SERVICE REPORT

Heritage Aged Care - Twin Parks Reservoir	**Report Number R-00409**
	Reference
33 Blake Street	**Service Date:**
Reservoir	
Victoria 3073	

Scope of Works

Path of Travel & Discharge to Exit (2012): Quarterly (28)

0	**Critical Defects**	A defect that renders a system inoperative.
3	**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
Path of Travel & Discharge to Exit (2012): Quarterly	12 - Path of Travel & Discharge to Exit	28

Maintenance

Path of Travel & Discharge to Exit (2012): Quarterly

Asset		Status
055 - Path of Travel & Discharge to Exit Fire Isolated Stairs	1st floor east	PASS

Asset		Status
054 - Path of Travel & Discharge to Exit Fire Isolated Stairs	1st floor east	PASS
053 - Path of Travel & Discharge to Exit Fire Isolated Stairs	1st floor east	PASS
052 - Path of Travel & Discharge to Exit Fire Isolated Stairs	1st floor east	PASS
051 - Path of Travel & Discharge to Exit Path of Travel	1st floor staff room	FAIL

Non-conformance
ID: 649 ⬀

Added: 2nd Apr 2024 7:58AM
Last Verified: 2nd Apr 2024 8:38AM

Description:
Stairs require installation of anti slip stair nosing to ensure safe egress

Resolution:
Location:
1st floor staff room

Click photos to enlarge

Asset		Status
W G.7 - Path of Travel & Discharge to Exit Exit Door	West Kitchen	PASS
W G.6 - Path of Travel & Discharge to Exit Exit Door	West exit door adjacent to C12	PASS
W G.5 - Path of Travel & Discharge to Exit Exit Door	West south lounge	FAIL

Asset	Status

Non-critical defect
ID: 633 ⧉

Added: 28th Mar 2024 3:14PM
Last Verified: 28th Mar 2024 3:15PM

Description:
Egress doors won't open during fire alarm
Door damaged, mag release ok.

Resolution:
Location:
West south lounge

Quote: **SUBMITTED** ⧉

Click photos to enlarge

W G.4 - Path of Travel & Discharge to Exit Exit Door | West exit door adjacent to A7 | **PASS**

W G.3 - Path of Travel & Discharge to Exit Exit Door | West exit door in laundry | **PASS**

W G.2 - Path of Travel & Discharge to Exit Exit Door | West exit gate in the courtyard | **PASS**

Non-critical defect
ID: 629 ⧉

Added: 28th Mar 2024 3:09PM
Last Verified: 28th Mar 2024 3:12PM

Description:
Not opening on active fire alarm for path of egress

Resolution:
Location:
Main gate to west front entrance

Quote: **SUBMITTED** ⧉

Click photos to enlarge

W G.1 - Path of Travel & Discharge to Exit Exit Door | West exit door near nurse station | **PASS**

E G.16 - Path of Travel & Discharge to Exit Exit Door | East kitchen storage room | **PASS**

E G.15 - Path of Travel & Discharge to Exit Exit Door | East exit door to carpark | **PASS**

Asset		Status
E G.13 - Path of Travel & Discharge to Exit Exit Door	East theatre exit door left	PASS
E G.14 - Path of Travel & Discharge to Exit Exit Door	East fire exit door adjacent to theatre courtyard	FAIL

Non-conformance
ID: 988 ⧉

Added: 17th Jun 2024 7:39AM
Last Verified: 17th Jun 2024 7:39AM

Description:
Non-Conformance

Resolution:

Click photos to enlarge

Non-conformance
ID: 604 ⧉

Added: 28th Mar 2024 1:10PM
Last Verified: 28th Mar 2024 1:12PM

Description:
Combustible material

Resolution:
Location:
East fire exit door adjacent to theatre courtyard

Click photos to enlarge

E G.12 - Path of Travel & Discharge to Exit Exit Door	East theatre exit door right	FAIL

Non-critical defect
ID: 987 ⧉

Added: 17th Jun 2024 7:34AM
Last Verified: 17th Jun 2024 7:35AM

Description:
Non-Critical Defect

Resolution:
Location:
EG 12

Click photos to enlarge

E G.11 - Path of Travel & Discharge to Exit Exit Door	East exit gate onto blake street	PASS

Asset		Status
E G.10 - Path of Travel & Discharge to Exit Exit Door	East ground exit doors adjacent to Laundry	PASS
E G.9 - Path of Travel & Discharge to Exit Exit Door	East exit doors adjacent to room F18	PASS
E G.8 - Path of Travel & Discharge to Exit Exit Door	East fire stairs adjacent to room F16	PASS
E G.7 - Path of Travel & Discharge to Exit Exit Door	East exit gate onto davis street	PASS
E G.6 - Path of Travel & Discharge to Exit Exit Door	East exit doors adjacent to room F15	PASS
E G.5 - Path of Travel & Discharge to Exit Exit Door	East exit doors adjacent to room E3	PASS
E G.4 - Path of Travel & Discharge to Exit Exit Door	East exit doors adjacent to room D6	PASS
E G.3 - Path of Travel & Discharge to Exit Exit Door	East fire stairs adjacent to room D4	PASS
E G.2 - Path of Travel & Discharge to Exit Exit Door	East ground reception fire stairs	FAIL

Non-conformance
ID: 601 ☑

Added: 28th Mar 2024 12:41PM
Last Verified: 28th Mar 2024 12:43PM

Description:
Combustible material under the stair well. NBN cabinet shouldn't be located in stairwell.

Resolution:
Location:
East ground reception fire stairs

Click photos to enlarge

Asset		Status
E G.1 - Path of Travel & Discharge to Exit Automatic Doors	East main entrance	PASS

Repairs

E G.3 - Path of Travel & Discharge to Exit Exit Door
East fire stairs adjacent to room D4 **PASS**

RESOLVED **Non-conformance**
ID: 602 ⊡

Added: 28th Mar 2024 12:45PM
Last Verified: 28th Mar 2024 12:46PM

Description:
Combustible materials under stairwell.

Location:
East fire stairs adjacent to room D4

Before   **After**

Click photos to enlarge

Parts/Labour	Quantity

E G.8 - Path of Travel & Discharge to Exit Exit Door
East fire stairs adjacent to room F16 **PASS**

RESOLVED **Non-conformance**
ID: 603 ⊡

Added: 28th Mar 2024 12:57PM
Last Verified: 28th Mar 2024 12:58PM

Description:
Combustible material under stairwell

Location:
East fire stairs adjacent to room F16

Before   **After**

Click photos to enlarge

Parts/Labour	Quantity

Signoff

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

Technician	Date/Time	Accreditations	Signature
Micra Air Technician	None		

Company Accreditations: