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SERVICE REPORT

Australian Unity - Victoria Grange Residential Aged Care (RAC)

502 Burwood Hwy,
Vermont South VIC 3133

Report Number R-00305
Reference VICGR-AC2400537
Service Date:

Scope of Works

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

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.
4	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

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

Asset	Status

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

Non-conformance
ID: 246

Added: 5th Mar 2024 4:45PM
Last Verified: 5th Mar 2024 4:46PM

Description:
Non-Conformance

Resolution:

Asset	Status

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

Signoff

Maintenance has been carried out in accordance with current regulations.

Technician	Date/Time	Accreditations	Signature
Micra Fire Technician	None		
Mike Alford	None		

Company Accreditations: