

SERVICE REPORT

Heritage Aged Care - Twin Parks Reservoir

33 Blake Street
Reservoir
Victoria 3073

Report Number R-01554

Reference

Service Date: 8th November 2024

Scope of Works

Fire Sprinkler System - Wet Pipe: Monthly (4)

1	Critical Defects	A defect that renders a system inoperative.
2	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.
1	Recommendations	A modification suggested to improve the system performance.
3	Informational Notes	Detailed advice or general comment.
2	Passed Assets	

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

Spinkler booster East Blake st

PASS



003 - Fire Sprinkler System Sprinkler Valve

Sprinkler booster West blake street

PASS



W.1 - Fire Sprinkler System Residential Sprinkler System

West courtyard

FAIL



Critical defect

Added: 17th Sep 2024 3:35PM

ID: 1613 [↗](#)

Description:

Sprinkler valves did not release under the required pressure.

Resolution:

Replace sprinkler valves. Quote required to rectify defect.

Quote: **SUBMITTED** [↗](#)

Non-critical defect

Added: 5th Apr 2024 1:19PM

ID: 741 [↗](#)

Description:

West: Street valve is full of debris and requires cleaning.

Resolution:

Quotation required for rectification

Asset		Status
Recommendation ID: 739 ↗		Added: 5th Apr 2024 1:07PM
Description: West: Kitchen no protection in kitchen hood		
Resolution:		
Informational ID: 743 ↗		Added: 5th Apr 2024 1:42PM
Description: West: Nurses' Station - 2 new sprinkler heads required.		
Resolution: Quotation required for rectification		
001 - Fire Sprinkler System Residential Sprinkler System		East - Outside left of main entrance FAIL
		
Non-critical defect ID: 740 ↗		Added: 5th Apr 2024 1:12PM
Description: East: Unable to locate the incoming Main Street valve		
Resolution: .		
Non-conformance ID: 1717 ↗		Added: 3rd Oct 2024 2:39PM
Description: East sprinkler logbook has been removed from the cabinet and is missing		
Resolution:		
Informational ID: 745 ↗		Added: 5th Apr 2024 1:45PM
Description: East: Main reception needs one head deleted as they're too close		
Resolution: Quotation required for rectification		

Asset	Status
Informational ID: 742 ↗	Added: 5th Apr 2024 1:27PM
Description: East: Nurses' Station - 2 new sprinkler heads required	
Resolution: Quotation required for rectification	

Photos



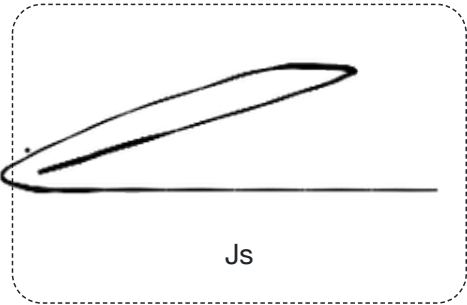
Click photos to enlarge

Signoff

Maintenance has been carried out in accordance with Part 15 of the Victorian Building Regulations 2018.

Technician	Date/Time	Accreditations	Signature
Mike Alford	8th Nov 2024 7:38PM		

Signatures



Company Accreditations: