

## SERVICE REPORT

**Australian Unity - Victoria Grange Residential Aged Care (RAC)**

502 Burwood Hwy,  
 Vermont South VIC 3133

**Report Number R-00370**

**Reference VICGR-AC2400660**

**Service Date: 10th May 2024**

### Scope of Works

02 - Fire Sprinkler System - Wet Pipe (2012): Monthly (1)

0	<b>Critical Defects</b>	A defect that renders a system inoperative.
2	<b>Non-critical Defects</b>	A system impairment not likely to critically affect the operation of the system.
4	<b>Non-conformances</b>	Missing information or incorrect feature that does not affect the system operation.
0	<b>Recommendations</b>	A modification suggested to improve the system performance.
0	<b>Informational Notes</b>	Detailed advice or general comment.

### Servicing Summary

Service	Asset	Quantity
02 - Fire Sprinkler System - Wet Pipe (2012): Monthly	02 - Fire Sprinkler System - Wet Pipe	1

### Maintenance

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

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

Asset	Status
001 - Fire Sprinkler System	<b>FAIL</b>

Asset	Status
<p><b>Non-critical defect</b> ID: 248 <a href="#">↗</a></p> <p><b>Description:</b> Missing escutcheon plate</p> <p><b>Resolution:</b></p> <p><b>Location:</b> Infront of fire control panel</p>	<p>Added: 5th Mar 2024 4:42PM Last Verified: 5th Mar 2024 4:46PM</p>
<p><b>Non-critical defect</b> ID: 249 <a href="#">↗</a></p> <p><b>Description:</b> Sprinkler main in hose reel cabinet is severely corroded and requires replacement</p> <p><b>Resolution:</b></p> <p><b>Location:</b> Level 1 hosereel cabinet near reception</p>	<p>Added: 5th Mar 2024 4:44PM Last Verified: 5th Mar 2024 4:46PM</p>
<p><b>Non-conformance</b> ID: 250 <a href="#">↗</a></p> <p><b>Description:</b> 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><b>Resolution:</b></p> <p><b>Location:</b> Balconies</p>	<p>Added: 5th Mar 2024 4:45PM Last Verified: 5th Mar 2024 4:46PM</p>
<p><b>Non-conformance</b> ID: 247 <a href="#">↗</a></p> <p><b>Description:</b> Sprinkler Block plan doesn't show incoming main sluice valve location</p> <p><b>Resolution:</b> 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><b>Non-conformance</b> ID: 246 <a href="#">↗</a></p> <p><b>Description:</b> Non-Conformance</p> <p><b>Resolution:</b></p>	<p>Added: 5th Mar 2024 4:45PM Last Verified: 5th Mar 2024 4:46PM</p>

Asset	Status
<b>Non-conformance</b> ID: 245 <a href="#">↗</a>	Added: 5th Mar 2024 4:42PM Last Verified: 5th Mar 2024 4:46PM
<b>Description:</b> Sidewall sprinklers on balconies baffled by cameras and sensors	
<b>Resolution:</b>	
<b>Location:</b> Balconies	

Logbooks
 <b>03 - Fire pumpsets</b> <a href="#">↗</a> Classic Logbook
 <b>02 - Automatic fire sprinkler systems</b> <a href="#">↗</a> Classic Logbook

Signoff
Maintenance has been carried out in accordance with current regulations.

Technician	Date/Time	Accreditations	Signature
Micra Fire Technician	10th May 2024 12AM		
Mike Alford	10th May 2024 12AM		

**Company Accreditations:**