours per annum. For each staff member, the average is 2.5 hours per induction. Multiply this by your own clients and staff, and you get an idea of the costs and timings involved.

These Inductions are important for site specific hazards, so it is important to allow the time for the inductions to be properly undertaken and reviewed. We have recently begun overhauling our own internal and contractor/ supplier induction processes, to ensure these are more efficient and cost effective for all involved. Doing things right the first time through SABE Safety.



## UV Lighting Project successfully completed

The SABE Services Group Projects Team completed works associated with the supply and installation of UV lighting to in excess of 300 air handling units across four major health facilities in Southeast Queensland.



The project involved working within operational facilities, and required careful coordination throughout the project to ensure any disruptions were minimised. The team were required to carry out a significant proportion of the works after hours.

The SABE Projects team carry out the majority of installations within operation facilities and have a good understand the importance of working in partnership with our clients to successfully deliver the project.

Another example of SABE building exception service through great people.



## Hervey Bay Hospital - Cooling Tower and Chiller Upgrade

The Projects Team have recently commissioned the newly installed central plant

SABE Services are proud to have been involved in the chiller and cooling tower installation at the Hervey Bay Hospital. To deliver the project in the short time frame afforded our team worked collaboratively with Wide Bay Health representatives and DMA Engineers, the mechanical design consultant, to ensure equipment with long lead times was sourced from our suppliers and assist with the coordination of services during the design phase to provide the most efficient outcome for all parties. As a result of the collaboration between all parties SABE Services Group was able to order equipment and begin installing services to ensure the project milestones were met.

The project presented a number of challenges among which was installing the 500mm diameter underground condenser water lines

from the chiller plantroom to the cooling tower enclosure; this part of the project required close coordination and communication between all parties to ensure access to the facility was maintained at all times.



The project works were completed within an operational facility and required close liaison with the client to ensure any shutdowns to the central energy plant was minimised.



As a result of great team work the project was successfully commissioned. We expect the project to reach practical completion in the coming weeks.

Well done to the SABE Projects Team.



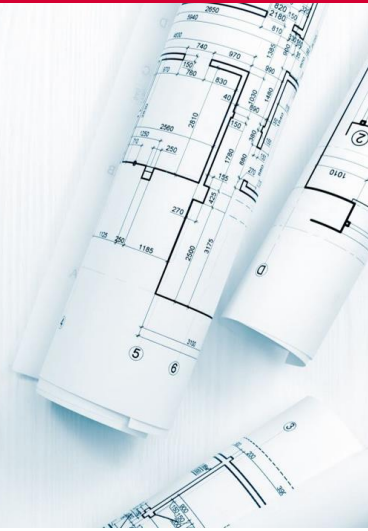
## SABE Social Club News

The SABE Social Club committee is presently looking at options for the annual Christmas Party. Details will be provided in the near future.

The recent bowls day at The Boo was a great success with Scott Davies taking out the best bowl of the day and netting the \$100 gift card as a result.



The next social event will most likely be held in February 2022 and we encourage all staff to join the club with future events planned.



## New Business and Contracts secured in the Quarter

SABE Services Group remains in a strong position after successfully securing new contracts in the quarter.

The Projects Division secured a number of contracts in the quarter. HVAC Upgrades included:

- Southport Library
- Beenleigh Library
- Foodstore Kippa-Ring
- Several projects for Queensland Health
- Brisbane Powerhouse

All of the above upgrades carried out within operational facilities.

The Technical Services division have had a very successful quarter securing a number of Essential Services maintenance contracts to ensure our clients are complying with the requirements of AS1851, and BMS control upgrades across a number of sites

In addition to the typical HVAC project and service work, SABE Services Group has seen a significant increase in the number of clients requiring our expert advice around providing a safer work place for their staff through better quality ventilation and filtration to office spaces.

## Staff News

### Nick Bond takes out SABE Footy Tipping Competition

Congratulations to the winners of the SABE Services Group Footy Tipping competition. The winners were 1. Nick Bond; 2. Luke Kennedy; 3 Jasper Filmlter. And well done to those who picked up the \$100 Gift Cards for getting perfect scores.

Well done to Jack Stephens for successfully completing his capstone

Was a busy quarter with a number of our team welcoming new babies. Nick McBride and partner Aviel had their first child Braxton. Sean Brokenshire and Sarah welcomed a new addition to the family Charlotte. Jasper Filmlter and Lisa welcomed their second child Sally.

We have welcomed some new staff to the SABE team in the quarter:

- Martilize Stock and Siera Autagavaia to the Service Admin Team

- Peter Lugg – HSEQ Systems Manager
- Shane Abel - Manager New Markets
- Luke Matthews - Project Manager
- Scott Spellacey, Gold Coast Service Team
- Victor Westbury and Mitch Beattie to the Brisbane Service Team
- Steve Coad - Key Account Manager Gold Coast and Logan