

SERVICE REPORT

Heritage Aged Care - Twin Parks Reservoir	Report Number R-00597
33 Blake Street	Reference
Reservoir	Service Date: 12th August 2024
Victoria 3073	

Scope of Works
Fire Sprinkler System - Wet Pipe: 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

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



[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

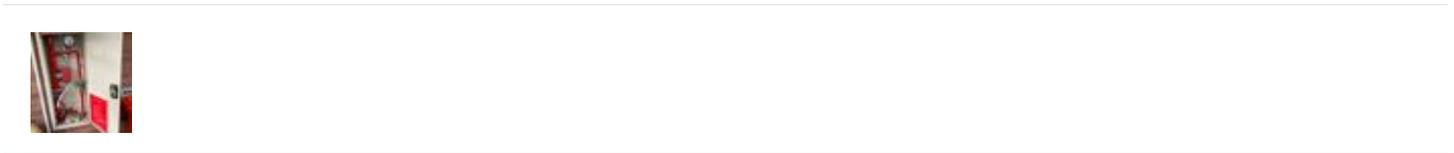


Asset	Status
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<p>Non-conformance ID: 773 ↗</p>	<p>Added: 15th Apr 2024 2:28PM Last Verified: 15th Apr 2024 2:30PM</p>
<p>Description: No storz cap</p> <p>Resolution:</p> <p>Location: West blake street</p>  <p>Click photos to enlarge</p>	

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

<p>W.1 - Fire Sprinkler System Residential Sprinkler System</p>	<p>West courtyard</p>	<p>FAIL</p>
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<p>Non-critical defect ID: 741 ↗</p>	<p>Added: 5th Apr 2024 1:19PM</p>
<p>Description: West: Street valve is full of debris and requires cleaning.</p> <p>Resolution: Quotation required for rectification</p>	

Asset	Status
<p>Non-conformance ID: 738 ↗</p> <p>Description: West: 5-yearly testing due</p> <p>Resolution: Quote: ACTIONED ↗</p>	<p>Added: 5th Apr 2024 12:45PM</p>
<p>Non-conformance ID: 737 ↗</p> <p>Description: West: Spare sprinkler head required</p> <p>Resolution: Quotation required for rectification</p>	<p>Added: 5th Apr 2024 12:44PM</p>
<p>Non-conformance ID: 736 ↗</p> <p>Description: West: Spare spanner required</p> <p>Resolution: Quotation required for rectification</p>	<p>Added: 5th Apr 2024 12:44PM</p>
<p>Recommendation ID: 744 ↗</p> <p>Description: West: Sprinkler require 25 yearly head test</p> <p>Resolution: Quote: ACTIONED ↗</p>	<p>Added: 5th Apr 2024 1:43PM</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>

Asset	Status
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: .	
Non-conformance ID: 735 ↗	Added: 5th Apr 2024 12:38PM
Description: East: 25 yearly testing due Resolution: Quote: ACTIONED ↗	
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	

Asset	Status
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
Mike Alford	12th Aug 2024 8:22PM		

Company Accreditations: