

SERVICE REPORT

Australian Unity - Victoria Grange Aged Care (AC)
 502 Burwood Hwy,
 Vermont South VIC 3133

Report Number R-01529
Reference VICGR-AC2401985
Service Date: 6th November 2024

Scope of Works

Fire Sprinkler System - Wet Pipe: Monthly (1)

0	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.
4	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.
2	Passed Assets	

Servicing Summary

Service	Asset	Quantity
Fire Sprinkler System - Wet Pipe: Monthly	02 - Fire Sprinkler System - Wet Pipe	1

Maintenance

Fire Sprinkler System - Wet Pipe: Monthly

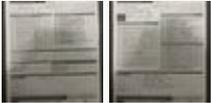
AS1851-2012 (a1) - Routine service of fire protection systems and equipment

Asset	Status
001 - Fire Sprinkler System	PASS

Asset	Status
<p>Non-critical defect ID: 248 ↗</p> <p>Description: Missing escutcheon plate</p> <p>Resolution:</p> <p>Location: Infront of fire control panel</p>	<p>Added: 5th Mar 2024 4:42PM Last Verified: 5th Mar 2024 4:46PM</p>
<p>Non-critical defect ID: 249 ↗</p> <p>Description: Sprinkler main in hose reel cabinet is severely corroded and requires replacement</p> <p>Resolution:</p> <p>Location: Level 1 hosereel cabinet near reception</p>	<p>Added: 5th Mar 2024 4:44PM Last Verified: 5th Mar 2024 4:46PM</p>
<p>Non-conformance ID: 250 ↗</p> <p>Description: Unable to test remote test valves as they're blocked by glass barriers that have been installed they present an ohs risk to reach over and test the valves</p> <p>Resolution:</p> <p>Location: Balconies</p>	<p>Added: 5th Mar 2024 4:45PM Last Verified: 5th Mar 2024 4:46PM</p>
<p>Non-conformance ID: 247 ↗</p> <p>Description: Sprinkler Block plan doesn't show incoming main sluice valve location</p> <p>Resolution: Contact water authority for sluice valve locations and update block plans to suit</p>	<p>Added: 5th Mar 2024 4:37PM Last Verified: 5th Mar 2024 4:46PM</p>
<p>Non-conformance ID: 246 ↗</p> <p>Description: Non-Conformance</p> <p>Resolution:</p>	<p>Added: 5th Mar 2024 4:45PM Last Verified: 5th Mar 2024 4:46PM</p>

Asset	Status
Non-conformance ID: 245 ↗	Added: 5th Mar 2024 4:42PM Last Verified: 5th Mar 2024 4:46PM
Description: Sidewall sprinklers on balconies baffled by cameras and sensors	
Resolution:	
Location: Balconies	

Photos



Click photos to enlarge

Logbooks

- 
03 - Fire pumpsets [↗](#)
 Classic Logbook
- 
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
Mike Alford	6th Nov 2024 4:43PM		

Company Accreditations: