

SERVICE REPORT

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

Report Number R-00408
Reference VICGR-AC2400841
Service Date: 4th June 2024

Scope of Works

- 02 - Fire Sprinkler System - Wet Pipe (2012): Monthly (1)
- 06 - Fire Detection Systems - FIP (2012): Monthly (1)
- 06 - Sound Systems (2012): Monthly (1)

| | | |
|----------|-----------------------------|---|
| 0 | Critical Defects | A defect that renders a system inoperative. |
| 5 | 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. |

Servicing Summary

| Service | Asset | Quantity |
|---|---------------------------------------|----------|
| 02 - Fire Sprinkler System - Wet Pipe (2012): Monthly | 02 - Fire Sprinkler System - Wet Pipe | 1 |
| 06 - Fire Detection Systems - FIP (2012): Monthly | 06 - Fire Detection Systems - Panels | 1 |
| 06 - Sound Systems (2012): Monthly | 06 - Sound Systems | 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

FAIL

Non-critical defect

ID: 248 [↗](#)

Added: 5th Mar 2024 4:42PM

Last Verified: 5th Mar 2024 4:46PM

Description:

Missing escutcheon plate

Resolution:

Location:

Infront of fire control panel

Non-critical defect

ID: 249 [↗](#)

Added: 5th Mar 2024 4:44PM

Last Verified: 5th Mar 2024 4:46PM

Description:

Sprinkler main in hose reel cabinet is severely corroded and requires replacement

Resolution:

Location:

Level 1 hosereel cabinet near reception

Non-conformance

ID: 250 [↗](#)

Added: 5th Mar 2024 4:45PM

Last Verified: 5th Mar 2024 4:46PM

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

Resolution:

Location:

Balconies

Non-conformance

ID: 247 [↗](#)

Added: 5th Mar 2024 4:37PM

Last Verified: 5th Mar 2024 4:46PM

Description:

Sprinkler Block plan doesn't show incoming main sluice valve location

Resolution:

Contact water authority for sluice valve locations and update block plans to suit

| Asset | Status |
|--|--|
| Non-conformance ID: 246 ↗ | Added: 5th Mar 2024 4:45PM Last Verified: 5th Mar 2024 4:46PM |
| Description: Non-Conformance | |
| Resolution: | |
| 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 | |

06 - Fire Detection Systems - FIP (2012): Monthly
 AS1851-2012 (a1) - Routine service of fire protection systems and equipment

| Asset | Status |
|---|---------------------------|
| 001 - Fire Detection Panel Notifier - 2800 | Aged Care Ground Entrance |
| | FAIL |

| | |
|---|--|
| Non-critical defect ID: 260 ↗ | Added: 6th Mar 2024 7:47PM Last Verified: 6th Mar 2024 7:48PM |
| Description: Batteries out of date. New batteries required | |
| Resolution: Quote to rectify defect required | |
| Location: FIP and EWIS | |
|  | |
| Click photos to enlarge | |

| Asset | Status |
|--|--|
| <p>Non-critical defect ID: 85 ↗</p> <p>Description: EWIS did not operate on smoke detection</p> <p>Resolution: Quote to rectify defect required</p> <p>Location: Entrance</p> | <p>Added: 20th Sep 2023 9:17AM Last Verified: 20th Sep 2023 9:20AM</p> |
| <p>Non-conformance ID: 769 ↗</p> <p>Description: Coffee machine obstructing access</p> <p>Resolution: Location: FIP and EWIS</p> | <p>Added: 12th Apr 2024 10:23AM Last Verified: 12th Apr 2024 10:25AM</p> |
| <p>Non-conformance ID: 83 ↗</p> <p>Description: Supplementary drawings not legible. Supply and install new block plan</p> <p>Resolution: Quote to rectify defect required</p> <p>Location: Entrance</p>  <p>Click photos to enlarge</p> | <p>Added: 20th Sep 2023 8:43AM Last Verified: 20th Sep 2023 8:44AM</p> |

06 - Sound Systems (2012): Monthly

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

| Asset | Status |
|---|--------------------|
| <p>002 - Sound Systems Emergency Warning Intercom System (EWIS)</p> | <p>FAIL</p> |

Asset**Status****Non-critical defect**ID: 999 [↗](#)

Added: 18th Jun 2024 3:46PM

Last Verified: 18th Jun 2024 3:48PM

Description:

Battery out of date

Resolution:

Supply and install new batteries



Click photos to enlarge

Logbooks**EWIS** [↗](#)

Classic Logbook

**06 - Fire Detection Systems** [↗](#)

Classic Logbook

**02 - Automatic fire sprinkler systems** [↗](#)

Classic Logbook

Signoff

Maintenance has been carried out in accordance with current regulations.

Technician**Date/Time****Accreditations****Signature**Micra Fire
Technician4th Jun 2024
12AM**Company Accreditations:**