

SERVICE REPORT

<p>Heritage Aged Care - Twin Parks Reservoir</p> <p>33 Blake Street Reservoir Victoria 3073</p>	<p>Report Number R-00694</p> <p>Reference</p> <p>Service Date: 2nd September 2024</p>
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Scope of Works

Hydrant 5 yearly

0	Critical Defects	A defect that renders a system inoperative.
0	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.
2	Passed Assets	

Repairs Q-0046 [↗](#) ACTIONED

040 - Hydrant Above ground Hydrant Valve FAIL

East, reception fire stairs



Click photos to enlarge

RESOLVED

Non-conformance

Added: 15th Apr 2024 2:52PM

ID: 779 [↗](#)

Last Verified: 15th Apr 2024 2:53PM

Description:

5 Yearly Service Overdue

Location:

Reception east fire stairs



Click photos to enlarge

Parts/Labour

Quantity

5 yearly testing on valves

1.00

PERFORMED

041 - Hydrant Above ground Hydrant Valve

East fires stairs adjacent to J3

FAIL



Click photos to enlarge

RESOLVED

Non-conformance

Added: 15th Apr 2024 2:56PM

ID: 781 [↗](#)

Last Verified: 15th Apr 2024 2:56PM

Description:

5 Yearly Service Overdue

Location:

East fire stairs adjacent to room J3



Click photos to enlarge

Parts/Labour

Quantity

5 yearly testing on valves

1.00

PERFORMED

042 - Hydrant Above ground Hydrant Valve

East fires stairs adjacent to L14

FAIL



Click photos to enlarge

RESOLVED

Non-conformance

Added: 15th Apr 2024 2:59PM

ID: 782 [↗](#)

Last Verified: 15th Apr 2024 2:59PM

Description:

5 Yearly Service Overdue

Location:

East fire stairs adjacent to room L14



Click photos to enlarge

Parts/Labour

Quantity

5 yearly testing on valves

1.00

PERFORMED

044 - Hydrant Above ground Hydrant Valve

East fires stairs adjacent to L1

FAIL



Click photos to enlarge

RESOLVED

Non-conformance

Added: 15th Apr 2024 3:01PM

ID: 785 [↗](#)

Last Verified: 15th Apr 2024 3:02PM

Description:

5 Yearly Service Overdue

Location:

East fire stairs adjacent to room L1



Click photos to enlarge

Parts/Labour

Quantity

5 yearly testing on valves

1.00

PERFORMED

046 - Hydrant Above Ground Dual Hydrant Valve

East Building NE corner

PASS



Click photos to enlarge

RESOLVED

Non-conformance

Added: 15th Apr 2024 3:07PM

ID: 788 [↗](#)

Last Verified: 15th Apr 2024 3:08PM

Description:

5 Yearly Service Overdue

Location:

East, NE corner

Parts/Labour

Quantity

5 yearly testing on valves

1.00

PERFORMED

047 - Hydrant Above Ground Dual Hydrant Valve

East Building SE corner

PASS



Click photos to enlarge

RESOLVED

Non-conformance

Added: 15th Apr 2024 3:09PM

ID: 789 [↗](#)

Last Verified: 15th Apr 2024 3:09PM

Description:

5 Yearly Service Overdue

Parts/Labour

Quantity

5 yearly testing on valves

1.00

PERFORMED

Technician Notes

The following comments were noted in the report:

- The hydrant flow test failed due to low system pressure. Follow-up by Twin Parks with Yarra Valley Water required.
- Slight adjustment required around the whole handwheel of a fully open fire hydrant valve required.
- Storz caps required, quote to follow.

Signoff

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

Technician	Date/Time	Accreditations	Signature
Mike Alford	2nd Sep 2024 4:39PM		

Company Accreditations: