

SERVICE REPORT

Heritage Aged Care - Twin Parks Reservoir

33 Blake Street
Reservoir
Victoria 3073

Report Number R-00435

Reference JULY 2024 MAINT

Service Date: 3rd July 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.
0	Passed Assets	

Servicing Summary

Service	Asset	Quantity
Fire Sprinkler System - Wet Pipe: Monthly	02 - Fire Sprinkler System - Wet Pipe	4

Maintenance

Fire Sprinkler System - Wet Pipe: 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

Non-conformance
ID: 775 [↗](#)

Added: 15th Apr 2024 2:28PM
Last Verified: 15th Apr 2024 2:30PM

Description:
Booster connection requires storz cap

Resolution:
Technician to investigate cause of issue and rectify where possible (excluding parts)

Location:
East blake st



Click photos to enlarge

Non-conformance
ID: 774 [↗](#)

Added: 15th Apr 2024 2:28PM
Last Verified: 15th Apr 2024 2:30PM

Description:
Signage not clear

Resolution:
Technician to investigate cause of issue and rectify where possible (excluding parts)

Location:
East blake st



Click photos to enlarge

003 - Fire Sprinkler System Sprinkler Valve	Sprinkler booster West blake street FAIL
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Asset		Status
Non-conformance ID: 773 ↗		Added: 15th Apr 2024 2:28PM Last Verified: 15th Apr 2024 2:30PM
Description: No storz cap Resolution: Location: West blake street  Click photos to enlarge		
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 Sprinkler System		West courtyard FAIL
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:		

Asset	Status
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	
Recommendation ID: 744 ↗	Added: 5th Apr 2024 1:43PM
Description: West: Sprinkler require 25 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
Sprinkler System**

East - Outside left of main entrance

FAIL

Non-critical defect ID: 740 ↗	Added: 5th Apr 2024 1:12PM
Description: East: Unable to locate the incoming Main Street valve	
Resolution: .	

Asset	Status
Non-conformance ID: 735 ↗	Added: 5th Apr 2024 12:38PM
Description: East: 25 yearly testing due Resolution:	
Non-conformance ID: 734 ↗	Added: 5th Apr 2024 12:33PM
Description: East: Spare spanner required Resolution: Quotation required for rectification	
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 Service Technician	3rd Jul 2024 8:12AM		

Company Accreditations: