

## SERVICE REPORT

**Heritage Aged Care - Twin Parks Reservoir**

**33 Blake Street  
 Reservoir  
 Victoria 3073**

**Report Number R-00434  
 Reference JULY 2024 MAINT  
 Service Date: 3rd July 2024**

### Scope of Works

02 - Fire Sprinkler System - Wet Pipe (2012): Monthly (4)

<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>10</b>	<b>Non-conformances</b>	Missing information or incorrect feature that does not affect the system operation.
<b>2</b>	<b>Recommendations</b>	A modification suggested to improve the system performance.
<b>3</b>	<b>Informational Notes</b>	Detailed advice or general comment.
<b>0</b>	<b>Passed Assets</b>	

### Servicing Summary

Service	Asset	Quantity
Fire Sprinkler System - Wet Pipe: Monthly	02 - Fire Sprinkler System - Wet Pipe	4

## Maintenance

### Fire Sprinkler System - Wet Pipe: Monthly

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

#### Asset

#### Status

**004 - Fire Sprinkler System Sprinkler Valve**

Sprinkler booster East Blake st

**FAIL**

#### Non-conformance

ID: 775 [↗](#)

Added: 15th Apr 2024 2:28PM

Last Verified: 15th Apr 2024 2:30PM

#### Description:

Booster connection requires storz cap

#### Resolution:

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

#### Location:

East blake st



[Click photos to enlarge](#)

#### Non-conformance

ID: 774 [↗](#)

Added: 15th Apr 2024 2:28PM

Last Verified: 15th Apr 2024 2:30PM

#### Description:

Signage not clear

#### Resolution:

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

#### Location:

East blake st



[Click photos to enlarge](#)

**003 - Fire Sprinkler System Sprinkler Valve**

Sprinkler booster West blake street

**FAIL**

Asset	Status
<p><b>Non-conformance</b> ID: 773 <a href="#">↗</a></p> <p><b>Description:</b> No storz cap</p> <p><b>Resolution:</b></p> <p><b>Location:</b> West blake street</p>  <p><a href="#">Click photos to enlarge</a></p>	<p>Added: 15th Apr 2024 2:28PM Last Verified: 15th Apr 2024 2:30PM</p>
<p><b>Non-conformance</b> ID: 772 <a href="#">↗</a></p> <p><b>Description:</b> Signage non existent</p> <p><b>Resolution:</b> Technician to investigate cause of issue and rectify where possible (excluding parts)</p> <p><b>Location:</b> West blake street</p>  <p><a href="#">Click photos to enlarge</a></p>	<p>Added: 15th Apr 2024 2:28PM Last Verified: 15th Apr 2024 2:30PM</p>
<p><b>W.1 - Fire Sprinkler System Residential</b>      West courtyard      <b>FAIL</b></p> <p><b>Sprinkler System</b></p>	
<p><b>Non-critical defect</b> ID: 741 <a href="#">↗</a></p> <p><b>Description:</b> West: Street valve is full of debris and requires cleaning.</p> <p><b>Resolution:</b> Quotation required for rectification</p>	<p>Added: 5th Apr 2024 1:19PM</p>
<p><b>Non-conformance</b> ID: 738 <a href="#">↗</a></p> <p><b>Description:</b> West: 5-yearly testing due</p> <p><b>Resolution:</b></p>	<p>Added: 5th Apr 2024 12:45PM</p>

Asset	Status
<b>Non-conformance</b> ID: 737 <a href="#">↗</a>	Added: 5th Apr 2024 12:44PM
<b>Description:</b> West: Spare sprinkler head required	
<b>Resolution:</b> Quotation required for rectification	
<b>Non-conformance</b> ID: 736 <a href="#">↗</a>	Added: 5th Apr 2024 12:44PM
<b>Description:</b> West: Spare spanner required	
<b>Resolution:</b> Quotation required for rectification	
<b>Recommendation</b> ID: 744 <a href="#">↗</a>	Added: 5th Apr 2024 1:43PM
<b>Description:</b> West: Sprinkler require 25 yearly head test	
<b>Resolution:</b>	
<b>Recommendation</b> ID: 739 <a href="#">↗</a>	Added: 5th Apr 2024 1:07PM
<b>Description:</b> West: Kitchen no protection in kitchen hood	
<b>Resolution:</b>	
<b>Informational</b> ID: 743 <a href="#">↗</a>	Added: 5th Apr 2024 1:42PM
<b>Description:</b> West: Nurses' Station - 2 new sprinkler heads required.	
<b>Resolution:</b> Quotation required for rectification	

001 - Fire Sprinkler System Residential      East - Outside left of main entrance  
 Sprinkler System

**FAIL**

<b>Non-critical defect</b> ID: 740 <a href="#">↗</a>	Added: 5th Apr 2024 1:12PM
<b>Description:</b> East: Unable to locate the incoming Main Street valve	
<b>Resolution:</b> .	

Asset	Status
<b>Non-conformance</b> ID: 735 <a href="#">↗</a>	Added: 5th Apr 2024 12:38PM
<b>Description:</b> East: 25 yearly testing due  <b>Resolution:</b>	
<b>Non-conformance</b> ID: 734 <a href="#">↗</a>	Added: 5th Apr 2024 12:33PM
<b>Description:</b> East: Spare spanner required  <b>Resolution:</b> Quotation required for rectification	
<b>Non-conformance</b> ID: 733 <a href="#">↗</a>	Added: 5th Apr 2024 12:33PM
<b>Description:</b> East: Spare sprinkler head required  <b>Resolution:</b> Quotation required for rectification	
<b>Informational</b> ID: 745 <a href="#">↗</a>	Added: 5th Apr 2024 1:45PM
<b>Description:</b> East: Main reception needs one head deleted as they're too close  <b>Resolution:</b> Quotation required for rectification	
<b>Informational</b> ID: 742 <a href="#">↗</a>	Added: 5th Apr 2024 1:27PM
<b>Description:</b> East: Nurses' Station - 2 new sprinkler heads required  <b>Resolution:</b> Quotation required for rectification	

## 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 Service Technician	3rd Jul 2024 8:12AM		

### Company Accreditations: