

SERVICE REPORT

Heritage Aged Care - Twin Parks Reservoir	Report Number R-01051
33 Blake Street	Reference
Reservoir	Service Date: 3rd October 2024
Victoria 3073	

Scope of Works
Fire Sprinkler System - Wet Pipe: Monthly (4)

1 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.
5 Non-conformances	Missing information or incorrect feature that does not affect the system operation.
1 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

Sprinkler 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

Quote: **ACTIONED** [↗](#)



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

Quote: **ACTIONED** [↗](#)



Click photos to enlarge

003 - Fire Sprinkler System Sprinkler Valve

Sprinkler booster West blake street

FAIL



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

Quote: **ACTIONED** [↗](#)



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

Quote: **ACTIONED** [↗](#)



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**W.1 - Fire Sprinkler System Residential
Sprinkler System**

West courtyard

FAIL



Asset	Status
<p>Critical defect ID: 1613 ↗</p> <p>Description: Sprinkler valves did not release under the required pressure.</p> <p>Resolution: Replace sprinkler valves. Quote required to rectify defect.</p> <p>Quote: SUBMITTED ↗</p>	<p>Added: 17th Sep 2024 3:35PM</p>
<p>Non-critical defect ID: 741 ↗</p> <p>Description: West: Street valve is full of debris and requires cleaning.</p> <p>Resolution: Quotation required for rectification</p>	<p>Added: 5th Apr 2024 1:19PM</p>
<p>Recommendation ID: 739 ↗</p> <p>Description: West: Kitchen no protection in kitchen hood</p> <p>Resolution:</p>	<p>Added: 5th Apr 2024 1:07PM</p>
<p>Informational ID: 743 ↗</p> <p>Description: West: Nurses' Station - 2 new sprinkler heads required.</p> <p>Resolution: Quotation required for rectification</p>	<p>Added: 5th Apr 2024 1:42PM</p>

**001 - Fire Sprinkler System Residential
Sprinkler System**

East - Outside left of main entrance

FAIL



<p>Non-critical defect ID: 740 ↗</p> <p>Description: East: Unable to locate the incoming Main Street valve</p> <p>Resolution: .</p>	<p>Added: 5th Apr 2024 1:12PM</p>
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Asset	Status
Non-conformance ID: 1717 ↗	Added: 3rd Oct 2024 2:39PM
Description: East sprinkler logbook has been removed from the cabinet and is missing Resolution:	
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	

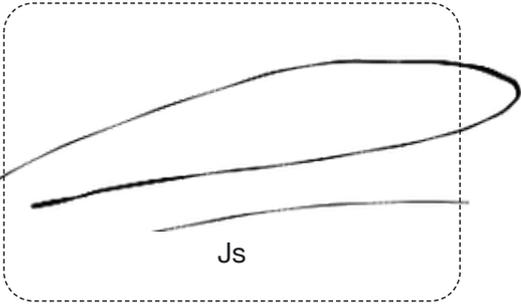
Photos

Click photos to enlarge

Signoff

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

Signatures



Js

Company Accreditations: