

SERVICE REPORT

Heritage Aged Care - Twin Parks Reservoir

33 Blake Street
 Reservoir
 Victoria 3073

Report Number R-00374

Reference

Service Date: 2nd May 2024

Scope of Works

02 - Fire Sprinkler System - Wet Pipe (2012): Monthly (4)

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.
10	Non-conformances	Missing information or incorrect feature that does not affect the system operation.
2	Recommendations	A modification suggested to improve the system performance.
3	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	4

Maintenance

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

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

Asset	Status
004 - Fire Sprinkler System Sprinkler Valve	Spinkler booster East Blake st FAIL

Asset	Status
<p>Non-conformance ID: 775 ↗</p> <p>Description: Booster connection requires storz cap</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p> <p>Location: East blake st</p>  <p>Click photos to enlarge</p>	<p>Added: 15th Apr 2024 2:28PM Last Verified: 15th Apr 2024 2:30PM</p>
<p>Non-conformance ID: 774 ↗</p> <p>Description: Signage not clear</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p> <p>Location: East blake st</p>  <p>Click photos to enlarge</p>	<p>Added: 15th Apr 2024 2:28PM Last Verified: 15th Apr 2024 2:30PM</p>
<p>003 - Fire Sprinkler System Sprinkler Valve Sprinkler booster West blake street FAIL</p>	
<p>Non-conformance ID: 773 ↗</p> <p>Description: No storz cap</p> <p>Resolution:</p> <p>Location: West blake street</p>  <p>Click photos to enlarge</p>	<p>Added: 15th Apr 2024 2:28PM Last Verified: 15th Apr 2024 2:30PM</p>

Asset	Status
-------	--------

Non-conformance ID: 772 ↗	Added: 15th Apr 2024 2:28PM Last Verified: 15th Apr 2024 2:30PM
Description: Signage non existent	
Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)	
Location: West blake street	
	
Click photos to enlarge	

W.1 - Fire Sprinkler System Residential	West courtyard	FAIL
Sprinkler System		

Non-critical defect ID: 741 ↗	Added: 5th Apr 2024 1:19PM
---	----------------------------

Description: West: Street valve is full of debris and requires cleaning.	
Resolution: Quotation required for rectification	

Non-conformance ID: 738 ↗	Added: 5th Apr 2024 12:45PM
---	-----------------------------

Description: West: 5-yearly testing due	
Resolution:	

Non-conformance ID: 737 ↗	Added: 5th Apr 2024 12:44PM
---	-----------------------------

Description: West: Spare sprinkler head required	
Resolution: Quotation required for rectification	

Non-conformance ID: 736 ↗	Added: 5th Apr 2024 12:44PM
---	-----------------------------

Description: West: Spare spanner required	
Resolution: Quotation required for rectification	

Asset	Status
Recommendation ID: 744 ↗	Added: 5th Apr 2024 1:43PM
Description: West: Sprinkler require 5 yearly head test	
Resolution:	
Recommendation ID: 739 ↗	Added: 5th Apr 2024 1:07PM
Description: West: Kitchen no protection in kitchen hood	
Resolution:	
Informational ID: 743 ↗	Added: 5th Apr 2024 1:42PM
Description: West: Nurses' Station - 2 new sprinkler heads required.	
Resolution: Quotation required for rectification	

001 - Fire Sprinkler System Residential East - Outside left of main entrance
 Sprinkler System

FAIL

Non-critical defect ID: 740 ↗	Added: 5th Apr 2024 1:12PM
Description: East: Unable to locate the incoming Main Street valve	
Resolution: .	
Non-conformance ID: 735 ↗	Added: 5th Apr 2024 12:38PM
Description: East: 5-yearly testing due	
Resolution:	
Non-conformance ID: 734 ↗	Added: 5th Apr 2024 12:33PM
Description: East: Spare spanner required	
Resolution: Quotation required for rectification	

Asset	Status
Non-conformance ID: 733 ↗	Added: 5th Apr 2024 12:33PM
Description: East: Spare sprinkler head required	
Resolution: Quotation required for rectification	
Informational ID: 745 ↗	Added: 5th Apr 2024 1:45PM
Description: East: Main reception needs one head deleted as they're too close	
Resolution: Quotation required for rectification	
Informational ID: 742 ↗	Added: 5th Apr 2024 1:27PM
Description: East: Nurses' Station - 2 new sprinkler heads required	
Resolution: Quotation required for rectification	

Logbooks



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
Micra Fire Technician	2nd May 2024 12AM		
Mike Alford	2nd May 2024 12AM		

Company Accreditations: