



## OPERATIONS AND MAINTENANCE MANUALS

# Assisi Aged Care Centre - Stage 2

Location

Assisi

Compiled

20/07/2015



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**Buxton Construction Pty Ltd**

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OPERATIONS AND MAINTENANCE MANUALS

# Architectural/Builder's Manual

Project  
Assisi Aged Care Centre - Stage 2

Location  
Assisi

Compiled  
20/07/2015



Buxton Construction Pty Ltd

Project: Assisi Aged Care Centre - Stage 2

Manual: Architectural/Builder's Manual

Section: **Introduction and Scope Information**

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**Introduction - Stage 2**

The Assisi Centre - Residential Aged Care Facility subject site is located on the eastern side of Rosanna Road near the intersection of Lower plenty Road and is known as 230 Rosanna Road, Rosanna.

The project comprises of the following construction:

- The works initially requires the existing 90 bed nursing home to the north of the site to have a new two story wing extension construction comprising 45 new beds (known as Stage 1). This will be commenced subsequent relocation of the Circa 1910 weatherboard house. Once completed the existing 90 bed facility will be refurbished in two stages and reduced to a 75 bed facility. The completed facility will comprise 120 beds.

Stage 2 - Redevelopment & Extension of existing facility

- Refurbish & Build 45 new bedrooms with individual ensuites.
- Refurbishment of sitting and meals areas
- Refurbish existing servery
- New nursing stations, store rooms etc.
- Link Stages 1 & 2
- Soft Landscaping around Stage 3 building including internal courtyards

Project: Assisi Aged Care Centre - Stage 2  
Manual: Architectural/Builder's Manual  
Section: **Maintenance**

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## Aluminium Windows

 [Cleaning\\_\\_\\_Maintenance2.pdf](#) (Cleaning Maintenance)

## Carpet

 [Powerbond\\_CARE\\_\\_TXT\\_only\\_.pdf](#) (Powerbond CARE TXT only)

## Curtains & Blinds

 [CLEANING\\_INFO.pdf](#) (CLEANING INFO)

## Grab Rails & Sanitary Accessories

 [Cleaning\\_\\_\\_Maintenance.pdf](#) (Cleaning Maintenance)

 [MAINTENANCE\\_AND\\_WARRANTY\\_-\\_Powdercoated\\_surfaces.pdf](#) (MAINTENANCE AND WARRANTY Powdercoated surfaces)

## Joinery

 [Cleaning\\_\\_\\_Maintenance1.pdf](#) (Cleaning Maintenance)

## Lockwood Door Hardware

 [Cleaning\\_\\_\\_Maintenance\\_Information\\_-\\_Lockwood\\_Door\\_Hardware.pdf](#) (Cleaning Maintenance Information Lockwood Door Hardware)

 [001\\_Touch\\_User\\_Guide.pdf](#) (001 Touch User Guide)

## Painting

 [Painting\\_-\\_Dulux\\_Care\\_\\_\\_Maintenance.pdf](#) (Painting Dulux Care Maintenance)

## Rieber Plate Warmer

 [Rieber\\_Mobile\\_Dispensers\\_RRV-ERRV.pdf](#) (Rieber Mobile Dispensers RRV ERRV)

## Sunscreen Louvre

 [OM\\_Manual.pdf](#) (OM Manual)

## Tiling

 [Cleaning\\_\\_\\_Maintenance\\_-\\_Tiles.pdf](#) (Cleaning Maintenance Tiles)

## Vinyl

 [Eternal\\_Cleaning\\_and\\_Maintenance.pdf](#) (Eternal Cleaning and Maintenance)

 [Aquarelle\\_Vinyl\\_Wall\\_-\\_Maintenance.pdf](#) (Aquarelle Vinyl Wall Maintenance)

 [Granit\\_Multisafe\\_floor\\_\\_wall\\_-\\_Maintenance.pdf \(Granit Multisafe floor wall Maintenance\)](#)



Project: Assisi Aged Care Centre - Stage 2

Manual: Architectural/Builder's Manual

Section: **Operations Data**

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**Guldmann Ceiling Hoist / Person Hoist - Health Care Lifting**  
(Furniture Fitments & Equipment - Hospital Equipment)

 [Manual\\_GH3\\_UL\\_GB\\_US\\_with\\_hanger.pdf \(Manual GH3 UL GB US with hanger\)](#)

Project: Assisi Aged Care Centre - Stage 2

Manual: Architectural/Builder's Manual

Section: **Warranties, Certificates and Commission Information**

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### **Warranty - All Joinery, Wardrobes and Accessories - Creador Joinery Solutions Pty Ltd**

 [Creador\\_Joinery\\_Warranty.pdf](#) (Creador Joinery Warranty)

 [All\\_Joinery\\_works\\_Wardrobes\\_and\\_Accessories.pdf](#) (All Joinery works Wardrobes and Accessories)

### **Warranty - All Roofing Material and Workmanship**

 [All\\_Roofing\\_Material\\_Warranty.pdf](#) (All Roofing Material Warranty)

 [Permastop\\_Data\\_Sheet.pdf](#) (Permastop Data Sheet)

### **Warranty - Aluminium Windows - Finadri Windows Pty Ltd**

 [Aluminium\\_Windows\\_Warranty\\_-\\_Finadri\\_Windows\\_Pty\\_Ltd.pdf](#) (Aluminium Windows Warranty Finadri Windows Pty Ltd)

### **Warranty - Blinds - Miami Design Pty Ltd**

 [Blinds\\_Warranty\\_-\\_Miami\\_Design.pdf](#) (Blinds Warranty Miami Design)

### **Warranty - Carpet - Berwick Floors Pty Ltd Trading As Floor Technologies**

 [Carpet\\_Warranty\\_-\\_Floortech.pdf](#) (Carpet Warranty Floortech)

### **Warranty - Ceiling Hoist Works & Mobile Patient Hoists - Healthcare Lifting Specialist**

 [Ceiling\\_Patient\\_Hoist\\_Warranty\\_-\\_Healthcare\\_Lifting.pdf](#) (Ceiling Patient Hoist Warranty Healthcare Lifting)

### **Warranty - Curtains - Miami Design Pty Ltd**

 [Curtains\\_Warranty\\_-\\_Miami\\_Design.pdf](#) (Curtains Warranty Miami Design)

 [Curtain\\_Track\\_Tech\\_Data.pdf](#) (Curtain Track Tech Data)

### **Warranty - Grab Rails & Sanitary Accessories - Sure Care**

 [Grab\\_Rails\\_and\\_Sanitary\\_Accessories\\_Warranty.pdf](#) (Grab Rails and Sanitary Accessories Warranty)

 [Buxton\\_installation\\_warranty\\_for\\_Sanitary\\_Hardware.pdf](#) (Buxton installation warranty for Sanitary Hardware)

### **Warranty - Hebel & Brickwork - Ultraform Bricklayers Pty Ltd**

 [Hebel\\_Brickwork\\_-\\_Ultraform\\_Bricklayers\\_Pty\\_Ltd.pdf](#) (Hebel Brickwork Ultraform Bricklayers Pty Ltd)

 [Warranty\\_-\\_Hebel\\_panel\\_Product\\_Warranty.pdf](#) (Warranty Hebel panel Product Warranty)

### **Warranty - Ingersoll Rand Door Hardware**

 [Legge\\_General\\_Hardware.pdf](#) (Legge General Hardware)

### **Warranty - Lockwood Door Hardware**

 [Warranty\\_-\\_Lockwood\\_Door\\_Hardware\\_Guarantee.pdf](#) (Warranty Lockwood Door Hardware Guarantee)

### **Warranty - Metalwork - Standrite Australia**

 [Metalwork\\_Warranty.pdf \(Metalwork Warranty\)](#)

## **Warranty - Painting - Western Painting & Decorating Pty Ltd**

 [Painting\\_Warranty\\_-\\_Western\\_Painting.pdf \(Painting Warranty Western Painting\)](#)

## **Warranty - Plasterboard - Ace Ceilings & Walls Pty Ltd**

 [Warranty\\_-\\_Plasterboard.pdf \(Warranty Plasterboard\)](#)

## **Warranty - Raven Door Seals**

 [Warranty\\_-\\_Raven\\_Door\\_Seals\\_Guarantee.pdf \(Warranty Raven Door Seals Guarantee\)](#)

## **Warranty - Render - Valley Construction Services Pty Ltd**

 [Render\\_Warranty.pdf \(Render Warranty\)](#)

## **Warranty - Roof Access Works - Roofsafe-T-Systems Pty Limited**

 [Warranty\\_-\\_Stage\\_2.pdf \(Warranty Stage 2\)](#)

## **Warranty - Screed - Wetspot Consolidated Pty Ltd**

 [Screed\\_Warranty\\_-\\_Wetspot\\_Consolidated\\_Pty\\_Ltd.pdf \(Screed Warranty Wetspot Consolidated Pty Ltd\)](#)

## **Warranty - Sunscreen Louvre**

 [Sunscreen\\_Louvre\\_Warranty.pdf \(Sunscreen Louvre Warranty\)](#)

 [Louvre\\_EmergencyContacts.pdf \(Louvre EmergencyContacts\)](#)

 [Warranty\\_-\\_Lowline.pdf \(Warranty Lowline\)](#)

## **Warranty - Tiling - New Century Tiling Pty Ltd**

 [Tiling\\_Warranty\\_-\\_New\\_Century\\_Tiling\\_Pty\\_Ltd.pdf \(Tiling Warranty New Century Tiling Pty Ltd\)](#)

## **Warranty - Vinyl - Berwick Floors Pty Ltd Trading As Floor Technologies**

 [Vinyl\\_Warranty\\_-\\_Floortech.pdf \(Vinyl Warranty Floortech\)](#)

 [Australian\\_Eternal\\_MSDS\\_4695-62.pdf \(Australian Eternal MSDS 4695 62\)](#)

 [Eternal\\_2011\\_Fire\\_Certificate.pdf \(Eternal 2011 Fire Certificate\)](#)

 [Eternal\\_2011\\_Technical\\_Specifications.pdf \(Eternal 2011 Technical Specifications\)](#)

 [Eternal\\_Slip\\_R10\\_\\_X\\_stone\\_2009.pdf \(Eternal Slip R10 X stone 2009\)](#)

 [Eternal\\_Slip\\_R10\\_decibel.pdf \(Eternal Slip R10 decibel\)](#)

 [Eternal\\_Slip\\_R10\\_impact.pdf \(Eternal Slip R10 impact\)](#)

 [Eternal\\_Slip\\_R10\\_mica.pdf \(Eternal Slip R10 mica\)](#)

 [Eternal\\_Slip\\_R10\\_wood.pdf \(Eternal Slip R10 wood\)](#)

 [Eternal\\_Warranty.pdf \(Eternal Warranty\)](#)

## **Warranty - Waterproofing - Procon Waterproofing Pty Ltd**

 [Waterproofing\\_Warranty\\_-\\_Procon.pdf \(Waterproofing Warranty Procon\)](#)

 [tremproof\\_90\\_Tech\\_Data\\_-\\_Internal\\_Waterproofing.pdf \(tremproof 90 Tech Data Internal Waterproofing\)](#)

 [tremproof\\_3000\\_Tech\\_Data\\_-\\_External\\_Waterproofing.pdf \(tremproof 3000 Tech Data External Waterproofing\)](#)

## **Warranty - Servery & Dirty Utility Room Works - Watson's Catering Equipment Pty Ltd**

 [Servery\\_Dirty\\_Utility\\_Room\\_Works.pdf](#) (Servery Dirty Utility Room Works)

### **Certificate - Ceiling Hosit Quality Control on Handover - Healthcare Lifting Specialist**

 [Assisi\\_Centre\\_Stage\\_2\\_-\\_QA\\_Certificate\\_0067\\_-\\_15\\_x\\_3mA\\_Rails.pdf](#) (Assisi Centre Stage 2 QA Certificate 0067 15 x 3mA Rails)

### **Certificate - Certificate of Compliance - Acoustic Installation, Fire Rated and Smoke Walls Installation**

 [Certificate\\_of\\_Compliance\\_-\\_Acoustic\\_Insulation.pdf](#) (Certificate of Compliance Acoustic Insulation)

### **Certificate - Certificate of Compliance - Earthwool Thermal Insulation**

 [Certificate\\_of\\_Compliance\\_-\\_Earthwool\\_Thermal\\_Insulation.pdf](#) (Certificate of Compliance Earthwool Thermal Insulation)

### **Certificate - Certificate of Compliance - Glazing**

 [Certificate\\_of\\_Compliance\\_-\\_Glazing.pdf](#) (Certificate of Compliance Glazing)

### **Certificate - Certificate of Compliance - Hoist Track Systems**

 [Hoist\\_Track\\_Systems\\_-\\_Letter\\_of\\_Compliance.pdf](#) (Hoist Track Systems Letter of Compliance)

### **Certificate - Certificate of Compliance - Insulation under the roof line**

 [Certificate\\_of\\_Compliance\\_-\\_Insulation.pdf](#) (Certificate of Compliance Insulation)

### **Certificate - Certificate of Compliance - Penetrations through fire resisting elements**

 [Certificate\\_of\\_Compliance\\_-\\_Penetrations.pdf](#) (Certificate of Compliance Penetrations)

### **Certificate - Certificate of Compliance - Plasterboard Installation**

 [Certificate\\_of\\_Compliance\\_-\\_Plasterboard\\_Installation.pdf](#) (Certificate of Compliance Plasterboard Installation)

### **Certificate - Certificate of Compliance - Window Manufacture and Installation**

 [Certificate\\_of\\_Compliance\\_-\\_Window\\_manufacture\\_installation.pdf](#) (Certificate of Compliance Window manufacture installation)

### **Certificate - Certificate of Inspection - Roof Access**

 [Certificate\\_of\\_Inspection\\_-\\_Stage\\_2.pdf](#) (Certificate of Inspection Stage 2)

### **Certificate - Certificate of Workmanship - Painting**

 [Certificate\\_of\\_Workmanship\\_-\\_Painting.pdf](#) (Certificate of Workmanship Painting)

### **Certificate - Roof Truss Certification**

 [Roof\\_Truss\\_Certification\\_-\\_Part\\_1.pdf](#) (Roof Truss Certification Part 1)

 [Roof\\_Truss\\_Certification\\_-\\_Part\\_2.pdf](#) (Roof Truss Certification Part 2)

### **Certificate - Termite Treatment Certificate**

 [Treatment\\_Certificate\\_-\\_Termite\\_Protection.pdf](#) (Treatment Certificate Termite Protection)

Project: Assisi Aged Care Centre - Stage 2

Manual: Architectural/Builder's Manual

Section: **Help and Contact**

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Company Name: Melbourne Pest Control  
Trade/Product: Termite Protection  
Contact Person: Mark Chell  
Work Number: 1300 851 858  
Fax Number: (03) 9417 0568  
Mobile Number: 0418 311 800  
Address: 16 Linden Street  
East Brunswick Vic 3057  
PO Box 17  
North Balwyn Vic 3104  
Email Address: [mpc@pacific.net.au](mailto:mpc@pacific.net.au)  
Web Address: [www.melbournepestcontrol.com](http://www.melbournepestcontrol.com)

Company Name: Procon Waterproofing Pty Ltd  
Trade/Product: Waterproofing  
Contact Person: Glen Scarlett  
Work Number: (03) 9598 8295  
Fax Number: (03) 9598 8328  
Mobile Number: 0427 204 555  
Address: Suite 103  
254 Bay Road  
Sandringham Vic 3191  
PO Box 599  
Black Rock Vic 3193  
Email Address: [glen@procongroup.com.au](mailto:glen@procongroup.com.au)  
Web Address: [www.procongroup.com.au](http://www.procongroup.com.au)

Company Name: Ultraform Bricklayers Pty Ltd  
Trade/Product: Masonry  
Contact Person: Eddie Marson  
Work Number: (03) 9458 4207  
Fax Number: (03) 9459 9009  
Mobile Number: 0417 313 042  
Address: 40 Andrew Crescent  
Croydon Vic 3136  
Email Address: [u.form@bigpond.net.au](mailto:u.form@bigpond.net.au)

Company Name: Finadri Windows Pty Ltd  
Trade/Product: Aluminium Windows

Contact Person: Walter Finadri  
Work Number: (03) 9387 3955  
Fax Number: (03) 9387 3500  
Address: 287-289 Victoria Street  
Brunswick Vic 3056  
PO Box 65  
Brunswick Vic 3056  
Email Address: sales@finadri.com.au  
Web Address: www.finadri.com.au

Company Name: Yarra Roofing Pty Ltd  
Trade/Product: Roofing  
Contact Person: Brad Skermer  
Work Number: (03) 9847 0505  
Fax Number: (03) 9847 0508  
Mobile Number: 0419 572 764  
Address: 21 Eugene Terrace  
Ringwood North Vic 3134  
PO Box 2242  
Ringwood North Vic 3134  
Email Address: yarrarroofing@bigpond.com

Company Name: Dahlsens Building Centres Pty Ltd  
Trade/Product: Timber Truss & Prefab Wall Frames  
Contact Person: Joe Calderella  
Work Number: (03) 8831 8300  
Fax Number: (03) 8831 8399  
Mobile Number: 0403 340 401  
Address: 181 Boundary Road  
Laverton Vic 3028  
Email Address: jcalderella@dahlsens.com.au  
Web Address: www.dahlsens.com.au

Company Name: Ace Ceilings & Walls Pty Ltd  
Trade/Product: Plastering  
Contact Person: Darren Edwards  
Work Number: (03) 9769 4182  
Fax Number: (03) 9769 4187  
Mobile Number: 0407 296 965  
Address: 23 Inglis Road  
Berwick Vic 3806  
Email Address: ace.ceilings@bigpond.com

Company Name: Creador Joinery Solutions Pty Ltd  
Trade/Product: Joinery  
Contact Person: Anthony Alexpoulos

Work Number: (03) 9702 4900  
Fax Number: (03) 9702 4955  
Mobile Number: 0434 690 440  
Address: 114 Wedgewood Road  
Hallam Vic 3803  
Email Address: anthony@creator.com.au  
Web Address: www.creator.com.au

Company Name: Healthcare Lifting Specialist  
Trade/Product: Patient Ceiling Hoist  
Contact Person: Paul Holden  
Work Number: (03) 9872 5999  
Fax Number: (03) 9872 5288  
Mobile Number: 0409 876 144  
Address: 3 & 4 Argent Place  
Ringwood Vic 3134  
Email Address: paul@hlshealthcare.com.au  
Web Address: www.hlshealthcare.com.au

Company Name: Watsons Catering Equipment  
Trade/Product: Kitchen & Serverys  
Contact Person: Mike Watson  
Work Number: (03) 9728 3888  
Fax Number: (03) 9720 0923  
Address: Factory 17  
209 Liverpool Road  
Kilsyth Vic 3137  
Email Address: mike.watson@watsonsequipment.com.au  
Web Address: www.watsonsequiptment.com.au

Company Name: Wetspot Consolidated (Vic) Pty Ltd  
Trade/Product: Screeds  
Work Number: (03) 9303 9911  
Fax Number: (03) 9303 9977  
Address: Factory 1  
51 Nathan Drive  
Campbellfield Vic 3061  
Email Address: sales@wetspotwt.com.au  
Web Address: www.wetspotwt.com.au

Company Name: Miami Design Pty Ltd  
Trade/Product: Blinds  
Contact Person: John Zsarik  
Work Number: (03) 9310 5155  
Fax Number: (03) 9310 5156  
Mobile Number: 0418 347 166

Address: 4/47 Parer Road  
Airport West Vic 3042  
Email Address: [jpz@miamidesign.com.au](mailto:jpz@miamidesign.com.au)  
Web Address: [www.miamidesign.com.au](http://www.miamidesign.com.au)

Company Name: Western Painting  
Trade/Product: Painting  
Contact Person: Joe Panzera  
Work Number: (03) 9357 2441  
Fax Number: (03) 9357 3691  
Mobile Number: 0418 539 885  
Address: 1577 Hume Highway  
Campbellfield Vic 3061  
Email Address: [joepanzera@optusnet.com.au](mailto:joepanzera@optusnet.com.au)

Company Name: Berwick Floors Pty Ltd Trading As Floor Technologies  
Trade/Product: Carpet / Vinyl  
Contact Person: Steve Banham  
Work Number: (03) 9775 1115  
Fax Number: (03) 9775 1196  
Mobile Number: 0409 775 290  
Address: Factory 2  
3 Lathams Road  
Carrum Downs Vic 3201  
Email Address: [steve@floortechnologies.com.au](mailto:steve@floortechnologies.com.au)  
Web Address: [www.floortechnologies.com.au](http://www.floortechnologies.com.au)

Company Name: New Century Tiling Pty Ltd  
Trade/Product: Tiling  
Contact Person: Darrin McCann  
Work Number: (03) 8368 2444  
Fax Number: (03) 8368 2555  
Mobile Number: 0411 529 222  
Address: Factory 3  
71 Strezelecki Avenue  
Sunshine West Vic 3020  
PO Box 4199  
Hoppers Crossing Vic 3029  
Email Address: [newct@ozemail.com.au](mailto:newct@ozemail.com.au)

Company Name: Valley Construction Services  
Trade/Product: Render  
Contact Person: Ali Ishaq  
Work Number: (03) 9793 6020  
Fax Number: (03) 9793 8210  
Mobile Number: 0433 570 359



Address: 1A Princess Highway  
Eumemmerring Vic 3173  
PO Box 7036  
Dandenong Vic 3175  
Email Address: valleyconstruction@live.com.au

Company Name: Roofsafe-T-Systems  
Trade/Product: Roof Access  
Contact Person: Rodney Wright  
Work Number: (03) 9336 7433  
Fax Number: (03) 9336 7344  
Mobile Number: 0408 770 661  
Address: Unit 2  
22 Disney Avenue  
East Keilor Vic 3033  
Email Address: rodney.wright@rissafety.com  
Web Address: www.rissafety.com

Company Name: Lowline Group  
Trade/Product: Louvres  
Contact Person: Tony Beavis  
Work Number: (03) 9931 1607  
Fax Number: (03) 9360 9133  
Mobile Number: 0488 060 373  
Address: 11 Williams Street  
Blackstone QLD 4304  
Email Address: tony.b@lowline.net.au

Company Name: Standrite Australia  
Trade/Product: Metalwork  
Contact Person: Rod Ferguson  
Work Number: (03) 9890 1059  
Fax Number: (03) 9890 8773  
Mobile Number: 0419 872 037  
Address: 345 Mont Albert Road  
Mont Albert Vic 3127  
Email Address: rod@standrite.com.au  
Web Address: www.standrite.com.au

Company Name: Access Hardware Pty Ltd  
Trade/Product: Door Hardware  
Contact Person: John Ryan  
Work Number: (03) 9320 1814  
Fax Number: (03) 9321 3814  
Mobile Number: 0421 722 664

Address: 74-92 Gracie Street  
North Melbourne Vic 3051  
  
PO Box 273  
North Melbourne Vic 3051  
Email Address: johnr@accesshardware.com.au  
Web Address: www.accesshardware.com.au

Company Name: Sure Care  
Trade/Product: Sanitary Hardware  
Work Number: (03) 8339 1200  
Fax Number: (03) 8339 1250  
Address: 158 Northbourne Road  
Campbellfield Vic 3061  
  
PO Box 458  
Somerton Vic 3062  
Email Address: sales@surecare.com.au  
Web Address: www.surecare.com.au

Company Name: All Subcontractors & Suppliers

 [Project\\_Register\\_for\\_Assisi.pdf \(Project Register for Assisi\)](#)

Project: Assisi Aged Care Centre - Stage 2  
Manual: Architectural/Builder's Manual  
Section: **Drawings and References**

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### **Drawing - Ceiling Hoist Drawing**

 [Assisi\\_Age\\_Care\\_-\\_Stage\\_2\\_Drawings.pdf \(Assisi Age Care Stage 2 Drawings\)](#)

### **Drawing - Roof Access As Built - Stage 2**

 [A\\_213\\_Roof\\_Plan\\_RIS\\_1.pdf \(A 213 Roof Plan RIS 1\)](#)

### **Drawing - Sunscreen Louvre**

 [ASSISI\\_REDEVELOPMENT\\_VARSITY.pdf \(ASSISI REDEVELOPMENT VARSITY\)](#)

 [ASSISI\\_REDEVELOPMENT.pdf \(ASSISI REDEVELOPMENT\)](#)

 [ASSISI.pdf \(ASSISI\)](#)

 [F420-001.pdf \(F420 001\)](#)

### **Reference - Door Hardware**

 [Final\\_Door\\_Hardware\\_Schedule\\_-\\_Stage\\_2.pdf \(Final Door Hardware Schedule Stage 2\)](#)

### **Reference - Electromagnetic Shielding Operating Manual**

 [EMI\\_Shielding\\_Operating\\_Manual.pdf \(EMI Shielding Operating Manual\)](#)



## OPERATIONS AND MAINTENANCE MANUALS

# Electrical Services

Project  
Assisi Aged Care Centre - Stage 2

Location  
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Project: Assisi Aged Care Centre - Stage 2

Manual: Electrical Services

## Section: **Introduction and Scope Information**

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### **Stage 2 DESCRIPTION OF WORKS**

Description of Works:

1. Disconnection & removal of redundant cabling & equipment.
2. Supply & install sub mains to Mechanical Services Distribution Boards & Light & Power Distribution Boards supplied from MDB1 within the Switchboard room located within the car park.
3. Supply & Install DB-2, DB-5 & DB-6.
4. Supply & install sub-circuits to light & power.
5. Supply & install light fittings.
6. Provide a Conson lighting control system to all public area lighting interfaced to the Stage 1 system.
7. Provide a monitored Famco exit & emergency lighting system.
8. Provide MATV/FOXTEL field outlets utilising the existing the headend (stage 1).
9. Provide PA internal & external speakers interfaced to existing system within stage 1.
10. Supply & install power outlets & accessories.
11. Provide support systems as necessary via cable tray & catenary wire within the ceiling space.
12. Provide power supplies to services as required.
13. Provide external light & power as detailed.
14. Relocation of services as required.

### **LIGHT FITTINGS**

Light Fittings:

All specified light fittings have been provided throughout the project with the exception of the following;

Type NL (Bedroom Night Light).

Type D3 (Bedroom Down Light).

 [TYPE\\_A1.pdf \(TYPE A1\)](#)

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 [TYPE\\_A3.pdf \(TYPE A3\)](#)

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 [TYPE\\_B3.pdf \(TYPE B3\)](#)

 [TYPE\\_B4.pdf \(TYPE B4\)](#)

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 [TYPE\\_W3.pdf \(TYPE W3\)](#)


 [TYPE\\_W4.pdf \(TYPE W4\)](#)

 [TYPE\\_W5.pdf \(TYPE W5\)](#)

 [TYPE\\_W6.pdf \(TYPE W6\)](#)

 [3310\\_001.pdf \(3310 001 TYPE D1, D2, D3, D5 & D6\)](#)

 [DOT301 EMC Technologies Report 51211.1 dated 12 Dec 2005.pdf \(DOT301 EMC Technologies Report 51211 1 dated 12 Dec 2005 TYPE D1, D2, D3, D5 & D6\)](#)

 [DOT1110 EMC Technologies Report 81239.1 dated 22 Dec 1998.pdf \(DOT1110 EMC Technologies Report 81239 1 dated 22 Dec 1998 TYPE D1, D2, D3, D5 & D6\)](#)

 [TYPE\\_NL.pdf \(TYPE NL\)](#)

 [TYPE\\_D4.pdf \(TYPE D4\)](#)


## **FAMCO EXIT/EMERGENCY SYSTEM**

FAMCO monitored exit & emergency system;

A FAMCO Masterminder power injection system has been installed throughout Stages 1 & 2 & extended as required.

Commissioning results can be found within the Wty, Certs & Com section.

 [Famco-Emergency-Lighting.pdf \(Famco Emergency Lighting\)](#)

 [MLC\\_Layout\\_and\\_commissioning\\_guide\\_-\\_MAY\\_09.pdf \(MLC Layout and commissioning guide MAY 09\)](#)

 [MLC\\_User\\_Manual.pdf \(MLC User Manual\)](#)

 [TYPE\\_EM1.pdf \(TYPE EM1\)](#)

 [TYPE\\_EM2.pdf \(TYPE EM2\)](#)

 [TYPE\\_EM3.pdf \(TYPE EM3\)](#)

 [TYPE\\_EM4.pdf \(TYPE EM4\)](#)

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## **MATV/FOXTEL SYSTEM**

MATV/FOXTEL System;

A Free to Air MATV/FOXTEL Satellite system has been installed throughout Stages 1 & 2 & extended as required.

Data sheets can be found within the Assets section.

Commissioning results can be found within the Wty, Certs & Com section.

## **CONSON LIGHTING CONTROL SYSTEM**

Conson Lighting Control System:

A Conson Lighting Control system has been provided to control the public internal & external lighting of the building throughout Stage 1 & 2 & extend to required.

Data sheets can be found within the Assets section.

## **PUBLIC ADDRESS SYSTEM**

Public Address System:

The PA system has been provided to Stages 1 & 2 & extended as required.

## **POWER OUTLETS & ELECTRICAL ACCESSORIES**

Clipsal bakelite has been installed throughout the utilising Prestige series within the bedrooms & 2000 series throughout the public space.

Data sheets can be found within the assets section.

## **SWITCHBOARDS**

ABB Distribution boards & control have been used in Stage 2. DB-2, DB-5 & DB-6 supplied from the MDB1 via cable tray within the ceiling space.

Data sheets can be found within the Assets section.

## **WIRING & ACCESSORIES**

Sub-mains & sub-circuits reticulate throughout the ceiling space via cable tray & catenary wire.

Data sheets can be found within the Assets section.

Project: Assisi Aged Care Centre - Stage 2

Manual: Electrical Services

Section: **Assets**

Asset Number:	<b>1</b>		
Description:	DB-2		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre		
Location Description:	SWITCHBOARD CUPBOARD		
Services:	Electrical Services - Distribution Boards		
Make:	ABB	Model:	DB-2
Serial:	N/A	Supplier:	ABB
Qty:	1	Retail Price \$:	8,000.00
Install Date:	01/08/2013	Wty Expiry Date:	04/10/2014
Life Exp:	N/A	Reference information :	N/A

 [DB-2\\_SHOP\\_DRAWING.pdf \(DB 2 SHOP DRAWING\)](#)

 [ASSISI\\_DB-2\\_SCHEDULE1.pdf \(ASSISI DB 2 SCHEDULE\)](#)

 [PANEL\\_BOARDS\\_CHASSIS1.pdf \(PANEL BOARDS CHASSIS\)](#)

 [6\\_MCB2.pdf \(6 MCB\)](#)

 [7\\_RCBO2.pdf \(7 RCBO\)](#)

 [8\\_MCCB1.pdf \(8 MCCB\)](#)

Asset Number:	<b>2</b>		
Description:	DB-5		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre		
Location Description:	SWITCHBOARD CUPBOARD		
Services:	Electrical Services - Distribution Boards		
Make:	ABB	Model:	DB-2
Serial:	N/A	Supplier:	ABB
Qty:	1	Retail Price \$:	8,000.00
Install Date:	01/08/2013	Wty Expiry Date:	04/10/2014
Life Exp:	N/A	Reference information :	N/A

 [DB-5\\_SHOP\\_DRAWING.pdf \(DB 5 SHOP DRAWING\)](#)

 [ASSISI\\_DB-5\\_SCHEDULE.pdf \(ASSISI DB 5 SCHEDULE\)](#)

 [PANEL\\_BOARDS\\_CHASSIS2.pdf \(PANEL BOARDS CHASSIS\)](#)

 [6\\_MCB1.pdf \(6 MCB\)](#)








 [7\\_RCBO.pdf \(7 RCBO\)](#)

 [8\\_MCCB2.pdf \(8 MCCB\)](#)































Asset Number:	<b>3</b>		
Description:	DB-6		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre		
Location Description:	SWITCHBOARD CUPBOARD		
Services:	Electrical Services - Distribution Boards		
Make:	ABB	Model:	DB-2



Serial:	N/A	Supplier:	ABB
Qty:	1	Retail Price \$:	8,000.00
Install Date:	01/08/2013	Wty Expiry Date:	04/10/2014
Life Exp:	N/A	Reference information :	N/A

-  [DB-6\\_SHOP\\_DRAWING.pdf \(DB 6 SHOP DRAWING\)](#)  
 [ASSISI\\_DB-2\\_SCHEDULE.pdf \(ASSISI DB 2 SCHEDULE\)](#)  
 [ASSISI\\_DB-6\\_SCHEDULE.pdf \(ASSISI DB 6 SCHEDULE\)](#)  
 [PANEL\\_BOARDS\\_CHASSIS.pdf \(PANEL BOARDS CHASSIS\)](#)  
 [6\\_MCB.pdf \(6 MCB\)](#)  
 [7\\_RCBO1.pdf \(7 RCBO\)](#)  
 [8\\_MCCB.pdf \(8 MCCB\)](#)

Asset Number:	<b>4</b>		
Description:	LIGHT FTTINGS		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre		
Location Description:	THROUGH OUT		
Services:	Electrical Services - Lighting Systems		
Make:	VARIOUS	Model:	LIGHT FITTINGS
Serial:	N/A	Supplier:	LECKYS EPPING
Qty:	1	Retail Price \$:	8,000.00
Install Date:	01/08/2013	Wty Expiry Date:	04/10/2014
Life Exp:	N/A	Reference information :	N/A

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[TYPE\\_U3.pdf \(TYPE U3\)](#)

[TYPE\\_W2.pdf \(TYPE W2\)](#)

[3310\\_001.pdf \(3310 001 TYPE D1, D2, D3, D5 & D6\)](#)

[DOT301 EMC Technologies Report 51211.1 dated 12 Dec 2005.pdf \(DOT301 EMC Technologies Report 51211 1 dated 12 Dec 2005 TYPE D1, D2, D3, D5 & D6\)](#)

[DOT1110 EMC Technologies Report 81239.1 dated 22 Dec 1998.pdf \(DOT1110 EMC Technologies Report 81239 1 dated 22 Dec 1998 TYPE D1, D2, D3, D5 & D6\)](#)

[TYPE\\_W3.pdf \(TYPE W3\)](#)

[TYPE\\_D1\\_D2\\_D3\\_D5\\_D6 EMC REPORT.pdf \(TYPE D1 D2 D3 D5 D6 EMC REPORT\)](#)

[TYPE\\_D1\\_D2\\_D3\\_D5\\_D6.pdf \(TYPE D1 D2 D3 D5 D6\)](#)

<b>Asset Number: 5</b>		
<b>Description:</b> ELECTRICAL ACCESSORIES		
<b>Location:</b> [F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
<b>Location Description:</b> Throughout		
<b>Services:</b> Electrical Services - Power Outlets		
<b>Make:</b> Clipsal	<b>Model:</b>	Clipsal
<b>Serial:</b> N/A	<b>Supplier:</b>	Active Electrical
<b>Qty:</b> 1000	<b>Retail Price \$:</b>	50.00
<b>Install Date:</b> 30/10/2013	<b>Wty Expiry Date:</b>	12/05/2015
<b>Life Exp:</b> 10 years	<b>Reference information :</b>	

[CLIPSAL\\_2000\\_SERIES.pdf \(CLIPSAL 2000 SERIES\)](#)

[CLIPSAL\\_PRISTIGE\\_SERIES.pdf \(CLIPSAL PRISTIGE SERIES\)](#)

[CLIPSAL\\_WHEATHER\\_PROOF.pdf \(CLIPSAL WHEATHER PROOF\)](#)

[CLIPSAL\\_56\\_SERIES.pdf \(CLIPSAL 56 SERIES\)](#)

<b>Asset Number: 6</b>		
<b>Description:</b> exit & emergency lighting		
<b>Location:</b> [F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre		
<b>Location Description:</b> throughout		
<b>Services:</b> Electrical Services - Emergency Lighting System		
<b>Make:</b> Famco	<b>Model:</b>	N/A
<b>Serial:</b> N/A	<b>Supplier:</b>	Famco
<b>Qty:</b> 1	<b>Retail Price \$:</b>	8000
<b>Install Date:</b> 01/08/2013	<b>Wty Expiry Date:</b>	01/08/2014
<b>Life Exp:</b> n/a	<b>Reference information :</b>	

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[TYPE\\_EX3.pdf \(TYPE EX3\)](#)

[TYPE\\_EX4.pdf \(TYPE EX4\)](#)

[TYPE\\_EX5.pdf \(TYPE EX5\)](#)

[TYPE\\_EX7.pdf \(TYPE EX7\)](#)

[Famco-Emergency-Lighting.pdf \(Famco Emergency Lighting\)](#)

[MLC\\_Layout\\_and\\_commissioning\\_guide\\_-\\_MAY\\_09.pdf \(MLC Layout and commissioning guide MAY 09\)](#)

[MLC\\_User\\_Manual.pdf \(MLC User Manual\)](#)

Asset Number:	<b>7</b>		
Description:	MATV/FOXTEL SYSTEM		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre		
Location Description:	throughout		
Services:	Electrical Services - Not Elsewhere Included		
Make:	IKUSI	Model:	N/A
Serial:	N/A	Supplier:	IKUSI
Qty:	1	Retail Price \$:	8000
Install Date:	01/08/2013	Wty Expiry Date:	01/08/2014
Life Exp:	N/A	Reference information :	N/A

[90cm\\_dish\\_-\\_jonsa\\_ellis.pdf \(90cm dish jonsa ellis\)](#)

[Aust\\_Catalogue\\_2008\\_5\\_Wire\\_p112-115.pdf \(Aust Catalogue 2008 5 Wire p112 115\)](#)

[ikusi\\_-\\_splitters.pdf \(ikusi splitters\)](#)

[Visio-230ROSANNATEAMANT.pdf \(Visio 230ROSANNATEAMANT\)](#)

Asset Number:	<b>8</b>		
Description:	CONSON LIGHTING CONTROL		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre		
Location Description:	throughout		
Services:	Electrical Services - Cables And Wires		
Make:	CONSON	Model:	N/A
Serial:	N/A	Supplier:	CONSON AUSTRALIA
Qty:	1	Retail Price \$:	8000
Install Date:	01/08/2013	Wty Expiry Date:	01/08/2014
Life Exp:	N/A	Reference information :	N/A

[CP\\_31LR.pdf \(CP 31LR\)](#)

[CP11.pdf \(CP11\)](#)

[CP20.pdf \(CP20\)](#)

[CP24.pdf \(CP24\)](#)

[CP75\\_UK.pdf \(CP75 UK\)](#)

[sensor\\_1.pdf \(sensor 1\)](#)

Asset Number:	<b>9</b>		
Description:	PUBLIC ADDRESS SYSTEM		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre		
Location Description:	THROUGH OUT		
Services:	Electrical Services - Not Elsewhere Included		
Make:	DIGI PAGE	Model:	N/A
Serial:	N/A	Supplier:	SULLY SOUND
Qty:	1	Retail Price \$:	8000
Install Date:	01/08/2013	Wty Expiry Date:	01/08/2014
Life Exp:	N/A	Reference information :	N/A

 [Digipage-Junior-brochure.pdf](#) (Digipage Junior brochure)

 [pa\\_schematic\\_assisi\\_centre.pdf](#) (pa schematic assisi centre)

 [PACDT2.pdf](#) (PACDT2)

 [SC\\_Series\\_Spec\\_updated.pdf](#) (SC Series Spec updated)

 [TOA\\_Speaker\\_Guide.pdf](#) (TOA Speaker Guide)

Asset Number:	<b>10</b>		
Description:	CABLE TRAY		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre		
Location Description:	THROUGH OUT		
Services:	Electrical Services - Not Elsewhere Included		
Make:	KOUNIS	Model:	KOUNIS
Serial:	N/A	Supplier:	KOUNIS
Qty:	1	Retail Price \$:	8000
Install Date:	01/08/2013	Wty Expiry Date:	01/08/2014
Life Exp:	N/A	Reference information :	N/A

 [Cable-Supports-Catalogue-Complete-20131003.pdf](#) (Cable Supports Catalogue Complete 20131003)

Asset Number:	<b>11</b>		
Description:	SUB-MAINS		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre		
Location Description:	THROUGHOUT		
Services:	Electrical Services - Cables And Wires		
Make:	VARIOUS	Model:	N/A
Serial:	N/A	Supplier:	ACTIVE ELECTRICAL
Qty:	1	Retail Price \$:	1
Install Date:	01/04/2014	Wty Expiry Date:	01/04/2015
Life Exp:	10 YEARS	Reference information :	

 [APEC\\_Cables\\_XLPE.mht](#) (APEC Cables XLPE)

 [APEC-Catalogue.pdf](#) (APEC Catalogue)

 [E-Cables-Technical.pdf](#) (E Cables Technical)

 [GENERAL\\_CABLES\\_XLPE.pdf](#) (GENERAL CABLES XLPE)

Project: Assisi Aged Care Centre - Stage 2

Manual: Electrical Services

Section: **Maintenance**

## **Electrical Components**

### **12 Month - Switchboard and Wiring**

- The following tasks were supplied by AIRAH and are indicative only.
- Check all fuses for correct rating.
- Check all time delays where possible.
- Check and report where wiring diagrams are considered to be incorrect.
- Check connections to (a) motors, (b) switchboards, or (c) equipment subject to vibration.
- Check for existence of Switch Board card.
- Check overload ratings against motor nameplate.
- Check that conduits are securely fixed.
- Check, and rectify where necessary, condition of exposed cable insulation.
- Examine and rectify panel seals.
- Examine external switches for damage to seals.
- Reattach any labels that have fallen off. Report any labels that have been removed.
- Test operation of all time switches where possible.
- Vacuum clean interior of all switchboards.
- Carry out the following tasks in accordance with AS3666, SAHB32 and the Public Health Act
- The following tasks were supplied by AIRAH and are indicative only.

### **This Schedule services the following Assets:**

#### **#1 - DB-2**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre

#### **#2 - DB-5**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre

#### **#3 - DB-6**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre

## **Electrical Equipment - Commercial**

### **12 Month - Class II**

- Carry out the following tasks in accordance with AS3760, the tasks are indicative only and the Standard should be consulted for complete information
- Perform general inspection of equipment and connecting facilities
- Perform Test of Insulation with Leakage Current test
- Check Polarity of re-wireable plugs and cord extension sockets

### **This Schedule services the following Assets:**

#### **#1 - DB-2**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre

## **#2 - DB-5**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre

## **#3 - DB-6**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre

## **#4 - LIGHT FITTINGS**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre

### **Exit & emergency Evacuation Lighting**

#### **1 Year -**

- See within stage 1 manual as there is nothing within this Stage 2 manual I can use even though I have requested it to be updated

### **LUMANAIRES**

#### **1 Year -**

- Cleaning/Dusting of fittings to maintain light levels.
- Check globes, tubes, starters & fittings for damage.
- Visual inspection for heat stress

**This Schedule services the following Assets:**

## **#4 - LIGHT FITTINGS**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre

### **RCD - Commercial Fixed Testing**

#### **6 Month - RCD Push Button Test**

- A Push Button Test should be carried out as per AS/NZS 3760:2003

#### **12 Month - RCD Operating Time Test**

- An Operating Time Test should be carried out as per AS/NZS 3760:2003

**This Schedule services the following Assets:**

## **#1 - DB-2**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre

## **#2 - DB-5**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre

## **#3 - DB-6**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre

Project: Assisi Aged Care Centre - Stage 2

Manual: Electrical Services

Section: **Operations Data**

---

#### **MAINS RETICULATION SYSTEM**

(Electrical Services - Distribution Boards)

The mains reticulation system has been provided as per the Waterman Consulting Engineers design & documentation & requires no further adjustment or Alteration.

Any required shut down of the mains cable reticulation system would need to be carried out by a licensed electrician using industry standard practices.

#### **LIGHTING CONTROL SYSTEM**

(Electrical Services - Lighting Systems)

The lighting control system has been provided by Conson Australia.

The system has been programmed as per Stage 1 requirements, any further adjustment would need to be undertaken by Conson Australia.

The lighting system operates & functionality is as per the previous stage.

#### **EXIT & EMERGENCY MONITORED SYSTEM**

(Electrical Services - Emergency Lighting System)

The exit & emergency monitoring system has been provided by Famco.

Any future testing would need to be undertaken by Famco.

The system is powerline based monitored system & periodic testing of the installation as required via the onsite computer within the main Comms room (undertaken by Famco).

An agreement with Famco for future testing will need to be arranged at the completion of the project.

#### **Isolation of electrical equipment**

(Electrical Services - Distribution Boards)

Any isolation of electrical equipment for maintenance or repair should be undertaken by a suitably qualified person/s utilising a industry accepted lockout procedure.

#### **Restarting electrical installation after power failure**

(Electrical Services - Distribution Boards)

These works should be undertaken by a suitably qualified person/s.

Isolate all NON ESSENTIAL CB'S at MDB-1 (within the switchboard room car park).

Once power has been reconnected to site progressively turn "ON" all C/B's & check the entire installation for faulty or damaged equipment & replace/repair as necessary.

Project: Assisi Aged Care Centre - Stage 2

Manual: Electrical Services

Section: **Warranties, Certificates and Commission Information**

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**Certificate - CERTIFICATES OF ELECTRICAL SAFETY**

XStaff E/C will maintain the installation for the length of the defect liability period

 [STAGE\\_2\\_NON\\_PRESCRIBED\\_CERTIFICATES.pdf \(STAGE 2 NON PRESCRIBED CERTIFICATES\)](#)

**Certificate - EXIT & EMERGENCY LIGHTING CERTIFICATION**

 [EXIT\\_\\_\\_EMERGENCY\\_LETTER.ASSISI\\_STAGE\\_2.pdf \(EXIT EMERGENCY LETTER ASSISI STAGE 2\)](#)

 [FAMCO\\_TEST\\_RESULTS\\_STAGE\\_21.pdf \(FAMCO TEST RESULTS STAGE 2\)](#)

**Certificate - MATV/FOXTEL CERTIFICATION**

 [CERTIFICATE\\_OF\\_OCCUPANCY-\\_STAGE\\_2.pdf \(CERTIFICATE OF OCCUPANCY STAGE 2\)](#)

**Certificate - COMMUNICATIONS BACK BONE CERTIFICATION**

 [ASSISI\\_CERTIFICATION\\_STAGE\\_2.pdf \(ASSISI CERTIFICATION STAGE 2\)](#)

**Commission Information - RCD TEST RESULTS**

 [STAGE\\_2\\_RCD\\_TEST\\_RESULTS.pdf \(STAGE 2 RCD TEST RESULTS\)](#)

**Commission Information - EXIT & EMERGENCY LIGHTING COMMISSIONING REPORT**

 [FAMCO\\_TEST\\_RESULTS\\_STAGE\\_2.pdf \(FAMCO TEST RESULTS STAGE 2\)](#)

**Commission Information - MATV/FOXTEL COMMISSIONING RESULTS**

 [Book2\\_\\_\\_stage\\_2\\_\\_\\_.xlsx \(Book2 stage 2\)](#)



Project: Assisi Aged Care Centre - Stage 2

Manual: Electrical Services

Section: **Spare Parts**

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### **DISTRIBUTION BOARDS**

(Electrical Services - Distribution Boards)

Distribution have been provided ABB Australia.

Spare parts can be found in the Assets Section.

As per Stage 1.

### **EMERGENCY LIGHTING**

(Electrical Services - Emergency Lighting System)

Emergency Lighting system has been provided by FAMCO.

Spare parts can be found in the Assets Section.

As per Stage 1.

### **LIGHTING**

(Electrical Services - Lighting Systems)

All lighting has been provided by Lecky's Epping.

Spare parts can be found in the Assets section.

As per Stage 1.

### **POWER OUTLETS**

(Electrical Services - Power Outlets)

All power outlets have been provided Clipsal Australia.

Spare parts can be found in the Assets section.

As per Stage 1.

Project: Assisi Aged Care Centre - Stage 2

Manual: Electrical Services

Section: **Help and Contact**

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Company Name: XStaff Electrical Contracting Pty Ltd  
Trade/Product: Electrical Installation  
Contact Person: Micah Thomas  
Work Number: 9407 1764  
Mobile Number: 0433 462 734  
After Hr Number: N/A  
Address: Factory 10/50 Heaths Crt, Mill Park  
Email Address: mthomas@xstaff.com.au

Company Name: Famco Australia  
Trade/Product: Exit & emergency lighting system  
Contact Person: Niko Taleveski  
Work Number: 9935 7357  
Mobile Number: 0413 740 184  
Email Address: niko@famco.com.au

Company Name: Conson Australia Pty Ltd  
Trade/Product: Lighting Control System  
Contact Person: Milton Collins  
Work Number: 9754 2999  
Mobile Number: 0419 464 444  
Email Address: miltoncollins@conson.com.au

Company Name: Team Antennas  
Trade/Product: MATV/FOXTEL SYSTEM  
Contact Person: JASON BASSO  
Work Number: 1300886413  
Fax Number: 98465333  
Mobile Number: 0414847318  
Email Address: sales@teamantennas.com.au

Company Name: LECKYS ELECTRICAL PROJECT DIVISION  
Trade/Product: LIGHT FITTINGS  
Contact Person: DARREN SIMPSON  
Work Number: 9422 6800  
Fax Number: 9422 6820

Mobile Number: 0425 814 001  
Address: 6A DILOP DRIVE, EPPING

Company Name: ACTIVE ELECTRICAL DISTRIBUTORS  
Trade/Product: ACCESSORIES  
Contact Person: AARON REINER  
Work Number: 9460 9933  
Fax Number: 9460 9922  
Address: 3/58 KEON PARADE, THOMASTOWN  
Email Address: activethomastown@hotmail.com

Company Name: SULLY SOUND  
Trade/Product: PUBLIC ADDRESS SYSTEM  
Contact Person: GARY RUSSIAN  
Work Number: 93831399  
Fax Number: 93831278  
Mobile Number: 0418 904 316  
Address: 25 Colebrook Street, Brunswick

Company Name: TMG MOTOR CONTROL  
Trade/Product: DISTRIBUTION BOARDS  
Contact Person: TREVOR GIBSON  
Work Number: 8768 7723  
Fax Number: 8768 7724  
Mobile Number: 0403 339 183  
Address: 67 Waterview Close, Dandenong South  
Email Address: tmg-mc@bigbond.net.au

Company Name: WATERMAN AHW  
Trade/Product: ELECTRICAL CONSULTANT  
Contact Person: JON VAN DER GRAAF  
Work Number: 9685 9900  
Fax Number: 9685 9999

Company Name: THOMSON ADSETT  
Trade/Product: ARCHITECT  
Contact Person: FAHMY FAHMY  
Work Number: 9699 6116  
Fax Number: 9699 6171

Project: Assisi Aged Care Centre - Stage 2  
Manual: Electrical Services  
Section: **Drawings and References**

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### **Drawing - STAGE 2 AS BUILT DRAWINGS**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre

 [E102\\_EM.pdf \(E102 EM\)](#)

 [E102\\_D\\_1.pdf \(E102 D\)](#)

 [E105-E.PDF \(E105 E\)](#)

### **Drawing - SWITCHBOARD SHOP DRAWINGS & SCHEDULES**

 [DB-2\\_SHOP\\_DRAWING.pdf \(DB 2 SHOP DRAWING\)](#)

 [DB-5\\_SHOP\\_DRAWING.pdf \(DB 5 SHOP DRAWING\)](#)

 [DB-6\\_SHOP\\_DRAWING.pdf \(DB 6 SHOP DRAWING\)](#)

 [ASSISI\\_DB-2\\_SCHEDULE.pdf \(ASSISI DB 2 SCHEDULE\)](#)

 [ASSISI\\_DB-5\\_SCHEDULE.pdf \(ASSISI DB 5 SCHEDULE\)](#)

 [ASSISI\\_DB-6\\_SCHEDULE.pdf \(ASSISI DB 6 SCHEDULE\)](#)

### **Drawing - ELECTRICAL SPECIFICATION**

 [Electrical\\_Services\\_Specification.pdf \(Electrical Services Specification\)](#)

### **Drawing - MATV/FOXTEL**

 [D00206\\_-\\_230\\_Rosanna\\_Road\\_Rosanna.pdf \(D00206 230 Rosanna Road Rosanna\)](#)

 [Book2\\_\\_stage\\_2\\_.xlsx \(Book2 stage 2\)](#)

 [CERTIFICATE\\_OF\\_OCCUPANCY-STAGE\\_2.pdf \(CERTIFICATE OF OCCUPANCY STAGE 2\)](#)

 [5\\_input\\_2\\_way\\_splitter.pdf \(5 input 2 way splitter\)](#)

 [5\\_input\\_4\\_way\\_splitter.pdf \(5 input 4 way splitter\)](#)

 [5\\_input\\_splitters\\_and\\_taps.pdf \(5 input splitters and taps\)](#)

 [Visio-230ROSANNATEAMANT.pdf \(Visio 230ROSANNATEAMANT\)](#)

### **Drawing - LIGHTING CONTROL**

 [Conson\\_As\\_Builds\\_pdf.zip \(Conson As Builds pdf\)](#) (Path: /ProjectFiles/10703/Drw/)

 [Assisi\\_DB-2.pdf \(Assisi DB 2\)](#)

 [Assisi\\_DB-5.pdf \(Assisi DB 5\)](#)

 [Assisi\\_DB-6.pdf \(Assisi DB 6\)](#)

### **Drawing - PUBLIC ADDRESS SYSTEM**















 [pa\\_schematic\\_assisi\\_centre.pdf \(pa schematic assisi centre\)](#)

### **Drawing - DESIGN REFERENCE**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre

 [E001\\_C\\_.pdf \(E001 C\)](#)

 [E002\\_D\\_.pdf \(E002 D\)](#)

-  [E003\\_\\_D\\_.pdf \(E003 D\)](#)
-  [E004\\_\\_D\\_.pdf \(E004 D\)](#)
-  [E005\\_\\_D\\_.pdf \(E005 D\)](#)
-  [E006\\_\\_D\\_.pdf \(E006 D\)](#)
-  [E007\\_\\_D\\_.pdf \(E007 D\)](#)
-  [E008\\_\\_C\\_.pdf \(E008 C\)](#)
-  [E101\\_\\_D\\_.pdf \(E101 D\)](#)
-  [E102\\_\\_D\\_.pdf \(E102 D\)](#)
-  [E103-H.pdf \(E103 H\)](#)
-  [E104-E.PDF \(E104 E\)](#)
-  [E105-F.pdf \(E105 F\)](#)
-  [E106-J.pdf \(E106 J\)](#)
-  [E201\\_\\_C\\_.pdf \(E201 C\)](#)
-  [E202-E.PDF \(E202 E\)](#)



## OPERATIONS AND MAINTENANCE MANUALS

# Fire Electrical

Project  
Assisi Aged Care Centre - Stage 2

Location  
Assisi

Compiled  
20/07/2015

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Electrical

## Section: **Introduction and Scope Information**

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### **Introduction and Scope**

Scope of Works Detection:

1. Additions to the Fire Indicator Panel
2. Building Occupant Warning System
3. Connection to Sprinkler Control Valves
4. Interface to Air Conditioning
5. Manual Call Points
6. Magnetic Door Holders
7. Smoke Detectors
8. Ceiling Speakers
9. Horn Speakers
10. Cabling
11. Commissioning
12. Programming
13. Certification
14. 12 months Warranty

### **Emergency Instructions**

Emergency instruction

 [Ampac\\_emergency\\_guide.tif \(Ampac emergency guide\)](#)

### **Emergency Contact**

If there is a fire the emergency contact is "000". In the case of a fire panel fault the emergency contact is Chris Hodgkinson of Rapid Fire Prevention. 0423924689

### **Introduction**

Stage 2 of the Assisi project has new devices being installed throughout. There are two 120 watt amplifiers in the new panel. 1 is for the new building and the second one is for the existing building (stage 2). smoke detectors are installed to the Australian standard AS 1670.1. Evacuation speakers are also installed to the same standard. Smoke doors exist on with door hold open magnets attached which release upon the event of an alarm to stop the travel of smoke.

Mechanical switchboards also shut down in the event of a fire

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Electrical

Section: **Assets**

Asset Number:	<b>1</b>		
Description:	Smoke detectors		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	All areas		
Services:	Fire Services - Fire Detection Systems		
Make:	Apollo	Model:	XP 95
Serial:	201-0003	Supplier:	Ampac
Qty:	95	Retail Price \$:	95
Install Date:		Wty Expiry Date:	
Life Exp:	20 years	Reference information :	

Asset Number:	<b>2</b>		
Description:	Evacustion Speakers		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	All areas		
Services:	Fire Services - Ewis		
Make:	Redback	Model:	One Shot
Serial:	218-0026	Supplier:	Ampac
Qty:	40	Retail Price \$:	18
Install Date:		Wty Expiry Date:	
Life Exp:	20	Reference information :	

Asset Number:	<b>3</b>		
Description:	Detector Base		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	All areas		
Services:	Fire Services - Fire Detection Systems		
Make:	Apollo	Model:	XP 95 detector base
Serial:	201-0004	Supplier:	Ampac
Qty:	95	Retail Price \$:	12
Install Date:		Wty Expiry Date:	
Life Exp:	20	Reference information :	

Asset Number:	<b>4</b>		
Description:	Manual call points		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Corridors		



Services:	Fire Services - Fire Detection Systems		
Make:	Apollo	Model:	XP95 Manual Call Point
Serial:	213-0050	Supplier:	Ampac
Qty:	10	Retail Price \$:	95
Install Date:		Wty Expiry Date:	
Life Exp:	20	Reference information :	

Asset Number:	5		
Description:	Magnetic door holders		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Smoke doors		
Services:	Fire Services - Fire Detection Systems		
Make:	Ampac	Model:	H136- Surface mount
Serial:	212-003	Supplier:	Ampac
Qty:	14	Retail Price \$:	125
Install Date:		Wty Expiry Date:	
Life Exp:	20	Reference information :	

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Electrical

Section: **Maintenance**

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### **Fire detection and alarm systems**

#### **5 Year - Fire detection and alarm systems - Five yearly service**

- Maintenance routines are to be undertaken in accordance with AS1851 and Table 6.4.1.5

##### **4.1 Monthly, six monthly and yearly service**

Complete all monthly, six-monthly and yearly service activities, as listed in Tables 6.4.1.2, 6.4.1.3 and 6.4.1.4.

##### **4.2 Supervised circuits**

TEST each input and output supervised circuit for any condition that prevents the transmission of the required signal and ensure a fault is registered at the FIP.

##### **4.3 Fault**

SIMULATE a circuit fault condition at the FIP and confirm that all required common or general visual and audible indications operate. Where such faults are monitored, ensure the fault has activated the alarm signalling equipment. Where the panel is an SIP confirm that the fault condition is indicated at the FIP.

##### **4.4 Addressable short circuit isolators**

Apply short circuits as required to verify that no more than 40 devices are disabled by a single short circuit.

##### **4.5 Power supply supervision**

Where the system is monitored, REDUCE the CIE operating voltage to trigger a power supply supervision fault and CONFIRM that it is received by the monitoring service provider. Where the panel is an SIP or a distributed power supply, confirm that the power supply supervision fault condition is indicated at least as a fault at the FIP.

##### **4.6 Collective detection circuits**

For each collective fire detection circuit, REMOVE the last detector or device on the circuit and confirm that a fault signal is registered at the CIE.

##### **4.7 Interface and control test**

CONDUCT a functional test with each system interface in accordance with the building's systems interface diagram and CHECK that each interfaced system responds to the signal in accordance with the approved design. See Appendix D.

##### **4.8 Occupant warning system speaker circuits**

MEASURE and record the impedance of each loud speaker circuit and check that it has not changed by more than 15% from the last test nor exceeded the rated output in the baseline data for amplifier.

#### 4.9 Monitoring connection

Where the system is monitored, TEST that the loss of each of the monitoring links is indicated at the monitored site.

#### 4.10 Alarm verification facility

TEST one detector of each type per circuit with alarm verification facility enabled to check that it functions in accordance with the approved design.

### **This Schedule services the following Assets:**

#### **#1 - Smoke detectors**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#2 - Evacuation Speakers**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#3 - Detector Base**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#4 - Manual call points**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#5 - Magnetic door holders**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Electrical

Section: **Operations Data**

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**Installation & operation manual**

(Fire Services - Alarm Panel)

Installation and operation manual for the fire indicator panel as Assisi Aged Care

 [MAN2744\\_FF\\_Inst\\_Comm\\_SPX\\_AS4428\\_.pdf \(MAN2744 FF Inst Comm SPX AS4428\)](#)

Project: Assisi Aged Care Centre - Stage 2


Manual: Fire Electrical

Section: **Warranties, Certificates and Commission Information**

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#### **Certificate - inspectors report**

Inspectors report

 [Assisi\\_Centre\\_Aged\\_Care\\_-\\_Rosanna\\_-\\_Stage\\_2.pdf](#) (Assisi Centre Aged Care Rosanna Stage 2)

#### **Commission Information - Commissioning documents**

Commissioning test report

Installers statement

Instructions

 [COMMISSIONING\\_TEST\\_REPORT.pdf](#) (COMMISSIONING TEST REPORT)

 [Installers\\_statement.pdf](#) (Installers statement)

 [INSTRUCTIONS.pdf](#) (INSTRUCTIONS)

 [STANDARD\\_FORM\\_OF\\_INSTALLER.pdf](#) (STANDARD FORM OF INSTALLER)

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Electrical

Section: **Spare Parts**

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### **Ampac equipment**

(Fire Services - Fire Detection Systems)

addressable devices for a fire finder and evacuation speakers

 [xp95analogue.pdf \(xp95analogue\)](#)

 [PDS213-0017-2-3\\_ACP-01.pdf \(PDS213 0017 2 3 ACP 01\)](#)

 [Ceiling\\_20Speakers\\_1\\_.pdf \(Ceiling 20Speakers 1\)](#)

 [PDS212-0012-1\\_ADH01\\_Ampac\\_Door\\_Holder.pdf \(PDS212 0012 1 ADH01 Ampac Door Holder\)](#)

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Electrical

Section: **Help and Contact**

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Company Name: Assured Fire Protection

Trade/Product: Fire Electrical

Contact Person: Robert Costello

Work Number: 99041000

Fax Number: 9794 9896

Mobile Number: 04873333087

After Hr Number: 0487333087

Address: 70- 72 Williams Road Dandenong South 3175

Email Address: robcostello@assuredfireprotection.com.au

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Electrical

Section: **Drawings and References**

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### **Drawing - Assisi Stage 2 speaker as built**

 [Assisi\\_ground\\_speaker-F102.pdf](#) (Assisi ground speaker F102)

### **Drawing - Assisi stage 2 detection as built**

 [Assisi\\_ground\\_-\\_Fire\\_det\\_Stage\\_2-F102-2.pdf](#) (Assisi ground Fire det Stage 2 F102 2)

### **Drawing - Assisi stage 2 detection zones**

[Location] (AACC) Assisi

 [Assisi\\_ground\\_-\\_Fire\\_det\\_with\\_zones\\_-\\_Stage\\_2-F102.pdf](#) (Assisi ground stage 2 detection zones F102)





## OPERATIONS AND MAINTENANCE MANUALS

# Fire Hydraulics

Project  
Assisi Aged Care Centre - Stage 2

Location  
Assisi

Compiled  
20/07/2015

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Hydraulics

## Section: **Introduction and Scope Information**

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### **Introduction to Plumbco Plumbers Pty Ltd**

Plumbco Plumbers commenced operation in 2001. We provide plumbing and civil drainage services to the commercial construction industry. We specialize in apartments, office buildings, warehouse / office buildings, institutional projects, restaurants, schools and leisure centers. Plumbco Plumbers maintains a core group of professional Project Managers, Foremen and highly skilled Tradesman, many with over 25 years experience. We are committed to maintaining our high quality of workmanship through the training of apprentices.

Plumbco Plumbers has a specialised fit out tenancy division which has extensive experience in projects from small fit outs to major multi level refurbishments.

Plumbco Plumbers prides itself on delivering the highest quality on all projects, whilst meeting set deadlines and budgets.



### **Scope of Works - Fire Hydraulics**

Details to be added here...

 [Hydrant\\_Service\\_Stage\\_2.docx \(Hydrant Service Stage 2\)](#)

 [Scope\\_Fire.docx \(Scope Fire\)](#)

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Hydraulics

Section: **Assets**

Asset Number:	<b>1</b>		
Description:	Single Hydrant Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.78) Corridor		
Location Description:	Wall Mounted		
Services:	Fire Services - Hydrant Systems		
Make:	Mathews Fire Alarm	Model:	VLV 63 STORZ
Serial:	FS00362	Supplier:	Chubb Fire
Qty:	3	Retail Price \$:	600
Install Date:	12/08/2013	Wty Expiry Date:	12/08/2014
Life Exp:	10	Reference information :	

 [Hydrant\\_Valve\\_Storz\\_x\\_roll\\_groove\\_valve.pdf \(Mathews Fire Alarm Hydrant Valve\)](#)

Asset Number:	<b>1.1</b>		
Description:	Single Hydrant Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.85) Sitting		
Location Description:	Wall Mounted		
Services:	Fire Services - Hydrant Systems		
Make:	Mathews Fire Alarm	Model:	VLV 63 STORZ
Serial:	FS00362	Supplier:	Chubb Fire
Qty:	3	Retail Price \$:	600
Install Date:	12/08/2013	Wty Expiry Date:	12/08/2014
Life Exp:	10	Reference information :	

 [Hydrant\\_Valve\\_Storz\\_x\\_roll\\_groove\\_valve.pdf \(Mathews Fire Alarm Hydrant Valve\)](#)

Asset Number:	<b>2</b>		
Description:	Single Hydrant Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.97) Existing Sitting		
Location Description:	Wall Mounted		
Services:	Fire Services - Hydrant Systems		
Make:	Mathews Fire Alarm	Model:	VLV 63 STORZ
Serial:	FS00362	Supplier:	Chubb Fire
Qty:	3	Retail Price \$:	600
Install Date:	12/08/2013	Wty Expiry Date:	12/08/2014
Life Exp:	10	Reference information :	

 [Hydrant\\_Valve\\_Storz\\_x\\_roll\\_groove\\_valve.pdf \(Mathews Fire Alarm Hydrant Valve\)](#)

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Hydraulics

Section: **Maintenance**

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### **Fire hydrant systems**

#### **1 Month - Fire hydrant systems - Monthly service**

- Maintenance routines are to be undertaken in accordance with AS1851 and Table 4.4.1

##### **1.1 Monthly service**

Where pumpsets are fitted complete all pumpset monthly service activities, as listed in Table 3.4.1.

##### **1.2 Pump-starting devices**

(a) CHECK that all isolating valves to pumpstarting pressure devices are secured in the open position.

(b) CHECK that pressure switches are securely mounted and are protected against the ingress of water, dust and insects.

##### **1.3 Pump-starting devices function test— Compression ignition engine (diesel)**

(a) START each pumpset by reducing the applied water pressure to the pump-starting device and run engine, in accordance with Section 3.

(b) RESTART the pumpset using the manual starting device and again run the compression ignition engine in accordance with Section 3.

(c) RECORD the pump cut-in pressures and verify that they are within the ranges indicated on the pressure gauge schedule

##### **1.4 Pump-starting devices function test— Electric motor drivers**

(a) START each pumpset by reducing the applied water pressure to the starting device and run motor in accordance with Section 3.

(b) RESTART the pumpset using the manual starting device and again run the motor in accordance with Section 3.

(c) Where more than one starting device is installed, including the manual starting device, the test may be carried out on a rotating basis. The period between the exercising of each starting device is not to exceed 3 months. Where this would require the pump to start more than 5 times in succession, the period may be extended to 6 months.

#### **6 Month - Fire hydrant systems - 6 Monthly service**

- Maintenance routines are to be undertaken in accordance with AS1851 and Table 4.4.2

## 2.1 Monthly service

COMPLETE all monthly service activities, as listed in Table 4.4.1.

## 2.2 Water supply stop valves and isolating valves

OPERATE (two full turns) all water supply stop valves (including backflow prevention stop valves and underground key-operated valves except where owned by the water supply authority) and verify they are fully open, secure in the open position (relaxed quarter turn if appropriate) and are correctly labelled as indicated on the valve list.

### NOTES:

1. Record the number of valves checked against the total number of valves on the valves list.
2. If a valve list does not exist, it should be developed during this activity. See Appendix C.

## 2.3 Hydrant valves (above ground)

CHECK all hydrant valves:

- (a) Are accessible.
- (b) Hand-wheels are securely fitted.
- (c) Blanking caps, where fitted, are in good condition.

## 2.4 Hydrant valves (below ground)

CHECK all hydrant valves:

- (a) Are accessible.
- (b) Blanking caps, where fitted, are in good condition.
- (c) Check cover plate for ease of opening.
- (d) Not leaking.

## 2.5 Booster assembly (where fitted)

CHECK all booster assemblies:

- (a) Are accessible.
- (b) Hand-wheels are securely fitted.
- (c) Pressure gauges and blanking caps, where fitted, are in good condition.
- (d) For condition of washers on booster assembly connection inlets.
- (e) For legible labelling indicating maximum system working pressure.
- (f) For legibility of hydrant system block plan where fitted.

## 2.6 Remote pump starting

DEPRESSURIZE the hydrant system(s) at the most hydraulically disadvantaged hydrant and CHECK that the pump starts.

## 2.7 Hydrant and booster connections— Compatibility

CHECK that all hydrant and booster connection points are compatible with local brigade requirements.

## 2.8 Hydrant hose (where fitted)

CHECK all branch pipes, nozzles and hose couplings are in good condition, compatible with the hydrant valves and properly stowed.

## 2.9 Foam concentrate and loose equipment (where provided)

### CHECK:

- (a) Equipment provided in the cabinet is in accordance with the cabinet contents list.
- (b) Equipment items are compatible and in good condition.
- (c) Foam concentrate containers are in good condition, seals are intact and the labels are legible.
- (d) Signage for legibility.

## 2.10 Cabinets

CHECK pressure readings on the low side of pressure-reducing and pressure-limiting valves for deviations from designed operating pressure.

## 2.11 Pressure-reducing/ pressure-limiting valves

CHECK pressure readings on the low side of pressure-reducing and pressure-limiting valves for deviations from designed operating pressure.

NOTE: Gauges or facilities for gauges should be installed immediately upstream and downstream of the valve(s).

## 2.12 Block plan (where required) and pressure gauge schedule

CHECK for legibility and appropriate location.

# **1 Year - Fire hydrant systems - Annual service**

- Maintenance routines are to be undertaken in accordance with AS1851 and Table 4.4.3

## 3.1 Monthly and six monthly service

COMPLETE all monthly and six-monthly service activities, as listed in Tables 4.4.1 and 4.4.2.

## 3.2 Hydrant valves (above and below ground)

OPEN partially all hydrant valves in the system and prove the presence of water at each point.

NOTE: To prevent water damage, it is recommended that a suitable adapter to limit water flow be used for this test on internal hydrants. Each hydrant in the system should be opened separately.

## 3.3 Hydrant water supply valves

(a) OPERATE (two full turns) all water supply valves—above ground, underground keyoperated valves (except where owned by the water supply authority) and subsidiary stop valves (e.g., floor isolation valves). Ensure they are fully open and, where applicable, secured in the open position (relaxed quarter turn where applicable) and are correctly labelled as indicated on the valve list.

### NOTES:

1. Record the number of valves checked against the total number of valves on the valve list.
2. Where underground key operated valves are owned by the water supply authority, the owner should arrange for the water supply authority to test the valve(s) to confirm the valve(s) is operational and in the correct position.
3. If a valve list does not exist, it should be developed during this activity (see Appendix C).

(b) VERIFY that the valve position indicators are securely mounted and indicate correctly.

(c) TEST each valve monitor (where fitted) by closing and re-opening the valve. Verify correct indication at the CIE.

### 3.4 Non-return valves

VERIFY that all non-return valves are operating freely and are seating correctly.

### 3.5 Hydrant hose (where fitted)

VERIFY all branch pipe, nozzles and hose couplings waterways are unobstructed and in good condition.

### 3.6 Pressure-reducing station test

(a) OPERATE all pressure-reducing valves and verify correct operation under flow conditions.

(b) VERIFY that pressure readings on the low pressure side of the valves are within the range stated at the pressure-reducing valve station.

(c) OPERATE pressure-relief valve and record operating pressure. If necessary, adjust the setting to relieve at 50 kPa above the operating pressure of the pressure-reducing valve. Replace the tamper seal if necessary.

NOTE: The pressure-relief valve test may be carried out using a portable test apparatus.

### 3.7 Water supply proving test

CONDUCT a water supply proving test for each water supply verifying that the system flow and pressure requirements meet the design criteria, using either—

(a) a fixed flow meter test facility; or

(b) a portable test apparatus at the most hydraulically disadvantaged hydrant valve(s).

### NOTES:

1. Where the water supply is the sole source of water for both sprinkler and hydrant systems, both sprinkler and hydrant demands should be available simultaneously.

2. In high-rise buildings where there are multiple pressure zones, a water supply proving test should be carried out on the most remote hydrant in each zone.

### 3.8 Hydrant system interface control test (fire trips)

(a) CONDUCT a functional system test via the pressure switch or flow switch with other interfaced fire systems.

(b) VERIFY that the interface functions in accordance with the building systems interface schematic.

NOTE: It is recommended that the responsible entity coordinate testing the interfaced fire protection

systems.

### 3.9 Water supply tanks— Atmospheric

Perform routine service in accordance with Section 5.

### 3.10 Water supply (river, lake, etc.)

Strainers/screens

(a) CHECK suction inlet strainer(s) or screen(s).

(b) Following water supply proving test (Table 4.4.2 Item 2.6), CLEAN suction inlet strainer(s). Lower raised screen and raise and clean 'in-use' screen.

### 3.11 Survey—Installation

(a) Pipework—CHECK that exposed water distribution system, including pipework, pipe supports and valve, appears free from corrosion and damage, not subject to external loads and pipework is properly supported.

(b) Hydrant obstructions—CHECK for obstructions likely to impede hydrant valve access.

### 3.12 Survey—Design

(a) Occupancy—CHECK that hydrant design remains applicable for current building arrangement or use.

(b) Site documentation—CHECK that block plans, emergency instructions and pressure schedules contain the details required in accordance with AS 2419.1.

## **5 Year - Fire hydrant systems - 5 yearly service**

- Maintenance routines are to be undertaken in accordance with AS1851 and Table 4.4.4

### 4.1 Six-monthly and yearly service

COMPLETE all monthly, six monthly and yearly service activities, as listed in Tables 4.4.1, 4.4.2 and 4.4.3.

### 4.2 Booster connection flow test (where fitted)

CONDUCT a flow test through booster connection in accordance with AS 2419.1 or to approved design Standard.

NOTE: Conduct the flow test after a satisfactory (pass) hydrostatic test.

### 4.3 Hydrostatic test

Where a booster is fitted CONDUCT a hydrostatic pressure test on the entire system at 1.5 times the system working pressure of the required design Standard.

### 4.4 Booster assembly

(a) CHANGE all washers on booster assembly connection inlets.

(b) LUBRICATE internal non-return spring check valves on a 10-yearly basis.



4.5 Drain and test valve washers

For screw-down style valves, EXAMINE seating and fit new washers. For packed gland variants, FIT new gland packing.

4.6 Stop valves

FIT new gland packing and lubricate spindle.

4.7 Hydrant valves

FIT new seatings to all hydrant valves and lubricate spindles. (Perishable items only.)

NOTE: This activity should be completed prior to conducting the hydrostatic pressure test.

4.8 Water supply non-return valves

RENEW water supply non-return valve seatings and gaskets.

4.9 Gauges

CHECK all pressure gauges against calibrated gauge.

4.10 Water supply tanks— Atmospheric

Perform routine service in accordance with Section 5.

**This Schedule services the following Assets:**

**#1 - Single Hydrant Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.78) Corridor

**#2 - Single Hydrant Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.97) Existing Sitting

**#1.1 - Single Hydrant Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.85) Sitting

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Hydraulics

Section: **Operations Data**

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**Mathews Fire Alarm Storz Valve**  
(Fire Services - Hydrant Systems)

 [Hydrant\\_Valve\\_Storz\\_x\\_roll\\_groove\\_valve.pdf \(Hydrant Valve Storz x roll groove valve\)](#)

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Hydraulics

Section: **Warranties, Certificates and Commission Information**

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**Certificate - Assisi Stage 2 Fire Hydrant Commission Report**

Commencement: 05/02/2013 Completion: 26/09/2013

 [13760\\_Plumbco\\_Stage\\_2\\_Assisi\\_House\\_Rosanna.pdf](#) (13760 Plumbco Stage 2 Assisi House Rosanna)


**Certificate - Assisi Stage 2 Installation Compliance Certificate - Fire Services**

Commencement: 05/02/2013 Completion: 26/09/2013

 [Assisi\\_Installation\\_Compliance\\_Cert\\_Fire\\_Services\\_S2.jpg](#) (Assisi Installation Compliance Cert Fire Services S2)

**Certificate - Assisi Stage 2 Fire System / Penetration BCA Certificate**

Commencement: 05/02/2013 Completion: 26/09/2013

 [Assisi\\_Fire\\_Service\\_-\\_Slab\\_Peno\\_BCA\\_Cert\\_S2.jpg](#) (Assisi Fire Service Slab Peno BCA Cert S2)

**Certificate - Assisi Stage 2 Certificate of Compliance**

Commencement: 05/02/2013 Completion: 26/09/2013

 [Assisi\\_Certificate\\_Of\\_Compliance\\_Stage\\_2.pdf](#) (Assisi Certificate Of Compliance Stage 2)

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Hydraulics

Section: **Spare Parts**

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### **Spares**

(Hydraulic Services - Not Elsewhere Included)

No spares supplied as a part of the contract, see Help & Contact section for contact details for general spares...

### **Hydrant Valve spares detail**

(Fire Services - Hydrant Systems)

 [Hydrant\\_Valve\\_Storz\\_x\\_roll\\_groove\\_valve.pdf](#) (Hydrant Valve Storz x roll groove valve)

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Hydraulics

Section: **Help and Contact**

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Company Name: Plumbco Plumbers Pty Ltd  
Trade/Product: Hydraulic Services  
Contact Person: Troy Morris - Director  
Work Number: (03) 9646 7330  
Fax Number: (03) 9646 1927  
Mobile Number: 0409 594 168  
After Hr Number: n/a  
Address: Unit 4 / 9 Rocklea Drive  
Port Melbourne  
VIC 3207  
PO Box 299  
Port Melbourne  
VIC 3207  
Email Address: [troy@plumbcoplumbers.com.au](mailto:troy@plumbcoplumbers.com.au)  
Web Address: <http://www.plumbcoplumbers.com.au/>



Company Name: Fire Australian Co.  
Trade/Product: Hydrant Valves , Roll Groove Pipe and Fittings  
Work Number: (03) 9764 0020  
Fax Number: (03) 9764 0023  
Address: 5/ 47 Rushdale Street Knoxfield  
VIC 3180

Project: Assisi Aged Care Centre - Stage 2


Manual: Fire Hydraulics


Section: **Drawings and References**


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**Drawing - Fire Protection Services Ground Floor Stage 2**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre  
F002


 [P-12-005\\_-F002\\_Issued\\_25\\_1\\_13.pdf \(P 12 005 F002 Issued 25 1 13\)](#)

 [P-12-005\\_-F003\\_Issued\\_25\\_1\\_13.pdf \(P 12 005 F003 Issued 25 1 13\)](#)

 [P-12-005\\_-F004\\_Issued\\_25\\_1\\_13.pdf \(P 12 005 F004 Issued 25 1 13\)](#)

**Drawing - Hydraulic Services Site Plan Water & Fire Hydrant Services**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre

 [P-12-005\\_-H003\\_-Rev\\_B\\_Issued\\_16\\_4\\_13.pdf \(P 12 005 H003 Rev B Issued 16 4 13\)](#)



## OPERATIONS AND MAINTENANCE MANUALS

# Fire Services

Project  
Assisi Aged Care Centre - Stage 2

Location  
Assisi

Compiled  
20/07/2015

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Services

## Section: **Introduction and Scope Information**

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### **Assisi Aged Care stage 2**

#### Sprinkler services

1. Scope of Works Sprinkler:
2. Sprinklers – as per tender drawings.(New Building & Existing Building)
3. Change all existing Sprinklers to New
4. 2 pce Plates.
5. Sprinkler Pipe
6. Remote Test to each New Level
7. Hanging Gear
8. Roll Groove Couplings
9. Connection to Water Supply, supplied by Hydraulics Contractor
10. Valves for Staging
11. 2 x New Isolating Monitored Valves on the Sprinkler Control Valve set
12. Spare Sprinklers
13. Manuals & As built Drawings
14. Independent Certification
15. 12 months warranty on the new installation.

#### Exclusions

1. Acquiring building permits.
2. Painting, patching or making good walls, ceilings or replacement of damaged ceiling tiles.
3. All Builder Works ( 2.4 – Waterman Specification)
4. Suction and booster works to Existing
5. All Hydrant & Hosereel works in Existing Building
6. Tank or Fire Pump works All Underground Works
7. Fire Extinguishers
8. Penetrations or chasing.
9. 240 Volt power supply to Fire Panel.
10. Provision of temporary site amenities including storage. Power, messing, sanitary, water and light.
11. Sealing of penetrations through smoke or fire rated walls or floors.
12. Fire Orders or tactical fire drawings.
13. Costs associated with obtaining drawings and/or CAD disks, which may be required for the preparation of “shop” or “as built” drawings.
14. Alarm Signalling Equipment (ASE) purchase including connection or monitoring fees. Note, this equipment is supplied free of charge if the client takes up a 3-year contract with the monitoring company.
15. Supply or installation of the PSTN backup phone line to the fire panel including carrier installation or rental fees.
16. There is n allowance for extra sprinklers, detectors or speakers



Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Services

Section: **Assets**

Asset Number:	<b>1</b>		
Description:	Sprinkler heads		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre		
Location Description:	All areas		
Services:	Fire Services - Automatic Sprinkler Systems		
Make:	Globe	Model:	GI series
Serial:	GI4221	Supplier:	Globe
Qty:	500	Retail Price \$:	8
Install Date:	30/09/2013	Wty Expiry Date:	
Life Exp:	25+	Reference information :	

Asset Number:	<b>2</b>		
Description:	Residential sprinklers		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre		
Location Description:	All areas below ceiling		
Services:	Fire Services - Automatic Sprinkler Systems		
Make:	Globe	Model:	GI series
Serial:	GI4110	Supplier:	Globe
Qty:	500	Retail Price \$:	10
Install Date:	31/08/2013	Wty Expiry Date:	
Life Exp:	25+	Reference information :	

Asset Number:	<b>3</b>		
Description:	Sprinkler escutcheon plates		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre		
Location Description:	All areas		
Services:	Fire Services - Automatic Sprinkler Systems		
Make:	Globw	Model:	2 piece recessed
Serial:	3254244	Supplier:	Globe
Qty:	1000	Retail Price \$:	2
Install Date:	31/08/2013	Wty Expiry Date:	
Life Exp:	25+	Reference information :	

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Services

Section: **Maintenance**

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### **Automatic fire sprinkler systems - Wet pipe systems**

#### **1 Month - Wet pipe systems - Monthly service**

- Maintenance routines are to be undertaken in accordance with AS1851 and Table 2.4.2.1

##### **1.1 Control valve assembly**

CHECK that control valve assembly area is unobstructed and free of any condition that may adversely affect the operation or access.

##### **1.2 Sprinkler spares, sprinklers and sprinkler spanner**

CHECK that there are spare sprinklers of appropriate quantity and type including a matching sprinkler spanner for each type of sprinkler fitted, available.

##### **1.3 Signage**

CHECK for damage, legibility and appropriate location of each of the following:

1. Sprinkler block plan
2. Sprinkler stop valve inside plate (SSVI)
3. Booster connection signage
4. System pressure gauge schedule
5. Sprinkler and hydrant valve list
6. Interface diagram

##### **1.4 Fire brigade booster connection**

CHECK that the booster connection or enclosure is unobstructed and for any condition that may adversely affect the operation or access.1.5

CHECK that the booster connection coupling type is as per the approved design or local fire brigade requirements.

##### **1.5 Main stop valves and alarm cocks**

INSPECT each main stop valve and alarm cock for each control assembly is secured in the open position and the main stop valve is correctly labelled as indicated on the valve list.

#### **NOTES:**

1. Record the number of valves checked against the total number of valves on the valve list.
2. If a valve list does not exist it should be developed during this activity."

##### **1.6 Pump starting devices isolating valve**

CHECK that each isolating valve to each automatic pump start device is locked in the open position.

#### 1.7 Pressure switches

CHECK each pressure switch and ensure that the cover is in place, correctly labelled, securely mounted and free from any condition likely to adversely affect its function.

#### 1.8 Alarm signalling equipment (ASE) (stand-alone)

CHECK the alarm signalling equipment to ensure that it is securely mounted, free from any condition likely to adversely affect its function and is not indicating alarm, fault, loss of connection, or isolated.

#### 1.9 Sprinkler system interface to other systems

CHECK the sprinkler system alarm interface with other systems is not isolated, inhibited or disabled."

#### 1.10 Water supply stop valves"

(a) OPERATE (two full turns) all water supply stop valves (including backflow prevention stop valves but excluding underground key operated valves) and verify they are fully open, secure in the open position (relaxed quarter turn if appropriate) and are correctly labelled as indicated on the valve list.

#### NOTES:

1. If a valve list does not exist, it should be developed during this activity.
2. Record the number of valves operated against the total number of valves on the valve list.

(b) VERIFY that the valve position indicators are securely mounted and indicate correctly.

(c) Where monitored, test each valve monitor by operating the valve and VERIFY the correct indication at the CIE.

Where more than 12 water supply stop valves are distributed throughout a high-rise building, forming part of a combined sprinkler/hydrant system, the actions under Items (a), (b) and (c) above may be conducted on a rotating basis.

The period between testing of all water supply stop valves shall not exceed 3 months.

#### 1.11 System pressure gauge readings before alarm function test

(a) RECORD reading from each pressure gauge.

(b) VERIFY pressure gauge readings are within the ranges indicated on the pressure gauge schedule (see Appendix C for guidance).

#### 1.12 Control assembly, alarm gong, alarm-initiating device, fire brigade alarm test and DSEP/DBEP strobes (Alarm function test)

(a) OPERATE each alarm valve by opening each 15 mm test valve or 10 mm for residential sprinkler systems serving buildings up to 4 storeys in height.

Where more than 12 control assemblies are distributed throughout a high-rise building forming part of a combined sprinkler/hydrant system, and initiate the fire brigade alarm, testing may be conducted on a rotating basis.

The period between testing of all control assemblies shall not exceed 3 months.

(b) RECORD time(s) to operation of alarm gong(s) and verify that time does not exceed 180 s for general systems or 90 s for residential sprinkler systems.

(c) RESET the alarm test valve on completion of each test.

(d) Where multiple control valve assemblies are separately identified at an FIP, only one transmission from the FIP to the monitoring station is required.

#### 1.13 Alarm signal

VERIFY the correct operation of each alarm signal. Where the system is monitored ensure the alarm has activated the alarm signalling equipment.

#### 1.14 DSEP/DBEP strobe indicator

INSPECT for the correct operation of each DSEP/DBEP strobe indicator, where fitted.

#### 1.15 System pressure gauge readings after alarm valve test

(a) RECORD reading from each pressure gauge.

(b) VERIFY pressure gauge readings are within the ranges indicated on the pressure gauge schedule.

#### 1.16 Pump starting devices function test— Compression ignition drivers (diesel) and electric motor drivers

(a) TEST each automatic pump starting device and pump operation by reducing the applied water pressure to the starting device and run pump, in accordance with Section 3.

Where more than one starting device is installed, including the manual starting device, the test may be carried out on a rotating basis. The period between the exercising of each starting device is not to exceed 3 months. Where this would require the pump to start more than 5 times in succession, the period may be extended to 6 months.

(b) RECORD the pump cut-in pressures and verify that they are within the ranges indicated on the pressure gauge schedule.

#### 1.17 Manual pump start device, function test

TEST each manual pump starting device and pump operation in accordance with Section 3.

#### 1.18 Water supply tanks— Atmospheric or pressure

Perform routine service in accordance with Section 5.

#### 1.19 Foam water sprinkler systems—foam concentrate

CHECK that the concentrate level is correct and level indicator reads correctly.

### **6 Month - Wet pipe systems - 6 Monthly service**

- Maintenance routines are to be undertaken in accordance with AS1851 and Table 2.4.2.2

## 2.1 Monthly service

COMPLETE all monthly service activities, as listed in Table 2.4.2.1.

## 2.2 Floor/zone indication test (where fitted)

(a) OPERATE each flow switch test arrangement (automatic or manual).

(b) VERIFY correct flow switch indication at the CIE.

## 2.3 Underground key operated and subsidiary valves

(a) OPERATE (two full turns) all underground key-operated valves to ensure they are fully open (except where owned by the water supply authority) and then relaxed quarter turn if appropriate and are correctly labelled as indicated on the valve list.

1. Record the number of valves operated against the total number of valves on the valve list.

2. Where underground key-operated valves are owned by the water supply authority the owner should arrange for the water supply authority to test the valve(s) to confirm the valve(s) are operational and in the correct position.

(b) OPERATE all subsidiary stop valves (floor isolation valves, tail-end valves). Ensure that they are fully open and, where applicable, secured in the open position and are correctly labelled as indicated on the valve list.

NOTE: If a valve list does not exist, it should be developed during this activity.

## 2.4 Valve-monitoring device test

Test each valve monitor by operating the valve and VERIFY the correct indication at the CIE.

## 2.5 Pressure gauge readings before main drain test

RECORD reading from each pressure gauge.

VERIFY pressure gauge readings are within the ranges indicated on the pressure gauge schedule (see Appendix C for guidance).

## 2.6 Main drain valve water supply test—Town main supply only

(a) OPEN the sprinkler control assembly main drain valve without pump(s) running. In the case of grouped valve sets, open one only.

(b) VERIFY that residual water supply pressure, with drain valve open, is within 10% of the value recorded on the pressure gauge schedule.

(c) CLOSE main drain valve and record time for pressure recovery.

(d) VERIFY that the time for pressure recovery aligns with previously recorded value.

NOTE: Where the building exceeds four storeys in height, care should be taken to ensure that the static head of the installation does not excessively elevate the residual pressure reading.

## 2.7 Water supply (river, lake, etc.) strainers/screens

CHECK suction inlet strainer(s) or screen(s) for any condition likely to affect its function. Where blocked, CLEAN the suction inlet strainers or screens.

**1 Year - Wet pipe systems - Annual service**

- Maintenance routines are to be undertaken in accordance with AS1851 and Table 2.4.2.3

**3.1 Monthly and six monthly service**

COMPLETE all monthly and six-monthly service activities, as listed in Tables 2.4.2.1 and 2.4.2.2.

**3.2 Pressure reducing valve test (high rise)**

(a) OPERATE all pressure-reducing valves and verify correct operation under flow conditions.

(b) VERIFY that pressure readings on the low pressure side of the valves are within the range stated at the pressure-reducing valve station and pressure gauge schedule.

**3.3 Pressure-relief valve test**

OPERATE pressure-relief valve and note operating pressure is within the range stated on the nameplate provided at the reducing valve station and pressure gauge schedule.

**NOTES:**

1. This test of the pressure-relief valve may be carried out using a portable test apparatus.

2. Inappropriate settings for pressure-relief valves can result in very large quantities of water flowing to waste. Ensure settings are maintained to have pressures as high as allowed by system component rated working pressures.

**3.4 Water supply tanks— Atmospheric or pressure**

Perform routine service in accordance with Section 5.

**3.5 Water supply proving test**

(a) CONDUCT a water supply test, subject to limitations imposed by the water agency controlling the supply source. The test may be a combination of physical testing and calculation as necessary.

(i) Discharge water through the flow measuring device at the flow corresponding to the hydraulically most favourable duty flow. Record the flowing pressure.

(ii) Reduce the water flow through the flow measuring device to that corresponding to the most unfavourable duty point. Record the flowing pressure.

(iii) Shut off water flow to flow-measuring device. Record static pressure.

(b) VERIFY that the system flow and pressure requirements detailed on the block plan are satisfied.

(c) COMPLETE a water supply test report in accordance with AS 2118.1

**3.6 Alarm valve— Remote test valve**

(a) OPERATE the alarm valve by opening each remote test valve.

(b) RECORD time(s) to operation of alarm gong(s) and verify that these do not exceed 180 s for AS 2118.1 and 90 s for AS 2118.4 systems.

(c) CLOSE remote test valve(s) and verify that alarm valve has reseated.

### 3.7 Anti-freeze solution test (where applicable)

(a) DRAW a sample of anti-freeze solution.

(b) VERIFY correct specific gravity and top up to correct solution level.

### 3.8 Sprinkler system interface control test (fire trips)

(a) CONDUCT a functional system test via the pressure switch or flow switch with each interfaced system.

(b) VERIFY that the interface functions in accordance with the building's systems interface schematic.

### 3.9 Water motor alarm gong

CLEAN the strainer and lubricate the external gong mechanism.

### 3.10 Water motor direct brigade alarm

CLEAN the strainer.

### 3.11 Alarm signalling equipment (ASE) (Standalone)

Where an ASE is standalone and is connected to a power supply unit and batteries:

(a) CHECK the batteries for any condition likely to adversely affects its function and;

(b) Where the battery has not been replaced in the previous two years, VERIFY the battery condition by carrying out a battery discharge test in accordance with Appendix F.

### 3.12 Tank quick fill (reduced capacity or break tank)

CONDUCT a water supply test through a flow measuring device or other appropriate methods that the flow corresponds to the required quick fill-rate.

### 3.13 Spray booths and ducts

INSPECT accumulated spray residue on sprinklers and reapply protective medium (petroleum jelly/paper bags).

NOTE: The required frequency of inspection depends upon the amount of spraying being done and could be accomplished at the same time as the cleaning of booth.

### 3.14 Kitchen hoods and ducts

INSPECT all sprinklers inside kitchen hoods and ducts and CLEAN if necessary to remove

accumulated grease and any other foreign matter and verify that the sprinkler head is appropriate for this application.

3.15 Foam watersprinkler systems—Foam concentrate

DRAW a sample and verify condition in accordance with NFPA 11 (pH, specific gravity, sediment, expansion ratio, 25% drain time).

3.16 Foam concentrate strainer (where fitted)

CHECK and clean foam concentrate strainer (fitted upstream of proportioning device).

3.17 Survey—Pipes and hangers

CHECK that exposed water distribution system, including pipework, pipe supports and valves, appear free from corrosion and damage, not subject to external loads and pipework is properly supported.

3.18 Survey— Sprinkler condition

CHECK sprinklers for any condition, including physical damage, contamination, and paint on operating elements or cover plates, likely to adversely affect their function.

NOTE: Sprinkler frames may be painted as part of the manufacturing process; however, the heat response elements should not be painted as this will delay or prevent operation and paint accumulated at the seat of the sprinkler may affect operation. Minor spatter on the fusible elements may be acceptable but operation should be checked if doubt exists.

3.19 Survey— Escutcheons, cover plates or guards

CHECK for poorly fitting or missing escutcheons or cover plates, damaged guards, and attachment of foreign material.

3.20 Survey— Sprinkler obstructions

CHECK for obstructions likely to impede sprinkler discharge and for adequate clear space below sprinklers.

3.21 Survey— Unprotected areas

(a) CHECK for presence of unprotected areas such as mezzanines, platforms and building extensions.

(b) CHECK for sprinkler spacing and location relative to wall, bulkhead and partition alterations and the introduction of fixtures and fittings shielding sprinkler discharge.

(c) CHECK for the need to install sprinkler guards.

3.22 Survey— Sprinkler compatibility

CHECK that sprinklers within a compartment are of similar operating characteristics (e.g. area coverage, RTI and temperature rating).



3.23 Survey— Sprinkler ambient conditions

CHECK for localized changes in ambient temperatures, which may require different sprinkler temperature ratings (e.g. exposure to freezing or high temperature conditions).

3.24 Survey— External sprinklers

CHECK for new building structures, yard storage or the like, exposing unprotected openings, non-fire resistant walls that may require the provision for external sprinklers.

3.25 Survey— Occupancy

CHECK that sprinkler design remains applicable for the occupancy hazard classification and the category of storage involved.

3.26 Survey—Storage heights, encapsulation

(a) CHECK that sprinkler design remains applicable for storage heights. If height limits are exceeded, check for in-rack (intermediate) sprinklers.

(b) CHECK for shrink wrapping (encapsulation) where not employed previously.

3.27 Survey—Site documentation

(a) CHECK that block plans, emergency instructions and pressure schedules contain the details required in accordance with AS 2118.1.

(b) CHECK that up-to-date sprinkler plans are available on site.

**5 Year - Wet pipe systems - 5 yearly service**

- Maintenance routines are to be undertaken in accordance with AS1851 and Table 2.4.2.4

4.1 Monthly, six monthly and yearly service

COMPLETE all monthly, six-monthly and yearly service activities, as listed in Tables 2.4.2.1, 2.4.2.2 and 2.4.2.3.

4.2 Alarm valve (wet)

FIT new alarm valve seating or port seating (perishable items), check and clean annular groove and outlet ports, polish and lubricate seating spindle/shaft, and check operation of compensator valve if fitted. Fit a new alarm valve faceplate gasket.

4.3 Main drain and test valve

(a) For screw-down style valves, EXAMINE seating and fit new washers.

(b) For packed gland variants, FIT new gland packing.

(c) For ball valves, CHECK for leakage and replace if leaking.

4.4 Alarm cock plug type

REMOVE alarm cock barrels, clean, lap in, grease and reinstall. For packed gland variants, fit new gland packing.

#### 4.5 Jacking pump (where fitted)

INSPECT hand pump seatings and FIT new pump washers and path cock washers. FIT new gland packing.

For electric jacking pumps, maintain as per manufacturer's instructions.

#### 4.6 Retard chambers (where fitted)

CLEAN orifice, check seals and overhaul, where indicated, by a functional test.

#### 4.7 Stop valves

(a) FIT new gland packing and lubricate spindle.

(b) For ball and butterfly valves, CHECK for leakage and replace if necessary.

#### 4.8 Water supply non-return valves

RENEW water supply non-return valve seatings and gaskets.

#### 4.9 Water motor alarm gong

CLEAN strainer on inlet line, clear water jet, flush drain, renew gasket, check operation of main spindle and striker, remove excess grease and then lubricate.

#### 4.10 Water motor direct brigade alarm (where fitted)

CLEAN out well of direct brigade alarm, clear water jet, renew gasket, flush drain pipe, remove gear train, check operation of main spindle, remove excess grease and then lubricate.

#### 4.11 Gauges

CHECK all pressure gauges against a master gauge of known accuracy. Verify that the reading of the gauge under test is within plus/minus 30 kPa of the reading of the master gauge at the nominal pressure indicated on the pressure gauge schedule.

#### 4.12 Special valves (other than alarm valves)

OVERHAUL all pressure-reducing valves, pressure-relief valves, tail-end system valves, and any other special valves that are installed

#### 4.13 Anti-freeze systems

DRAIN tail-end anti-freeze systems, including individual sprinkler heads on droppers and refill with new solution.

#### 4.14 Water supply tanks— Atmospheric

Perform routine service in accordance with Section 5.

#### 4.15 Air compressor (where fitted)

SERVICE the air compressor assembly in accordance with the manufacturer's instructions. [Periodic hydrostatic testing of air receivers is not required (see AS/NZS 3788)].

#### 4.16 Foam quality

GENERATE foam through test foam maker or by other means. Check proportioning ratio (refractometer or conductivity test) and drainage rate. Top up foam concentrate tank.

#### 4.17 Water supply tanks—Pressure

Perform routine service in accordance with Section 5.

### **10 Year - Wet pipe systems - 10, 25 & 30 yearly service**

- Maintenance routines are to be undertaken in accordance with AS1851 and Table 2.4.2.4

#### 4.18 Sprinklers

REMOVE and TEST representative sample of sprinklers at the following intervals:

- (a) Fast response sprinklers (not less than 14 samples), at 25 years, then every 10 years.
- (b) Dry pendent sprinklers (representative sample), at 10 years
- (c) All other sprinklers (not less than 14 samples), at 25 years then every 10 years.

Subject the sample sprinklers to the following tests conducted by a registered laboratory:

- (i) Release temperature.
- (ii) Functional test.
- (iii) Leak resistance test—Maximum system design pressure test (nominally 1200 kPa or 2000 kPa).

NOTE: For all the above sprinklers, using

ISO 6182-12, ISO 6182-6 and ISO 6182-7 components Standards, sample sprinklers should be selected from the range of site environmental conditions to which the system(s) is subjected (i.e. office, factory, boiler house environments, etc.). Should one or more sprinklers fail any of the above tests, further sampling and testing should be conducted until the results can be considered truly representative. The extent of sprinkler replacement, if any, will be dependent on the results of testing.

#### 4.19 Multiple jet controller (MJC)

At 30 years and every 10 years thereafter:

- (a) Single MJC installed for alarm purposes only or to control a group of distributors, CHECK in situ for evidence of paint loading, corrosion, etc. Replace if necessary.
- (b) Multiple MJC installed for alarm purposes only or to control groups of distributors, REPLACE a representative sample. Subject the sample to the following tests conducted by a registered testing laboratory:
  - (i) Leak resistance test.
  - (ii) Maximum system design pressure test (nominally 1200 kPa or 2000 kPa).
  - (iii) Functional test. Use ISO 6182-1.

NOTE: Should the sample MJC fail any of the above tests, further sampling and testing should be

conducted until the results can be considered truly representative.

**This Schedule services the following Assets:**

**#1 - Sprinkler heads**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre

**#2 - Residential sprinklers**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre

**#3 - Sprinkler escutcheon plates**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Services

Section: **Operations Data**

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**Operating instructions**

(Fire Services - Automatic Sprinkler Systems)

 [OPERATING\\_INSTRUCTIONS.pdf \(OPERATING INSTRUCTIONS\)](#)

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Services

Section: **Warranties, Certificates and Commission Information**

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#### **Certificate - Independent inspection report**

 [Independent\\_Certification.-171013.pdf \(Independent Certification 171013\)](#)

#### **Certificate - Compliance letter - Assisi Aged Care Stage 2**

 [REVISED\\_COMPLIANCE\\_LETTER-ASSISI\\_AGED\\_CARE.pdf \(REVISED COMPLIANCE LETTER ASSISI AGED CARE\)](#)

#### **Commission Information - Commissioning report**

 [TEST\\_REPORT\\_-\\_ASSISI\\_AGED\\_CARE\\_-\\_STAGE\\_2.pdf \(TEST REPORT ASSISI AGED CARE STAGE 2\)](#)

#### **Commission Information - Water Supply analysis**

 [Water\\_Supply\\_Analysis\\_\\_A\\_\\_140512.pdf \(Water Supply Analysis A 140512\)](#)

 [Water\\_Supply\\_Analysis.pdf \(Water Supply Analysis\)](#)

#### **Commission Information - HYENA CALCULATIONS**

 [FIRST.pdf \(FIRST FLOOR HYENA\)](#)

 [GROUND.pdf \(GROUND FLOOR HYENA\)](#)

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Services

Section: **Spare Parts**

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### **Sprinkler heads**

(Fire Services - Automatic Sprinkler Systems)

 [Inceiling\\_Spk-10mm-\\_Globe.pdf \(Inceiling Spk 10mm Globe\)](#)

 [Residential\\_Sprinklers\\_GL4110\\_-\\_15mm.pdf \(Residential Sprinklers GL4110 15mm\)](#)

### **Escutcheon plates**

(Fire Services - Automatic Sprinkler Systems)

 [Recessed\\_Escutcheons-Globe.pdf \(Recessed Escutcheons Globe\)](#)

Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Services

Section: **Help and Contact**

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Company Name: Assured Fire Protection

Trade/Product: Fire sprinkler systems

Contact Person: Robert Costello

Work Number: 99041000

Fax Number: 97949896

Mobile Number: 0487333087

After Hr Number: 0487333087

Address: 70- 72 Williams Road Dandenong South 3175

Email Address: [robcostello@assuredfireprotection.com.au](mailto:robcostello@assuredfireprotection.com.au)



Project: Assisi Aged Care Centre - Stage 2

Manual: Fire Services

Section: **Drawings and References**

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**Drawing - Assisi Aged Care Stage 2 sprinkler as installed**

 [F02\\_C\\_260314.pdf \(F02 C 260314\)](#)



## OPERATIONS AND MAINTENANCE MANUALS

# Hydraulic Services

Project  
Assisi Aged Care Centre - Stage 2

Location  
Assisi

Compiled  
20/07/2015

Project: Assisi Aged Care Centre - Stage 2

Manual: Hydraulic Services

## Section: **Introduction and Scope Information**

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### **Introduction to Plumbco Plumbers Pty Ltd**

Plumbco Plumbers commenced operation in 2001. We provide plumbing and civil drainage services to the commercial construction industry. We specialize in apartments, office buildings, warehouse / office buildings, institutional projects, restaurants, schools and leisure centers. Plumbco Plumbers maintains a core group of professional Project Managers, Foremen and highly skilled Tradesman, many with over 25 years experience. We are committed to maintaining our high quality of workmanship through the training of apprentices.

Plumbco Plumbers has a specialised fit out tenancy division which has extensive experience in projects from small fit outs to major multi level refurbishments.


Plumbco Plumbers prides itself on delivering the highest quality on all projects, whilst meeting set deadlines and budgets.



### **Scope of Works - Hydraulic Services**

Details to be added here...

 [SCOPE.docx \(Scope of Works - Hydraulic Services stage 2\)](#)

 [Work\\_carried\\_out\\_\\_2\\_.docx \(Work carried out\)](#)

Project: Assisi Aged Care Centre - Stage 2

Manual: Hydraulic Services

Section: **Assets**

Asset Number:	<b>1</b>		
Description:	Sink Mixer		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Hob Mounted		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	Enware	Model:	Oras Saga EMNWSM307A
Serial:	n/a	Supplier:	Samios
Qty:	3	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/08/2014
Life Exp:	5	Reference information :	

Asset Number:	<b>2</b>		
Description:	Electronic Sensor Tap		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.120) DU		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	Enware	Model:	Enmatic ENM6550
Serial:	n/a	Supplier:	Samios
Qty:	2	Retail Price \$:	600
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	5	Reference information :	

Asset Number:	<b>3</b>		
Description:	Sink Set		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.120) DU		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	Enware	Model:	ENWVP315
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	5	Reference information :	

Asset Number:	<b>4</b>		
Description:	Hand Shower		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		

Location Description:	Wall Mounted		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	Enware	Model:	ENWSGR023
Serial:	n/a	Supplier:	Samios
Qty:	38	Retail Price \$:	150
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	5	Reference information :	

Asset Number:	5		
Description:	Shower Mixer		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	In Wall Mounted		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	Enware	Model:	ENWSLM608
Serial:	n/a	Supplier:	Samios
Qty:	38	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	5	Reference information :	

Asset Number:	6		
Description:	Basin Set		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Hob Mounted		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	Enware	Model:	ENWLEV80306 Basin Set Lever
Serial:	n/a	Supplier:	Samios
Qty:	37	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2013
Life Exp:	5	Reference information :	

Asset Number:	7		
Description:	Basin Set		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(97) ENS		
Location Description:	Hob Mounted		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	Enware	Model:	ENWLEV150306 Basin Set Disabled
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	5	Reference information :	

Asset Number:	8		
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Description:	Wall basin		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.120) DU		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	IFO	Model:	Cera 600
Serial:	n/a	Supplier:	Samios
Qty:	2	Retail Price \$:	500
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	5	Reference information :	

Asset Number:	<b>9</b>		
Description:	Basin Shroud		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.120) DU		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	IFO	Model:	Cera IFO4316FM2
Serial:	n/a	Supplier:	Samios
Qty:	2	Retail Price \$:	200
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	5	Reference information :	

Asset Number:	<b>10</b>		
Description:	Micro Trap C/P		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Under Basin		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	IFO	Model:	IFO15922
Serial:	n/a	Supplier:	Samios
Qty:	38	Retail Price \$:	50
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	5	Reference information :	

Asset Number:	<b>11</b>		
Description:	Cleaners Sink		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.120) DU		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	Franke	Model:	ENF-350960
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	500
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014

Life Exp:	10	Reference information :	
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Asset Number:	<b>12</b>		
Description:	Single Bowl Sink		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Bench Mounted		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	RF	Model:	M820R
Serial:	n/a	Supplier:	Samios
Qty:	3	Retail Price \$:	250
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>13</b>		
Description:	WC		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Floor Mounted		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	IFO	Model:	Sign IFO 6861
Serial:	n/a	Supplier:	Samios
Qty:	38	Retail Price \$:	1000
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>14</b>		
Description:	WC Seat		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Floor Mounted		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	IFO	Model:	IFO 0554-BD1999
Serial:	n/a	Supplier:	Samios
Qty:	38	Retail Price \$:	300
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	5	Reference information :	

Asset Number:	<b>15</b>		
Description:	Basin		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	IFO	Model:	IFO Sign IFO7472
Serial:	n/a	Supplier:	Samios
Qty:	35	Retail Price \$:	700

Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>16</b>		
Description:	Basin		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	IFO	Model:	IFO 7492
Serial:	n/a	Supplier:	Samios
Qty:	3	Retail Price \$:	900
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>17</b>		
Description:	Basin Drawer Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	IFO	Model:	IFO Sense Cab
Serial:	n/a	Supplier:	Samios
Qty:	41	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>18</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(59) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>19</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(61) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500 20mm



Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>20</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(65) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>21</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(67) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>22</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(69) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>23</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(71) ENS		

Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>24</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(74) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>25</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(75) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>26</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(76) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>27</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(77) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>28</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(78) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>29</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(79) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>30</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(82) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400

Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>31</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(84) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>32</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(86) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>33</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(87) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>34</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(89) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		

Make:	Aquablend	Model:	1000 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>35</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(91) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>36</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(94) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>37</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(95) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>38</b>		
Description:	Thermostatic Mixing Valve		

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(97) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>39</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(99) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>40</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(101) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>41</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(102) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>42</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(103) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>43</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.120) DU		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>44</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.81) Ex CL		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>45</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.76) Corridor		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000 20mm
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400

Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>46</b>		
Description:	RPZD		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.120) DU		
Location Description:	In Wall		
Services:	Hydraulic Services - Backflow Prevention Device		
Make:	TYCO	Model:	RP 03
Serial:	n/a	Supplier:	Reece
Qty:	2	Retail Price \$:	1000
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>47</b>		
Description:	Hot Water Service		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(RF) Roof		
Location Description:	Platform Mounted		
Services:	Hydraulic Services - Hot Water Units Gas		
Make:	Rheem	Model:	Commpak
Serial:	n/a	Supplier:	Reece
Qty:	1	Retail Price \$:	10000
Install Date:	11/09/2013	Wty Expiry Date:	11/09/2014
Life Exp:	10	Reference information :	

Asset Number:	<b>48</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.78B) Ex Served		
Location Description:	Under Basin		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	05/11/2013	Wty Expiry Date:	05/11/2014
Life Exp:	10	Reference information :	



Project: Assisi Aged Care Centre - Stage 2

Manual: Hydraulic Services

Section: **Maintenance**

## **Aquablend 1000 and 1500 Thermostatic Mixing Valves**

### **1 Year -**

#### **- Maintenance & Servicing**

The ENWARE AQUABLEND 1000 and 1500 TMV will only require minimal preventative maintenance work to ensure it operates at its optimum level of performance. The valve should be commissioned and serviced annually as per AS4032.3, unless the installed conditions dictate more frequent servicing is necessary.

**IMPORTANT :** Failure to do so may result in a reduction in valve performance that may result in the delivery of high temperature water.

Annual Procedure:

Every 12 months the TMV should be inspected and tested. The valve and surrounding area should be inspected for leaks or water damage and appropriate action taken if required.

Ensure a clean dry work area is available. Firstly isolate the hot and cold supplies to the mixing valve by closing the inlet water valves. Remove the inlet fitting top cover with a suitable spanner and then remove the strainer, as shown in the Tech data sheet. The strainers should be cleaned with a dilute water solution of suitable descaling solvent such as CLR, checked for physical damage and then thoroughly rinsed with clean water. The strainers can then be re-installed into the valve and the top cover replaced and tightened to a maximum torque of 15 Nm into valve bodies.

If the valve fails to shut down or fails to maintain its set temperature then refer to the fault finding solutions outlined on page 19. The valve piston 'O' ring and thermostatic element / piston assembly must be replaced at intervals not exceeding 5 years.

Check that the test plugs in the top of the inlet fittings are tight and that there is no evidence of water leakage. The valve must then be recommissioned as outlined on page 13 (tech data sheet ) including temperature adjustment and the shut down test.

### **This Schedule services the following Assets:**

#### **#18 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (59) ENS

#### **#19 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (61) ENS

#### **#20 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (65) ENS

#### **#21 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (67) ENS

#### **#22 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (69) ENS

#### **#23 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (71) ENS

**#24 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (74) ENS

**#25 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (75) ENS

**#26 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (76) ENS

**#27 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (77) ENS

**#28 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (78) ENS

**#29 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (79) ENS

**#30 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (82) ENS

**#31 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (84) ENS

**#32 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (86) ENS

**#33 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (87) ENS

**#34 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (89) ENS

**#35 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (91) ENS

**#36 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (94) ENS

**#37 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (95) ENS

**#38 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (97) ENS

**#39 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (99) ENS

**#40 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (101) ENS

**#41 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (102) ENS

**#42 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (103) ENS

**#43 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.120) DU

**#44 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.81) Ex CL

**#45 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.76) Corridor

**#48 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.78B) Ex Servery

## Domestic Hot Water Systems

### 6 Month - Domestic Hot Water Systems

- Carry out the following tasks in accordance with AS3666, SAHB32 and the Public Health Act
- The following tasks were supplied by AIRAH and are indicative only. Treat any surface rust with rust convertor and touch up paint as required.
- Check storage water temperature and control thermostat operation.
- Check safety thermostat and pressure relief valves.
- Where fitted, check mixing valves and temperature limiting devices.
- Check operation of domestic hot water pumps.
- Vent high points in pipework.
- Check the operation and setting of time switches where fitted.

**This Schedule services the following Assets:**

#### #47 - Hot Water Service

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (RF) Roof

## Pumps

### 1 Month - Monthly

- Carry out the following tasks in accordance with AS3666, SAHB32 and the Public Health Act
- The following tasks were supplied by AIRAH and are indicative only.
- Adjust belt tension as necessary, check for wear.
- Change over duty pump, where fitted.
- Check guards are securely in place.
- Check pump and motor for vibration and bearings for noise or overheating. Repair as necessary.
- Check that gland well and drains are clear.
- If pressure gauges fitted, check operating pressures to ensure strainer is clear and pump vented.
- Inspect pump gland and adjust if necessary.
- Operate pump suction and discharge valves stop any gland leaks.
- Vent Pump.
- Visually inspect pump coupling.
- Where fitted, check operation of automatic float switch, adjust as necessary.

### 3 Month - Quarterly

- Carry out the following tasks in accordance with AS3666, SAHB32 and the Public Health Act
- The following tasks were supplied by AIRAH and are indicative only.
- Lightly grease bright steel.
- With pump running lightly lubricate bearings of pump and motor.

### 6 Month - Semi Annual

- Carry out the following tasks in accordance with AS3666, SAHB32 and the Public Health Act
- The following tasks were supplied by AIRAH and are indicative only.
- Clean and, as necessary, reseal check valves.

### 12 Month - Annual

- Carry out the following tasks in accordance with AS3666, SAHB32 and the Public Health Act

- The following tasks were supplied by AIRAH and are indicative only.
- Check coupling bushes for wear, if worn record/report and isolate equipment. Motor may need alignment.
- Clean pump strainer.
- Inspect exposed surfaces for corrosion, minor repair or paintwork as necessary.

### **36 Month - 3yr**

- Carry out the following tasks in accordance with AS3666, SAHB32 and the Public Health Act
- The following tasks were supplied by AIRAH and are indicative only.
- Replace belts and check motor alignment and couplings as applicable.

### **This Schedule services the following Assets:**

#### **#47 - Hot Water Service**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (RF) Roof

 [CCF18102013\\_0000.jpg \(CCF18102013 0000\)](#)

 [CCF18102013\\_0001.jpg \(CCF18102013 0001\)](#)

 [CCF18102013\\_0002.jpg \(CCF18102013 0002\)](#)

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 [CCF18102013\\_0006.jpg \(CCF18102013 0006\)](#)

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### **Tyco RP03 RPZD**

### **This Schedule services the following Assets:**

#### **#46 - RPZD**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.120) DU

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Project: Assisi Aged Care Centre - Stage 2

Manual: Hydraulic Services

Section: **Operations Data**

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### **RP-ZD - Tech Data**

(Hydraulic Services - Backflow Prevention Device)

 [Plumbco\\_-\\_Assisi\\_Zone\\_Device\\_73682.doc \(Plumbco Assisi Zone Device 73682\)](#)

 [Plumbco\\_-\\_Assisi\\_Zone\\_Device\\_73675.doc \(Plumbco Assisi Zone Device 73675\)](#)

### **Rheem Commpak - Manual**

(Hydraulic Services - Hot Water Units Gas)

 [Rheem\\_Commpak\\_Manual\\_REV\\_5\\_no\\_label.pdf \(CP 106 Package\)](#)

### **Tech Data Sheets**

(Hydraulic Services - Sanitary Fixtures & Fitments)

See attached PDF Tech data sheets for the following equipment

Page 1 - COVER SHEET  
Page 2 - ENM6550 ENMATIC ELECTRA EXP SENSOR TAP  
Page 3 - ENWSLM307A ORAS SAGA SINK MIXER SLIM  
Page 4 - ENWVP315 WALL SINK SET V/P W/-SP110 SPOUT C/P  
Page 5 - ENWSGR023 GRAB RAIL 900MM S/S & HAND SHOWER  
Page 6 - ENWSLM608 ORAS VEGA SINGLE LEVER SHOWER MIXER  
Page 7 - ENWLEV80306 BASIN SET LEVER W/-SPC001 FIXED SPOUT 1/4 C/D  
Page 8 - ENWLEV150306 BASIN SET W/-SPC001 1/4 TURN CERAMIC DISC  
Page 9 - IFO2360-100 IFO CERA 600 NTH WALL BASIN  
Page 10 - IFO4316FM IFO CERA SHROUD  
Page 11 - IFO15922 IFO MICROTRAP C/P  
Page 12 - ENF-350960 CLEANERS SINK 45L  
Page 13 - M820R 820MM SINGLE R/H BOWL AND DRAINER 1TH  
Page 14 - IFO6861 IFO SIGH INCREASED HEIGHT SNV  
Page 15 - IFO554-BD1999 TOILET SEAT  
Page 16 - IFO7472 SIGN BASIN 900 R/H BOWL NTH  
Page 17 - IFO96487R SIGN R/H BASIN BRACKET  
Page 18 - IFO7462 SIGN BASIN 900 L/H BOWL NTH  
Page 19 - IFO7492 SIGN BASIN 1200 CENTRE BOWL NTH  
Page 20 - IFOSG47099-2D-50/50 SENSE BASE CAB 300MM  
Page 21 - ATMS119R AQUABLEND 1000 W/-LOCK S/S CAB REC 4 HOLE  
Page 22 - ATMS719R AQUABLEND 1500 W/-LOCK S/S CAB REC 4 HOLE  
Page 23 - NSP3613 EXTENDED BRACKET SUIT TMV  
Page 24 to 27 WARRANTY DETAILS

 [PLUMBCO\\_STAGE\\_2.odp \(PLUMBCO STAGE 2\)](#)

Project: Assisi Aged Care Centre - Stage 2

Manual: Hydraulic Services

Section: **Warranties, Certificates and Commission Information**

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**Warranty - Rheem Commpak Warranty**

Commencement: 05/02/2013 Completion: 26/09/2013

 [CCF27092013\\_00002.jpg \(CCF27092013 0000\)](#)

 [CCF27092013\\_00012.jpg \(CCF27092013 0001\)](#)

**Warranty - Enware / IFO / Product Warranty- Sanitary Ware / RF Bathroom Products Warranty - Sinks**

Commencement: 05/02/2013 Completion: 26/09/2013

 [CCF27092013\\_00031.jpg \(CCF27092013 0003\)](#)

 [CCF27092013\\_00041.jpg \(CCF27092013 0004\)](#)

 [CCF27092013\\_00051.jpg \(CCF27092013 0005\)](#)

 [CCF27092013\\_00061.jpg \(CCF27092013 0006\)](#)

**Certificate - Stack Collar**

Commencement: 05/02/2013 Completion: 26/09/2013

 [Test\\_Summary\\_Stack\\_Collar.pdf \(Test Summary Stack Collar\)](#)

**Certificate - Floor Waste Collar**

Commencement: 05/02/2013 Completion: 26/09/2013

 [Test\\_Summary\\_Floorwaste\\_Collar.pdf \(Test Summary Floorwaste Collar\)](#)

**Certificate - Fire Pro Wrap Test Cert**

Commencement: 05/02/2013 Completion: 26/09/2013

 [firepro\\_wrap\\_test\\_cert\\_001.pdf \(firepro wrap test cert 001\)](#)

**Certificate - Fire Pro Wrap Certificate**

Commencement: 05/02/2013 Completion: 26/09/2013

 [Fire\\_Pro\\_Fire\\_Wrap\\_Certificate.pdf \(Fire Pro Fire Wrap Certificate\)](#)

**Certificate - Assisi Stage 2 Certificate Of Compliance**

Commencement: 05/02/2013 Completion: 26/09/2013

 [Assisi\\_Certificate\\_Of\\_Compliance\\_Stage\\_2.pdf \(Assisi Certificate Of Compliance Stage 2\)](#)

**Certificate - Assisi Stage 2 Installation Compliance Certificate- Hydraulic Services**

Commencement: 05/02/2013 Completion: 26/09/2013

 [Assisi\\_Installation\\_Compliance\\_Cert\\_Hydraulic\\_S2.jpg \(Assisi Installation Compliance Cert Hydraulic S2\)](#)

**Certificate - Assisi Stage 2 Fire Systems / Slab Penetration BCA Certificate**

Commencement: 05/02/2013 Completion: 26/09/2013

 [Assisi\\_Fire\\_Service\\_-\\_Slab\\_Peno\\_BCA\\_Cert\\_S2.jpg \(Assisi Fire Service Slab Peno BCA Cert S2\)](#)

**Commission Information - Stage 2 Pre- Plaster rough in checklist**

Commencement: 03/06/2013 Completion: 26/09/2013

Pre -Plaster checklist for Ensuites 59 to 69

 [CCF13092013\\_0007.jpg \(CCF13092013 0007\)](#)

 [CCF13092013\\_00063.jpg \(CCF13092013 0006\)](#)

 [CCF13092013\\_0005.jpg \(CCF13092013 0005\)](#)

 [CCF13092013\\_00043.jpg \(CCF13092013 0004\)](#)

 [CCF13092013\\_0003.jpg \(CCF13092013 0003\)](#)

 [CCF13092013\\_00023.jpg \(CCF13092013 0002\)](#)

 [CCF13092013\\_0001.jpg \(CCF13092013 0001\)](#)

 [CCF13092013\\_00003.jpg \(CCF13092013 0000\)](#)

### **Commission Information - Stage 2 Pre- Plaster rough in checklist**

Commencement: 03/06/2013 Completion: 26/09/2013

Pre - Plaster checklist for Ensuites 70 to 81

 [CCF13092013\\_00092.jpg \(CCF13092013 0009\)](#)

 [CCF13092013\\_00082.jpg \(CCF13092013 0008\)](#)

 [CCF13092013\\_00073.jpg \(CCF13092013 0007\)](#)

 [CCF13092013\\_00062.jpg \(CCF13092013 0006\)](#)

 [CCF13092013\\_00053.jpg \(CCF13092013 0005\)](#)

 [CCF13092013\\_00042.jpg \(CCF13092013 0004\)](#)

 [CCF13092013\\_00033.jpg \(CCF13092013 0003\)](#)

 [CCF13092013\\_00022.jpg \(CCF13092013 0002\)](#)

 [CCF13092013\\_00013.jpg \(CCF13092013 0001\)](#)

 [CCF13092013\\_00002.jpg \(CCF13092013 0000\)](#)

### **Commission Information - Pre - Plaster rough in checklist**

Commencement: 03/06/2013 Completion: 26/09/2013

Pre - Plaster checklist for Ensuites 82 to 94

 [CCF13092013\\_00091.jpg \(CCF13092013 0009\)](#)

 [CCF13092013\\_00081.jpg \(CCF13092013 0008\)](#)

 [CCF13092013\\_00072.jpg \(CCF13092013 0007\)](#)

 [CCF13092013\\_00061.jpg \(CCF13092013 0006\)](#)

 [CCF13092013\\_00052.jpg \(CCF13092013 0005\)](#)

 [CCF13092013\\_00041.jpg \(CCF13092013 0004\)](#)

 [CCF13092013\\_00032.jpg \(CCF13092013 0003\)](#)

 [CCF13092013\\_00021.jpg \(CCF13092013 0002\)](#)

 [CCF13092013\\_00012.jpg \(CCF13092013 0001\)](#)

 [CCF13092013\\_00001.jpg \(CCF13092013 0000\)](#)

### **Commission Information - Pre - Plaster rough in checklist**

Commencement: 03/06/2013 Completion: 26/09/2013

Pre - Plaster checklist for Ensuites 95 to 103 and DU G . 120

 [CCF13092013\\_0009.jpg \(CCF13092013 0009\)](#)

 [CCF13092013\\_0008.jpg \(CCF13092013 0008\)](#)

 [CCF13092013\\_00071.jpg \(CCF13092013 0007\)](#)

 [CCF13092013\\_0006.jpg \(CCF13092013 0006\)](#)

 [CCF13092013\\_00051.jpg \(CCF13092013 0005\)](#)

 [CCF13092013\\_0004.jpg \(CCF13092013 0004\)](#)

 [CCF13092013\\_00031.jpg \(CCF13092013 0003\)](#)

 [CCF13092013\\_0002.jpg \(CCF13092013 0002\)](#)

 [CCF13092013\\_00011.jpg \(CCF13092013 0001\)](#)

 [CCF13092013\\_0000.jpg \(CCF13092013 0000\)](#)

### **Commission Information - Rheem Commpak -Commissioning Sheet**

Commencement: 05/02/2013 Completion: 26/09/2013

 [CCF27092013\\_00022.jpg \(CCF27092013 0002\)](#)

### **Commission Information - TMV Commissioning Report 059-077 Stage 2**

Commencement: 05/02/2013 Completion: 26/09/2013

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 [CCF27092013\\_00081.jpg \(CCF27092013 0008\)](#)  
 [CCF27092013\\_00091.jpg \(CCF27092013 0009\)](#)  
 [CCF27092013\\_00101.jpg \(CCF27092013 0010\)](#)  
 [CCF27092013\\_00111.jpg \(CCF27092013 0011\)](#)  
 [CCF27092013\\_00121.jpg \(CCF27092013 0012\)](#)  
 [CCF27092013\\_00131.jpg \(CCF27092013 0013\)](#)  
 [CCF27092013\\_0014.jpg \(CCF27092013 0014\)](#)  
 [CCF27092013\\_0015.jpg \(CCF27092013 0015\)](#)  
 [CCF27092013\\_0016.jpg \(CCF27092013 0016\)](#)

**Commission Information - TMV Commissioning Report 078-095 Stage 2**  
Commencement: 05/02/2013 Completion: 26/09/2013

 [CCF27092013\\_00001.jpg \(CCF27092013 0000\)](#)  
 [CCF27092013\\_0001.jpg \(CCF27092013 0001\)](#)  
 [CCF27092013\\_00021.jpg \(CCF27092013 0002\)](#)  
 [CCF27092013\\_00071.jpg \(CCF27092013 0007\)](#)  
 [CCF27092013\\_0008.jpg \(CCF27092013 0008\)](#)  
 [CCF27092013\\_0009.jpg \(CCF27092013 0009\)](#)  
 [CCF27092013\\_0010.jpg \(CCF27092013 0010\)](#)  
 [CCF27092013\\_0011.jpg \(CCF27092013 0011\)](#)  
 [CCF27092013\\_0012.jpg \(CCF27092013 0012\)](#)  
 [CCF27092013\\_0013.jpg \(CCF27092013 0013\)](#)

**Commission Information - TMV Commissioning Report 097-103-G.120-G.81-G.84 Stage 2**  
Commencement: 05/02/2013 Completion: 26/09/2013

 [CCF27092013\\_0000.jpg \(CCF27092013 0000\)](#)  
 [CCF27092013\\_00011.jpg \(CCF27092013 0001\)](#)  
 [CCF27092013\\_0002.jpg \(CCF27092013 0002\)](#)  
 [CCF27092013\\_0003.jpg \(CCF27092013 0003\)](#)  
 [CCF27092013\\_0004.jpg \(CCF27092013 0004\)](#)  
 [CCF27092013\\_0005.jpg \(CCF27092013 0005\)](#)  
 [CCF27092013\\_0006.jpg \(CCF27092013 0006\)](#)  
 [CCF27092013\\_0007.jpg \(CCF27092013 0007\)](#)

**Commission Information - TMV Commissioning Report G.78 B Servery**  
Commencement: 05/11/2013 Completion: 05/11/2013

 [Stage\\_2\\_Servery\\_TMV.jpg \(Stage 2 Servery TMV\)](#)



Project: Assisi Aged Care Centre - Stage 2

Manual: Hydraulic Services

Section: **Spare Parts**

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**Spares**

(Hydraulic Services - Not Elsewhere Included)

No spares supplied as a part of the contract, see Help & Contact section for contact details for general spares...

Project: Assisi Aged Care Centre - Stage 2

Manual: Hydraulic Services

Section: **Help and Contact**

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Company Name: Plumbco Plumbers Pty Ltd  
Trade/Product: Hydraulic Services  
Contact Person: Troy Morris - Director  
Work Number: (03) 9646 7330  
Fax Number: (03) 9646 1927  
Mobile Number: 0409 594 168  
After Hr Number: n/a  
Address: Unit 4 / 9 Rocklea Drive  
Port Melbourne  
VIC 3207  
PO Box 299  
Port Melbourne  
VIC 3207  
Email Address: [troy@plumbcoplumbers.com.au](mailto:troy@plumbcoplumbers.com.au)  
Web Address: <http://www.plumbcoplumbers.com.au/>



Company Name: Reece  
Trade/Product: Hot Water Units , RPZD , PN 16 Poly Pipe and Sluice Valves  
Work Number: (03) 9274 0000  
Fax Number: (03) 9274 0198  
Address: 118 Burwood Highway Burwood  
VIC 3068  
Web Address: [www.reece.com.au](http://www.reece.com.au)

Company Name: Samios Plumbing Supplies  
Trade/Product: Thermostatic Mixing Valves - Sanitary Fixtures  
Work Number: (03) 97911355  
Fax Number: (03) 97911733  
Address: 18 Kitchen Road Dandenong  
VIC 3175  
Web Address: <http://samios.net.au/>

Company Name: SVC Concrete Products  
Trade/Product: Concrete Stormwater Pits  
Work Number: (03) 9580 6644  
Fax Number: (03) 9587 2805  
Address: 38 Jappady Street Braeside  
VIC 3195  
Web Address: <http://www.svc.net.au/>

Company Name: Tradelink  
Trade/Product: PVC Pipe, Blackmax Pipe, PEX Sharkbite, Viega Copper, Poly Stormwater Pits  
Work Number: (03) 9212 3710  
Fax Number: (03) 9212 3702  
Address: 4 Zenith Road Dandenong South  
VIC 3175  
Web Address: <http://www.tradelink.com.au>

Project: Assisi Aged Care Centre - Stage 2

Manual: Hydraulic Services


Section: **Drawings and References**

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**Drawing - Hydraulic Services Asbuilts**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre

 [P-12-005\\_- H002\\_Issued\\_20.9.13.pdf \(P 12 005 H002 Issued 20 9 13\)](#)

 [P-12-005\\_- H003\\_- Rev\\_B\\_Issued\\_16\\_4\\_13.pdf \(P 12 005 H003 Rev B Issued 16 4 13\)](#)

 [P-12-005\\_- H005\\_Issued\\_20.9.13.pdf \(P 12 005 H005 Issued 20 9 13\)](#)

 [P-12-005\\_- H013\\_Issued\\_20.9.13.pdf \(P 12 005 H013 Issued 20 9 13\)](#)

 [P-12-005\\_- C002\\_Issued\\_20.9.13.pdf \(P 12 005 C002 Issued 20 9 13\)](#)

**Drawing - Hydraulic Asbuilt Drawing H008 rev C**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre

 [P-12-005\\_- H008\\_Issued\\_23.10.13.pdf \(P 12 005 H008 Issued 23 10 13\)](#)



## OPERATIONS AND MAINTENANCE MANUALS

# Landscaping

Project  
Assisi Aged Care Centre - Stage 2

Location  
Assisi

Compiled  
20/07/2015

Project: Assisi Aged Care Centre - Stage 2

Manual: Landscaping

Section: **Introduction and Scope Information**

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### **Landscape Introduction**

The Stage 2 Landscaping was carried out by Programmed Maintenance Services.

The scope of works generally includes the following:

- Supply and place all irrigation systems to garden beds. A dripper system connected to the rainwater tanks is provided through all new garden beds. The irrigation system has a mains water back up in case of extended periods of dry weather.
- All planting
- Supply and place new top soil and mulch to garden beds
- Timber edging

The Stage 2 area includes the perimeter gardens to the north, and also internal courtyards with restricted access via the operating Aged Care facility.

All works south of this point will be completed as part of Stages 3.

Project: Assisi Aged Care Centre - Stage 2

Manual: Landscaping

Section: **Maintenance**

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#### **Initial 13 Weeks Maintenance**

##### **13 Week -**

- Programmed will be responsible for the care and upkeep of the completed landscaped works for Stage 2 for the first 13 Week period following Practical Completion of Stage 2. All dead or dying plants / trees / shrubs to be replaced at no cost during this period. Following this period the responsibility falls back onto the Client.

Project: Assisi Aged Care Centre - Stage 2

Manual: Landscaping

Section: **Operations Data**

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**Hunter X-Core Irrigation Controller**

(Landscaping & Site Works - Irrigation Other)

Hunter X-Core irrigation controller

 [Hunter\\_X-Core\\_Irrigation\\_Controller\\_Manual.pdf \(Hunter X Core Irrigation Controller Manual\)](#)



Project: Assisi Aged Care Centre - Stage 2

Manual: Landscaping

Section: **Help and Contact**

---

Company Name: Programmed Property Services  
Trade/Product: Landscaping  
Contact Person: Callum Hilton  
Work Number: 8542 7000  
Fax Number: 9543 6372  
Mobile Number: 0407 803 886  
Address: 2 Clayton Road Notting Hill VIC 3168  
Email Address: Callum.Hilton@programmed.com.au

Company Name: Australian Sprinkler Solutions  
Trade/Product: Irrigation System  
Contact Person: Angus Wilson  
Mobile Number: 0400 387 114  
Email Address: irrig-8@bigpond.com

Project: Assisi Aged Care Centre - Stage 2  
Manual: Landscaping  
Section: **Drawings and References**

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**Drawing - Irrigation As Built**  
[Location] (AACC) Assisi

 [Landscape\\_Irrigation\\_As\\_Built.pdf](#) (Landscape Irrigation As Built)



## OPERATIONS AND MAINTENANCE MANUALS

# Mechanical Services

Project  
Assisi Aged Care Centre - Stage 2

Location  
Assisi

Compiled  
20/07/2015

Project: Assisi Aged Care Centre - Stage 2

Manual: Mechanical Services

Section: **Introduction and Scope Information**

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## **Scope of Works Stage 2**

 [\\_assisi\\_Scope\\_of\\_Works\\_Stage\\_2\\_revised.pdf \(assisi Scope of Works Stage 2 revised\)](#)

Project: Assisi Aged Care Centre - Stage 2

Manual: Mechanical Services

Section: **Assets**

Asset Number:	<b>1</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-079) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186316
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	A

Asset Number:	<b>2</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-087) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186318
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	B

Asset Number:	<b>3</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-088) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186318
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	B

Asset Number:	<b>4</b>		
Description:	Radiator		

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-089) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186318
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	B

Asset Number:	5		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-091) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186318
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	B

Asset Number:	6		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-092) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186318
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	B

Asset Number:	7		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-065) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	C

Asset Number:	<b>8</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-066) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	C

Asset Number:	<b>9</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-067) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	C

Asset Number:	<b>10</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-068) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	C

Asset Number:	<b>11</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-069) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500

Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	C

Asset Number:	<b>12</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-070) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186324
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	D

Asset Number:	<b>13</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.85) Sitting		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	196220
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	E

Asset Number:	<b>14</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.117) Staff Station		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186406
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	F

Asset Number:	<b>15</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.75) Activity/Sitting		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		



Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>16</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.77) Sitting		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>17</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.77A) Lounge		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186412
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	J

Asset Number:	<b>18</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.77A) Lounge		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186414
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	K

Asset Number:	<b>19</b>		
Description:	Radiator		

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.77A) Lounge		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186414
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	K

Asset Number:	<b>20</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.86) Ex Lounge		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186416
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	L

Asset Number:	<b>21</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.86) Ex Lounge		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186416
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	L

Asset Number:	<b>22</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.78C) Ex Dining		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186418
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	M

Asset Number:	<b>23</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.78C) Ex Dining		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186418
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	M

Asset Number:	<b>24</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.78B) Ex Servery		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186418
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	M

Asset Number:	<b>25</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.78B) Ex Servery		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186418
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	M

Asset Number:	<b>26</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.78B) Ex Servery		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186418
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500

Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	M

Asset Number:	<b>27</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.78B) Ex Servery		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186418
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	M

Asset Number:	<b>28</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.122) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186418
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	M

Asset Number:	<b>29</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.118) Sitting		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186418
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	M

Asset Number:	<b>30</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.77) Sitting		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		

Make:	Solazar	Model:	186420
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	N

Asset Number:	31		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.77) Sitting		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186420
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	N

Asset Number:	32		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.77) Sitting		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186420
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	N

Asset Number:	33		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.77A) Lounge		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186420
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	N

Asset Number:	<b>34</b>
Description:	Radiator

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.76) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	126416
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	P

Asset Number:	<b>35</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.115) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	126416
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	P

Asset Number:	<b>36</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.121) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	126416
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	P

Asset Number:	<b>37</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.76) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	126420
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	R

Asset Number:	<b>38</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.90) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	126416
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	P

Asset Number:	<b>39</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.76) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	126420
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	R

Asset Number:	<b>40</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.76) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	126420
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	R

Asset Number:	<b>41</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.90) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	126420
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500

Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	R

Asset Number:	<b>42</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.90) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	R

Asset Number:	<b>43</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.93) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	R

Asset Number:	<b>44</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.78) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	R

Asset Number:	<b>45</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.121) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		



Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	R

Asset Number:	<b>46</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.122) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	R

Asset Number:	<b>47</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-057) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>48</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-058) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>49</b>		
Description:	Radiator		

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-059) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>50</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-060) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>51</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-061) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>52</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-062) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>53</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-071) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>54</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-072) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>55</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-073) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>56</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-074) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500

Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>57</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-075) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>58</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-076) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>59</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-077) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>60</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-078) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		

Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>61</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-080) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>62</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-081) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>63</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-082) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>64</b>		
Description:	Radiator		

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-083) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>65</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-084) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>66</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-085) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>67</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-086) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>68</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-093) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>69</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-094) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>70</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-095) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>71</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-096) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500

Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>72</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-097) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>73</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-098) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>74</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-099) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>75</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-100) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		



Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>76</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-101) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>77</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-102) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>78</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-103) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Not Elsewhere Included		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	S

Asset Number:	<b>79</b>		
Description:	Fan		

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-103) Bed		
Location Description:	Ceiling		
Services:	Mechanical Services - Ventilation Fans		
Make:	Fantech	Model:	PCE454DD
Serial:	-	Supplier:	Fantech
Qty:	1	Retail Price \$:	850
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	F-17

Asset Number:	<b>80</b>		
Description:	Fan		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-103) Bed		
Location Description:	Ceiling		
Services:	Mechanical Services - Ventilation Fans		
Make:	Fantech	Model:	PCE454DD
Serial:	-	Supplier:	Fantech
Qty:	1	Retail Price \$:	850
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	F-15

Asset Number:	<b>81</b>		
Description:	Fan		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-103) Bed		
Location Description:	Ceiling		
Services:	Mechanical Services - Ventilation Fans		
Make:	Fantech	Model:	MME404/3
Serial:	-	Supplier:	Fantech
Qty:	1	Retail Price \$:	850
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	F-16

Asset Number:	<b>82</b>		
Description:	Fan		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-103) Bed		
Location Description:	Ceiling		
Services:	Mechanical Services - Ventilation Fans		
Make:	Fantech	Model:	MME404/5
Serial:	-	Supplier:	Fantech
Qty:	1	Retail Price \$:	850
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	F-20

Asset Number:	<b>83</b>		
Description:	Fan		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.87) Comm		
Location Description:	Ceiling		
Services:	Mechanical Services - Ventilation Fans		
Make:	Fantech	Model:	VCW306
Serial:	-	Supplier:	Fantech
Qty:	1	Retail Price \$:	850
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	5 years	Reference information :	F-31

Asset Number:	<b>84</b>		
Description:	Fan		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.73) Comm.		
Location Description:	Ceiling		
Services:	Mechanical Services - Ventilation Fans		
Make:	Fantech	Model:	VCW306
Serial:	-	Supplier:	Fantech
Qty:	1	Retail Price \$:	850
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	5 years	Reference information :	F-18

Asset Number:	<b>86</b>		
Description:	Fan		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-103) Bed		
Location Description:	Ceiling		
Services:	Mechanical Services - Ventilation Fans		
Make:	Fantech	Model:	VCW306
Serial:	-	Supplier:	Fantech
Qty:	1	Retail Price \$:	850
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	5 years	Reference information :	F-14

Asset Number:	<b>87</b>		
Description:	Pump		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.06) Boiler Room		
Location Description:	Plinth		
Services:	Mechanical Services - Pumps		
Make:	Grundfos	Model:	NB 32-200/206
Serial:	-	Supplier:	Autoheating
Qty:	1	Retail Price \$:	3500

Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	P3

Asset Number:	<b>88</b>		
Description:	Pump		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.06) Boiler Room		
Location Description:	Plinth		
Services:	Mechanical Services - Pumps		
Make:	Grundfos	Model:	NBG 80-50-315/277
Serial:	-	Supplier:	Autoheating
Qty:	1	Retail Price \$:	3500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	P4

Asset Number:	<b>89</b>		
Description:	Boiler		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.06) Boiler Room		
Location Description:	Plinth		
Services:	Mechanical Services - Boiler Plant		
Make:	Arizona	Model:	500kW Steel Fire Tube
Serial:	-	Supplier:	Autoheating
Qty:	1	Retail Price \$:	22000
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	15 years	Reference information :	B-2

Asset Number:	<b>90</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-073) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P25VBM-e
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>91</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-074) Bed		
Location Description:	Wall		

Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P25VBM-e
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>92</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-075) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P25VBM-e
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>93</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-076) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P25VBM-e
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>94</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-077) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P25VBM-e
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>95</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-078) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P25VBM-e
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>96</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-079) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P25VBM-e
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>97</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-080) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P25VBM-e
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>98</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-097) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		

Make:	Mitsubishi	Model:	PKFY-P25VBM-e
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>99</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-059) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	MSZ-GE22VA-A1
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-B

Asset Number:	<b>100</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-060) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	MSZ-GE22VA-A1
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-B

Asset Number:	<b>101</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-081) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P32VHM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-B

Asset Number:	<b>102</b>		
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Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-082) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P32VHM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-B

Asset Number:	<b>103</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-083) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P32VHM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-B

Asset Number:	<b>104</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-084) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P32VHM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-B

Asset Number:	<b>105</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-085) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P32VHM-E



Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-B

Asset Number:	<b>106</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-086) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P32VHM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-B

Asset Number:	<b>107</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-087) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P32VHM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-B

Asset Number:	<b>108</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-088) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P32VHM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-B

Asset Number:	<b>109</b>		
Description:	Wall Mounted A/C Unit		

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-089) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P32VHM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-B

Asset Number:	<b>110</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-090) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P32VHM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-B

Asset Number:	<b>111</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-091) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P32VHM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-B

Asset Number:	<b>112</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-092) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P32VHM-E
Serial:	-	Supplier:	Mitsubishi Electric

Qty: 1	Retail Price \$: 700
Install Date: 01/09/2013	Wty Expiry Date: 01/09/2014
Life Exp: 10 years	Reference information : AC-B

Asset Number: <b>113</b>			
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-093) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make: Mitsubishi	Model:	PKFY-P32VHM-E	
Serial: -	Supplier:	Mitsubishi Electric	
Qty: 1	Retail Price \$:	700	
Install Date: 01/09/2013	Wty Expiry Date:	01/09/2014	
Life Exp: 10 years	Reference information :	AC-B	

Asset Number: <b>114</b>			
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-094) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make: Mitsubishi	Model:	PKFY-P32VHM-E	
Serial: -	Supplier:	Mitsubishi Electric	
Qty: 1	Retail Price \$:	700	
Install Date: 01/09/2013	Wty Expiry Date:	01/09/2014	
Life Exp: 10 years	Reference information :	AC-B	

Asset Number: <b>115</b>			
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-095) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make: Mitsubishi	Model:	PKFY-P32VHM-E	
Serial: -	Supplier:	Mitsubishi Electric	
Qty: 1	Retail Price \$:	700	
Install Date: 01/09/2013	Wty Expiry Date:	01/09/2014	
Life Exp: 10 years	Reference information :	AC-B	

Asset Number: <b>116</b>			
Description:	Wall Mounted A/C Unit		

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-096) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P32VHM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-B

Asset Number:	<b>117</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-098) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P32VHM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-B

Asset Number:	<b>118</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-099) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P32VHM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-B

Asset Number:	<b>119</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-100) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P32VHM-E
Serial:	-	Supplier:	Mitsubishi Electric

Qty: 1	Retail Price \$: 700
Install Date: 01/09/2013	Wty Expiry Date: 01/09/2014
Life Exp: 10 years	Reference information : AC-B

Asset Number: <b>120</b>			
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-101) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make: Mitsubishi	Model:	PKFY-P32VHM-E	
Serial: -	Supplier:	Mitsubishi Electric	
Qty: 1	Retail Price \$:	700	
Install Date: 01/09/2013	Wty Expiry Date:	01/09/2014	
Life Exp: 10 years	Reference information :	AC-B	

Asset Number: <b>121</b>			
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-102) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make: Mitsubishi	Model:	PKFY-P32VHM-E	
Serial: -	Supplier:	Mitsubishi Electric	
Qty: 1	Retail Price \$:	700	
Install Date: 01/09/2013	Wty Expiry Date:	01/09/2014	
Life Exp: 10 years	Reference information :	AC-B	

Asset Number: <b>122</b>			
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-103) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make: Mitsubishi	Model:	PKFY-P32VHM-E	
Serial: -	Supplier:	Mitsubishi Electric	
Qty: 1	Retail Price \$:	700	
Install Date: 01/09/2013	Wty Expiry Date:	01/09/2014	
Life Exp: 10 years	Reference information :	AC-B	

Asset Number: <b>123</b>			
Description:	Wall Mounted A/C Unit		

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-071) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P32VHM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-C

Asset Number:	<b>124</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-072) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P32VHM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-C

Asset Number:	<b>125</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-065) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P50VHM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-D

Asset Number:	<b>126</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-070) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PKFY-P50VHM-E
Serial:	-	Supplier:	Mitsubishi Electric

Qty: 1	Retail Price \$: 700
Install Date: 01/09/2013	Wty Expiry Date: 01/09/2014
Life Exp: 10 years	Reference information : AC-D

Asset Number: <b>127</b>			
Description: Cassette			
Location: [F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.75) Activity/Sitting			
Location Description: Ceiling			
Services: Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)			
Make: Mitsubishi	Model: PLFY-P63VBM-E		
Serial: -	Supplier: Mitsubishi Electric		
Qty: 1	Retail Price \$: 1500		
Install Date: 01/09/2013	Wty Expiry Date: 01/09/2014		
Life Exp: 10 years	Reference information : AC-23		

Asset Number: <b>128</b>			
Description: Cassette			
Location: [F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.113) Staff Station			
Location Description: Ceiling			
Services: Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)			
Make: Mitsubishi	Model: PLFY-P20VCM-E		
Serial: -	Supplier: Mitsubishi Electric		
Qty: 1	Retail Price \$: 1500		
Install Date: 01/09/2013	Wty Expiry Date: 01/09/2014		
Life Exp: 10 years	Reference information : AC-29		

Asset Number: <b>129</b>			
Description: Cassette			
Location: [F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.122) Corridor			
Location Description: Ceiling			
Services: Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)			
Make: Mitsubishi	Model: PLFY-P63VBM-E		
Serial: -	Supplier: Mitsubishi Electric		
Qty: 1	Retail Price \$: 1500		
Install Date: 01/09/2013	Wty Expiry Date: 01/09/2014		
Life Exp: 10 years	Reference information : AC-30		

Asset Number: <b>130</b>			
Description: Cassette			

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.77) Sitting		
Location Description:	Ceiling		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PLFY-P63VBM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	1500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-24

Asset Number:	<b>131</b>		
Description:	Cassette		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.78A) Dining		
Location Description:	Ceiling		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PLFY-P100VBM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	1500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-26

Asset Number:	<b>132</b>		
Description:	Cassette		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.78A) Dining		
Location Description:	Ceiling		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PLFY-P100VBM-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	1500
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-27

Asset Number:	<b>133</b>		
Description:	Fancoil		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.78C) Ex Dining		
Location Description:	Ceiling		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PLFY-P200VMH-E
Serial:	-	Supplier:	Mitsubishi Electric



Qty: 1	Retail Price \$: 2500
Install Date: 01/09/2013	Wty Expiry Date: 01/09/2014
Life Exp: 10 years	Reference information : AC-28

Asset Number: <b>134</b>			
Description: Cassette			
Location: [F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.86) Ex Lounge			
Location Description: Ceiling			
Services: Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)			
Make: Mitsubishi	Model: PLFY-P63VBM-E		
Serial: -	Supplier: Mitsubishi Electric		
Qty: 1	Retail Price \$: 1500		
Install Date: 01/09/2013	Wty Expiry Date: 01/09/2014		
Life Exp: 10 years	Reference information : AC-25		

Asset Number: <b>135</b>			
Description: Cassette			
Location: [F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.85) Sitting			
Location Description: Ceiling			
Services: Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)			
Make: Mitsubishi	Model: PLFY-P50VBM-E		
Serial: -	Supplier: Mitsubishi Electric		
Qty: 1	Retail Price \$: 1500		
Install Date: 01/09/2013	Wty Expiry Date: 01/09/2014		
Life Exp: 10 years	Reference information : AC-55		

Asset Number: <b>136</b>			
Description: Cassette			
Location: [F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.77) Sitting			
Location Description: Ceiling			
Services: Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)			
Make: Mitsubishi	Model: PLFY-P63VBM-E		
Serial: -	Supplier: Mitsubishi Electric		
Qty: 1	Retail Price \$: 1500		
Install Date: 01/09/2013	Wty Expiry Date: 01/09/2014		
Life Exp: 10 years	Reference information : AC-52		

Asset Number: <b>137</b>			
Description: VRF Condensor			
Location: [F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(RF) Roof			

Location Description:	Roof Platform		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PURY-P450YJM-A
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	10000
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	VRF-9

Asset Number:	<b>138</b>		
Description:	VRF Condensor		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(RF) Roof		
Location Description:	Roof Platform		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PURY-P500YSJM-A
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	10000
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	VRF-10

Asset Number:	<b>139</b>		
Description:	VRF Condensor		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(RF) Roof		
Location Description:	Roof Platform		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PURY-P450YJM-A
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	10000
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	VRF-11

Asset Number:	<b>140</b>		
Description:	VRF Condensor		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(RF) Roof		
Location Description:	Roof Platform		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PURY-P400YJM-A
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	10000
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	VRF-12

Asset Number:	<b>141</b>		
Description:	VRF Condensor		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(RF) Roof		
Location Description:	Roof Platform		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PURY-P350YJM-A
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	10000
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	VRF-13

Asset Number:	<b>142</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-061) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	MSZ-GE22VA-A1
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-59A

Asset Number:	<b>143</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-062) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	MSZ-GE22VA-A1
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	AC-59B

Asset Number:	<b>144</b>		
Description:	Multi Condensor		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(EXT) External		
Location Description:	External Room 61		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	MXZ-2C52VA-A1
Serial:	-	Supplier:	Mitsubishi Electric

Qty: 1	Retail Price \$: 2000
Install Date: 01/09/2013	Wty Expiry Date: 01/09/2014
Life Exp: 10 years	Reference information : A/C 59

Asset Number:	<b>145</b>		
Description:	Dilution fan		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.06) Boiler Room		
Location Description:	Duct Mounted		
Services:	Mechanical Services - Boiler Plant		
Make:	Aerotech	Model:	AF480
Serial:	-	Supplier:	Automatic heating
Qty:	1	Retail Price \$:	8000
Install Date:	01/09/2013	Wty Expiry Date:	01/09/2014
Life Exp:	10 years	Reference information :	F-37

Project: Assisi Aged Care Centre - Stage 2

Manual: Mechanical Services

Section: **Maintenance**

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### **Airconditioning Units**

#### **3 Month - Quaterly (4 off)**

- Check and clean filters as necessary.
- Check general operation in cooling and heating modes
- check drains for blockages
- Visually check control operation
- Check for unusual noise or vibration

#### **This Schedule services the following Assets:**

##### **#90 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-073) Bed

##### **#91 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-074) Bed

##### **#92 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-075) Bed

##### **#93 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-076) Bed

##### **#94 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-077) Bed

##### **#95 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-078) Bed

##### **#96 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-079) Bed

##### **#97 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-080) Bed

##### **#98 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-097) Bed

##### **#99 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-059) Bed

##### **#100 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-060) Bed

##### **#101 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-081) Bed

##### **#102 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-082) Bed

##### **#103 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-083) Bed

##### **#104 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-084) Bed

**#105 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-085) Bed

**#106 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-086) Bed

**#107 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-087) Bed

**#108 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-088) Bed

**#109 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-089) Bed

**#110 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-090) Bed

**#111 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-091) Bed

**#112 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-092) Bed

**#113 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-093) Bed

**#114 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-094) Bed

**#115 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-095) Bed

**#116 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-096) Bed

**#117 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-098) Bed

**#118 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-099) Bed

**#119 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-100) Bed

**#120 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-101) Bed

**#121 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-102) Bed

**#122 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-103) Bed

**#123 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-071) Bed

**#124 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-072) Bed

**#125 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-065) Bed

**#126 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-070) Bed

### #127 - Cassette

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.75) Activity/Sitting

### #128 - Cassette

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.113) Staff Station

### #129 - Cassette

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.122) Corridor

### #130 - Cassette

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.77) Sitting

### #131 - Cassette

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.78A) Dining

### #132 - Cassette

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.78A) Dining

### #133 - Fancoil

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.78C) Ex Dining

### #134 - Cassette

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.86) Ex Lounge

### #135 - Cassette

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.85) Sitting

### #136 - Cassette

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.77) Sitting

### #142 - Wall Mounted A/C Unit

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-061) Bed

### #143 - Wall Mounted A/C Unit

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-062) Bed

### #144 - Multi Condensor

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (EXT) External

 [PLFY.pdf \(PLFY\)](#)

 [A\\_C\\_Maintenance.pdf \(A C Maintenance\)](#)

 [a\\_c\\_wall\\_cassette\\_manual.pdf \(a c wall cassette manual\)](#)

 [msz\\_indoor\\_A\\_C.pdf \(msz indoor A C\)](#)

 [Assisi\\_Aged\\_Care\\_Indoor\\_Evaporator.pdf \(Assisi Aged Care Indoor Evaporator\)](#)

## Boilers

### 12 Month - Boilers - Gas Fired

- Check and test flame supervision system shut down time, clean pilot and thermocouple and check for correct location, clean U.V cell (if fitted) and check operation, record any components to be repaired or replaced
- Check and test interlocks and limits on air and gas pressure switches, pressure release valve, over pressure shut off device, purge device and timer, low and high level limits, high temp cut out and positional switches.
- Check for water leaks at tube sheets or section joints.
- Check valve train safety shut off and vent valve for freedom of movement.
- Clean blower fan.
- Check safety relief valve for correct operation, report if valve requires replacing.
- Inspect combustion space and clean out as necessary.
- Lightly lubricate bearings and control linkages.

- Open boiler. Check clean & repair flue passages & brickwork.
- Open drain valve & flush out boiler to remove any sludge.
- Remove and clean air and fuel filter elements, record if replacements are required.
- Remove burner, clean burner, jet and swirler, re-assemble. Record if jets require replacing. Check combustion efficiency.

**This Schedule services the following Assets:**

**#89 - Boiler**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.06) Boiler Room

 [Arizona\\_Installation\\_\\_\\_Instruction\\_Manual1.pdf \(Arizona Installation Instruction Manual\)](#)

 [Assisi\\_Aged\\_Care\\_Boilers.pdf \(Assisi Aged Care Boilers\)](#)

## Dampers

### 12 Month - Automatic Dampers

- Carry out the following tasks in accordance with AS3666, SAHB32 and the Public Health Act
- The following tasks were supplied by AIRAH and are indicative only.
- Check damper linkages, lubricate as required.
- Check for undue noise or vibration.

### 12 Month - Fire Dampers

- The following tasks were supplied by AIRAH and are indicative only.
- Check correct operation of fire damper.
- Check fire damper for corrosion.
- Check fire damper mounting is sound.
- Check integrity of fire resisting construction (wall, ceiling etc.)
- Confirm fire damper position is correct.
- Inspect fire damper packing
- Inspect fire damper for obstructions.
- Restore fire damper to correct position.

 [H1-H6\\_HCD150.pdf \(H1 H6 HCD150\)](#)

 [H19-H23\\_IBD\\_General.pdf \(H19 H23 IBD General\)](#)

 [Assisi\\_Aged\\_Care\\_Motorized\\_Dampers.pdf \(Assisi Aged Care Motorized Dampers\)](#)

 [Assisi\\_Aged\\_Care\\_Fire\\_Dampers.pdf \(Assisi Aged Care Fire Dampers\)](#)

## Electrical Switchboards and Controls

### 1 Year - Twelve Monthly

- Check contactor and relay contacts for excessive wear or pitting
- Check all motor overload settings
- Examine the general condition of conduits, connectors, switches and wiring.
- Check fuses for correct ratings
- Replace any labels that have fallen off.
- vacuum clean interior of switchboard
- Examine and rectify panel seals
- Lubricate all pivot points
- check time clocks for correct operation and time settings
- Check pilot lamps for operation replace if necessary



- Check for any loose connections
- Check wiring and connectors for any signs of overheating

 [Assisi\\_Aged\\_Care\\_Switchboard\\_and\\_Controls.pdf \(Assisi Aged Care Switchboard and Controls\)](#)

## Fans

### 12 Month - Annual

- Carry out the following tasks in accordance with AS3666, SAHB32 and the Public Health Act
- The following tasks were supplied by AIRAH and are indicative only.
- Check access panels for air leakage and seal.
- Check drive alignment.
- Check that impeller and drive are tight on shafts.
- If accessible, check cleanliness of fan blades and scroll or casing and record/report if cleaning is required.
- Inspect for evidence of corrosion, wear on flexible connections and other deterioration, clean and repair minor corrosion and report where repairs are necessary

### This Schedule services the following Assets:

#### #79 - Fan

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-103) Bed

#### #80 - Fan

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-103) Bed

#### #81 - Fan

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-103) Bed

#### #82 - Fan

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-103) Bed

#### #83 - Fan

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.87) Comm

#### #84 - Fan

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.73) Comm.

#### #86 - Fan

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-103) Bed

#### #145 - Dilution fan

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.06) Boiler Room

 [INST-GENERAL\\_1\\_1.pdf \(INST GENERAL 1\)](#)

 [Assisi\\_Air\\_Dilution\\_Fan\\_AF480.pdf \(Assisi Air Dilution Fan AF480\)](#)

 [Assisi\\_Aged\\_Care\\_Fans\\_and\\_Motors.pdf \(Assisi Aged Care Fans and Motors\)](#)

## Filters

### 6 Month - Dry Media and Panel Filters

- Carry out the following tasks in accordance with AS3666, SAHB32 and the Public Health Act
- The following tasks were supplied by AIRAH and are indicative only.
- Check zero setting on manometer.
- Lightly lubricate filter drives and check operation.

**This Schedule services the following Assets:**

**#90 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-073) Bed

**#91 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-074) Bed

**#92 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-075) Bed

**#93 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-076) Bed

**#94 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-077) Bed

**#95 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-078) Bed

**#96 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-079) Bed

**#97 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-080) Bed

**#98 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-097) Bed

**#99 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-059) Bed

**#100 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-060) Bed

**#101 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-081) Bed

**#102 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-082) Bed

**#103 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-083) Bed

**#104 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-084) Bed

**#105 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-085) Bed

**#106 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-086) Bed

**#107 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-087) Bed

**#108 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-088) Bed

**#109 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-089) Bed

**#110 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-090) Bed

**#111 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-091) Bed

**#112 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-092) Bed

**#113 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-093) Bed

**#114 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-094) Bed

**#115 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-095) Bed

**#116 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-096) Bed

**#117 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-098) Bed

**#118 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-099) Bed

**#119 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-100) Bed

**#120 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-101) Bed

**#121 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-102) Bed

**#122 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-103) Bed

**#123 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-071) Bed

**#124 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-072) Bed

**#125 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-065) Bed

**#126 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-070) Bed

**#127 - Cassette**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.75) Activity/Sitting

**#128 - Cassette**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.113) Staff Station

**#129 - Cassette**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.122) Corridor

**#130 - Cassette**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.77) Sitting

**#131 - Cassette**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.78A) Dining

**#132 - Cassette**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.78A) Dining

**#133 - Fancoil**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.78C) Ex Dining

**#134 - Cassette**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.86) Ex Lounge

#### **#135 - Cassette**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.85) Sitting

#### **#136 - Cassette**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.77) Sitting

 [A\\_C\\_Maintenance1.pdf \(A C Maintenance\)](#)

### **Pumps**

#### **12 Month - Annual**

- Carry out the following tasks in accordance with AS3666, SAHB32 and the Public Health Act
- The following tasks were supplied by AIRAH and are indicative only.
- Check coupling bushes for wear, if worn record/report and isolate equipment. Motor may need alignment.
- Clean pump strainer.
- Inspect exposed surfaces for corrosion, minor repair or paintwork as necessary.

#### **This Schedule services the following Assets:**

##### **#87 - Pump**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.06) Boiler Room

##### **#88 - Pump**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.06) Boiler Room

 [NB\\_NBG\\_Installation\\_and\\_Operating\\_Manual1.pdf \(NB NBG Installation and Operating Manual\)](#)

 [Assisi\\_Aged\\_Care\\_Pumps.pdf \(Assisi Aged Care Pumps\)](#)

### **Radiators**

#### **1 Year - Twelve Monthly**

- Remove dust from heat exchanger

#### **This Schedule services the following Assets:**

##### **#1 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-079) Bed

##### **#2 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-087) Bed

##### **#3 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-088) Bed

##### **#4 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-089) Bed

##### **#5 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-091) Bed

##### **#6 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-092) Bed

##### **#7 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-065) Bed

##### **#8 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-066) Bed

**#9 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-067) Bed

**#10 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-068) Bed

**#11 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-069) Bed

**#12 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-070) Bed

**#13 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.85) Sitting

**#14 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.117) Staff Station

**#15 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.75) Activity/Sitting

**#16 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.77) Sitting

**#17 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.77A) Lounge

**#18 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.77A) Lounge

**#19 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.77A) Lounge

**#20 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.86) Ex Lounge

**#21 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.86) Ex Lounge

**#22 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.78C) Ex Dining

**#23 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.78C) Ex Dining

**#24 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.78B) Ex Servery

**#25 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.78B) Ex Servery

**#26 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.78B) Ex Servery

**#27 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.78B) Ex Servery

**#28 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.122) Corridor

**#29 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.118) Sitting

**#30 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.77) Sitting

**#31 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.77) Sitting

**#32 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.77) Sitting

**#33 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.77A) Lounge

**#34 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.76) Corridor

**#35 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.115) Corridor

**#36 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.121) Corridor

**#37 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.76) Corridor

**#38 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.90) Corridor

**#39 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.76) Corridor

**#40 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.76) Corridor

**#41 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.90) Corridor

**#42 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.90) Corridor

**#43 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.93) Corridor

**#44 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.78) Corridor

**#45 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.121) Corridor

**#46 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.122) Corridor

**#47 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-057) Bed

**#48 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-058) Bed

**#49 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-059) Bed

**#50 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-060) Bed

**#51 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-061) Bed

**#52 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-062) Bed

**#53 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-071) Bed

**#54 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-072) Bed

**#55 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-073) Bed

**#56 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-074) Bed

**#57 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-075) Bed

**#58 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-076) Bed

**#59 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-077) Bed

**#60 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-078) Bed

**#61 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-080) Bed

**#62 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-081) Bed

**#63 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-082) Bed

**#64 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-083) Bed

**#65 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-084) Bed

**#66 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-085) Bed

**#67 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-086) Bed

**#68 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-093) Bed

**#69 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-094) Bed

**#70 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-095) Bed

**#71 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-096) Bed

**#72 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-097) Bed

**#73 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-098) Bed

**#74 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-099) Bed

**#75 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-100) Bed

**#76 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-101) Bed

**#77 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-102) Bed

**#78 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-103) Bed

 [Solazar\\_O\\_M\\_manual.pdf \(Solazar O M manual refer to Index 7 - page 4 \(Maintenance\)\)](#)

 [Assisi\\_Aged\\_Care\\_Hydronic\\_Radiators.pdf \(Assisi Aged Care Hydronic Radiators\)](#)

## VRF Condensors

### 1 Year - Twelve Monthly

- Check and service compressors, fans, motors, drives and controls.

- Remove dirt and debris from fan inlet screen

- Inspect coils for build up of dirt and clean out as necessary

- Leak test and check visually for signs of leakage

### This Schedule services the following Assets:

**#137 - VRF Condensor**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (RF) Roof

**#138 - VRF Condensor**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (RF) Roof

**#139 - VRF Condensor**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (RF) Roof

**#140 - VRF Condensor**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (RF) Roof

**#141 - VRF Condensor**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (RF) Roof

 [PURY.pdf \(PURY\)](#)

 [Assisi\\_Aged\\_Care\\_AC\\_Units.pdf \(Assisi Aged Care AC Units\)](#)



Project: Assisi Aged Care Centre - Stage 2

Manual: Mechanical Services

Section: **Operations Data**

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## Pumps

(Mechanical Services - Boiler Pumps)

The heating hot water system consists of heating hot water boiler with a dedicated heating hot water pump and variable speed secondary heating hot water pump.

The heating hot water plant is energised by a heating call based on an external temperature sensor. the heating call is produced when the external temperature is below 20c (adjustable). If the heating call is maintained for a period of 5 minutes, the primary heating hot water pump shall start.

The boiler starts on confirmation of the heating hot water flow.

The secondary pump on the heating hot water system runs once the primary loop flow is established and the demand for the heating is detected by the pressure differential sensor (measuring the pressure difference between the flow and return pipes to the field).

The secondary heating hot water pump speed is varied on the basis of the pressure differential sensor which is controlled by a variable speed drive.

The primary and secondary heating hot water pumps are programmed to run for 15 minutes (adjustable) after heating hot water plant shuts down.

 [NB\\_NBG\\_Installation\\_and\\_Operating\\_Manual.pdf](#) (NB NBG Installation and Operating Manual)

## A/C Controls

(Mechanical Services - Automatic Control Systems)

Mitsubishi Central Controller (AG-150A) located within the nurses station controls and monitors all air conditioning equipment associated with the (VRV) variable refrigerant Volume system.

This controller has the ability to perform to following tasks,

- Start/Stop connected indoor units
- Monitor all connected indoor unit (on, off, fault)
- Monitor room temperature of all indoor units
- Temperature set points adjustments (local and centralised)
- Monitor filter status (filter dirty)
- Receiving input signals from the fire indicator panel.
- Control each indoor units own time clock program.

Additional to the central controller all indoor units are provided with a wired local control panel (PAR-30MAA) complete with temperature adjustments facilities, on/off and fan speed (low,med,high)

 [PAR-30MAA\\_controller-2.pdf](#) (PAR 30MAA controller 2)

 [AG-150A\\_central\\_controller.pdf](#) (AG 150A central controller)

## Boiler

(Mechanical Services - Boiler Plant)

Boiler B-2 provides the heating hot water loop to all heating radiators. The boiler is energised once confirmation of heating hot water flow within the heating hot water loop. The boiler is controlled and modulates by it internal controls providing a leaving water temperature of 75c.

 [Arizona\\_Brochure.pdf](#) (Arizona Brochure)

 [Arizona\\_Installation\\_\\_\\_Instruction\\_Manual.pdf](#) (Arizona Installation Instruction Manual)

 [Dosing\\_Pot\\_Brochure.pdf](#) (Dosing Pot Brochure)

 [Duraflex\\_\\_\\_ExTwin\\_Air\\_\\_\\_Dirt\\_Separator\\_Brochure\\_R.pdf](#) (Duraflex ExTwin Air Dirt Separator Brochure R)

 [Refill\\_Unit\\_Brochure\\_A4.pdf](#) (Refill Unit Brochure A4)

 [Duraflex\\_Forte\\_A4.pdf](#) (Duraflex Forte A4)

## Airconditioning Split System

(Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System))

Multi-head air conditioning units AC-61,62,63,& 64 are controlled by on/off wired controller (PAR-30MAA)complete with temperature set-point adjustment facilities and 7 day programmable time-clock.

 [msz\\_indoor\\_A\\_C.pdf](#) (msz indoor A C)

 [msz\\_user\\_manual\\_A\\_C.pdf](#) (msz user manual A C)

 [PAR-30MAA\\_controller.pdf](#) (PAR 30MAA controller)

 [AG-150A\\_central\\_controller1.pdf](#) (AG 150A central controller)

## Exhaust Fans

(Mechanical Services - Ventilation Fans)

Comms cupboard exhaust fans F-2,14,18,22,& 30 on/off operation is controlled by a local thermostat. the fan runs when the comms cupboard internal temperature is above 25c (adjustable). Toilet exhaust fans F-15,16,17, & 20 on/off operation is controlled by the DDC controller located within the mechanical switchboard that provides power to these fans. the DDC controller provides a 365-day programmable time-clock. These fans run at 100% capacity from 6am-8pm (adjustable) and 70% capacity on other times. Outside air fan F-3 on/off operation is interlocked with the on/off operation of air-conditioning unit AC-6. Fan F-3 is monitored and controlled by a wall mounted central air-conditioner controller.

 [0511-230\\_R5\\_TECH\\_DATA\\_\\_\\_DRAWINGS.pdf \(0511 230 R5 TECH DATA DRAWINGS\)](#)

 [0511-230\\_R6\\_TECH\\_DATA\\_F15\\_\\_16\\_\\_17\\_\\_20.pdf \(0511 230 R6 TECH DATA F15 16 17 20\)](#)

 [INST-GENERAL\\_1\\_.pdf \(INST GENERAL 1\)](#)

## Dilution fan

(Mechanical Services - Boiler Plant)

The dilution fan F-37 operation is interlocked for the operation with heating hot water boiler B-2.

In the event of fan failure, the boiler will shut down in accordance with the current Australian Standards

 [Assisi\\_Air\\_Dilution\\_Fan\\_AF480.pdf \(Assisi Air Dilution Fan AF480\)](#)

 [WDO371\\_Air\\_Dilution\\_Fan\\_control-1.pdf \(WDO371 Air Dilution Fan control 1\)](#)

## Hydronic Panel Radiator

(Mechanical Services - Heat Exchangers)

All Radiator are fitted with a manual thermostatic valve providing individual temperature adjustment as required.

 [OV\\_vindo\\_TH.pdf \(OV vindo TH\)](#)

Project: Assisi Aged Care Centre - Stage 2

Manual: Mechanical Services

Section: **Warranties, Certificates and Commission Information**

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**Warranty - Fans**

Commencement: 01/09/2013 Completion: 30/09/2013

 [Fan\\_Warranty.pdf \(Fan Warranty\)](#)

**Warranty - Dampers**

Commencement: 01/09/2013 Completion: 30/09/2013

**Warranty - Hydronic Panel Radiators**

Commencement: 01/09/2013 Completion: 30/09/2013

 [Solazar\\_warranty.pdf \(Solazar warranty\)](#)

**Warranty - Louvres and Grilles**

Commencement: 01/09/2013 Completion: 30/09/2013

**Warranty - Boiler**

Commencement: 01/09/2013 Completion: 30/09/2013

**Warranty - Auto fill Unit**

Commencement: 01/09/2013 Completion: 30/09/2013

**Warranty - Dosing Pot**

Commencement: 01/09/2013 Completion: 30/09/2013

**Warranty - Air Seperator**

Commencement: 01/09/2013 Completion: 30/09/2013

**Warranty - Pumps**

Commencement: 01/09/2013 Completion: 30/09/2013

**Warranty - Water Makeup Assembly**

Commencement: 01/09/2013 Completion: 30/09/2013

**Warranty - VRF System**

Commencement: 01/09/2013 Completion: 30/09/2013

 [Assisi\\_Mitsub1.pdf \(Assisi Mitsub\)](#)

**Warranty - A/C Controls**

Commencement: 01/09/2013 Completion: 30/09/2013

 [Assisi\\_Mitsub.pdf \(Assisi Mitsub\)](#)

**Warranty - Expansion Tank**

Commencement: 01/09/2013 Completion: 30/09/2013

**Warranty - Multi Head Split Systems**

Commencement: 01/09/2013 Completion: 30/09/2013

 [Assisi\\_Mitsub2.pdf \(Assisi Mitsub\)](#)

**Warranty - Installation Compliance Certificate**

Commencement: 01/03/2013 Completion: 30/09/2013

 [assisi\\_stage\\_2\\_compliance\\_copy.pdf \(assisi stage 2 compliance copy\)](#)

**Warranty - Mitsubishi Letter of Warranty**

Commencement: 23/08/2013 Completion: 23/08/2014

 [11092014101113-0001.pdf \(11092014101113 0001\)](#)

**Warranty - Warranty Letter Automatic Heating**

Commencement: 30/06/2013 Completion: 30/06/2014

 [Assisi\\_Age\\_Care\\_Stage\\_2\\_Warranty\\_letter.pdf \(Assisi Age Care Stage 2 Warranty letter\)](#)

**Certificate - Compliance**

Commencement: 01/09/2013 Completion: 30/09/2013

 [PractitionerCC-3.pdf \(PractitionerCC 3\)](#)

**Certificate - Electrical Safety of Victoria**

Commencement: 01/03/2013 Completion: 30/09/2013

 [Cert-Stage\\_-2.jpg \(Cert Stage 2\)](#)

**Commission Information - Commissioning report**

Commencement: 01/09/2013 Completion: 30/09/2013

 [ASSISSI\\_stage\\_2\\_commissioning.pdf \(Assisi Stage 2 commissioning\)](#)

 [7783B.pdf \(Assisi Stage 2 Water commissioning\)](#)

**Commission Information - Mitsubishi Statement**

Commencement: 01/03/2013 Completion: 18/12/2013

 [Assisi\\_Aged\\_Care\\_Rosanna\\_Stage\\_2.pdf \(Assisi Aged Care Rosanna Stage 2\)](#)

Project: Assisi Aged Care Centre - Stage 2

Manual: Mechanical Services

Section: **Spare Parts**

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**Spare parts**

(Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System))

 [Replacement\\_Parts.pdf \(Replacement Parts\)](#)

Project: Assisi Aged Care Centre - Stage 2

Manual: Mechanical Services

Section: **Help and Contact**

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Company Name: JBK Industries P/L

Trade/Product: Mechanical Services

Contact Person: Steve Horvath

Work Number: 0407 058370

Fax Number: 03 5971 5504

Mobile Number: 0407 058370

After Hr Number: 0407 058370

Address: 3/189 Nepean Highway Aspendale 3915

Email Address: jbkaircon@bigpond.com

 [Assisi\\_Contacts.pdf \(Assisi Contacts\)](#)

Project: Assisi Aged Care Centre - Stage 2

Manual: Mechanical Services

Section: **Drawings and References**

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**Drawing - VRF**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre

 [SELECTION\\_OUTPUT\\_STAGE\\_2.pdf \(SELECTION OUTPUT STAGE 2\)](#)

**Drawing - Mechanical Services Stage 2 As Built Drawing**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre

 [ASSISI\\_AGED\\_CARE\\_S2\\_ABD.pdf \(ASSISI AGED CARE S2 ABD\)](#)

**Reference - Mechanical Electrical as Built Drawings**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre

 [MSSB\\_3.pdf \(MSSB 3\)](#)

 [MSSB\\_5.pdf \(MSSB 5\)](#)

 [MSSB\\_7.pdf \(MSSB 7\)](#)

**Reference - Flue Dilution Fan**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre

 [Dilution\\_Fan\\_control-1.pdf \(Dilution Fan control 1\)](#)



## OPERATIONS AND MAINTENANCE MANUALS

# Security, Communications & Nurse Call

Project  
Assisi Aged Care Centre - Stage 2

Location  
Assisi

Compiled  
20/07/2015



### **Low Voltage Communications System Description**

A brief description of the communication systems installed by Comtel includes:

- Nurse Call
- Security
- CCTV
- WiFi
- VOIP Handsets
- Patient Wanderer
- Door Phone ( Replacing intercom )
- Data Cabling

The attached file describes the above mentioned

[📎 Short\\_description\\_of\\_the\\_functionality\\_and\\_operationAssisv3.doc](#) (Short description of the functionality and operation of all systems installed or added to in stage 2)

Project: Assisi Aged Care Centre - Stage 2  
Manual: Security, Communications & Nurse Call  
Section: **Assets**

Asset Number:	<b>1</b>		
Description:	Electric Mag Lock		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:			
Services:	Communications, Security & IT - Access Controls		
Make:	FSH	Model:	3500DM
Serial:	N/A	Supplier:	Comtel
Qty:	1	Retail Price \$:	572
Install Date:	10/10/2013	Wty Expiry Date:	10/10/2014
Life Exp:	2 years	Reference information :	

Asset Number:	<b>2</b>		
Description:	Electric Strike		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:			
Services:	Communications, Security & IT - Access Controls		
Make:	FSH	Model:	FES20M
Serial:	na	Supplier:	Comtel
Qty:	1	Retail Price \$:	241
Install Date:	10/10/2013	Wty Expiry Date:	10/10/2014
Life Exp:	5 years	Reference information :	

Asset Number:	<b>3</b>		
Description:	Electric Strike		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:			
Services:	Communications, Security & IT - Access Controls		
Make:	FSH	Model:	FES10
Serial:	N/A	Supplier:	Comtel
Qty:	1	Retail Price \$:	115
Install Date:	10/10/2013	Wty Expiry Date:	10/10/2014
Life Exp:	2 years	Reference information :	

Asset Number:	<b>4</b>		
Description:	Security Keypad		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:			

Services:	Communications, Security & IT - Access Controls		
Make:	Rosslare	Model:	ayc-F54
Serial:	N/A	Supplier:	Comtel
Qty:	6	Retail Price \$:	153
Install Date:	10/10/2013	Wty Expiry Date:	10/10/2014
Life Exp:	2 years	Reference information :	

Asset Number:	<b>5</b>		
Description:	CCTV Camera		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:			
Services:	Communications, Security & IT - Access Controls		
Make:	CSD Vision	Model:	ACP-IRVPDNBPW
Serial:	N/A	Supplier:	Comtel
Qty:	3	Retail Price \$:	300
Install Date:	02/10/2013	Wty Expiry Date:	02/10/2014
Life Exp:	2 years	Reference information :	

Asset Number:	<b>6</b>		
Description:	Access point		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:			
Services:	Communications, Security & IT - Access Controls		
Make:	MERU	Model:	MN320
Serial:	N/A	Supplier:	Comtel
Qty:	9	Retail Price \$:	2500
Install Date:	02/10/2013	Wty Expiry Date:	02/10/2014
Life Exp:	5 years	Reference information :	

Asset Number:	<b>7</b>		
Description:	Nursecall Pendant		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Bed Rooms		
Services:	Communications, Security & IT - Access Controls		
Make:	Questek	Model:	AP3311
Serial:	N/A	Supplier:	Comtel
Qty:	45	Retail Price \$:	50.00
Install Date:	02/10/2013	Wty Expiry Date:	02/10/2014
Life Exp:	1 years	Reference information :	

Asset Number:	<b>8</b>		
Description:	Nurse call ensuite point		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		

Location Description:	Ensuites		
Services:	Communications, Security & IT - Access Controls		
Make:	Questek	Model:	QCA031-WG
Serial:	N/A	Supplier:	Comtel
Qty:	92	Retail Price \$:	245
Install Date:	02/10/2013	Wty Expiry Date:	02/10/2014
Life Exp:	2 years	Reference information :	

Asset Number:	<b>9</b>		
Description:	Nurse call bed point		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Bedrooms		
Services:	Communications, Security & IT - Access Controls		
Make:	Questek	Model:	QCA12e-WG
Serial:	N/A	Supplier:	Comtel
Qty:	45	Retail Price \$:	330
Install Date:	02/10/2013	Wty Expiry Date:	02/10/2014
Life Exp:	2 years	Reference information :	

Asset Number:	<b>10</b>		
Description:	Door reed switch		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:			
Services:	Communications, Security & IT - Access Controls		
Make:	Sentrol	Model:	CSD2002
Serial:	N/A	Supplier:	Comtel
Qty:	1	Retail Price \$:	15
Install Date:	10/10/2013	Wty Expiry Date:	10/10/2014
Life Exp:	2 years	Reference information :	

Asset Number:	<b>11</b>		
Description:	Medium powered enclosure		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:			
Services:	Communications, Security & IT - Access Controls		
Make:	Inner Range	Model:	IR-995201PE
Serial:	N/A	Supplier:	Comtel
Qty:	1	Retail Price \$:	380
Install Date:	10/10/2013	Wty Expiry Date:	10/10/2014
Life Exp:	2 years	Reference information :	

Asset Number:	<b>12</b>		
Description:	Concept 4000 main controller		

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:			
Services:	Communications, Security & IT - Access Controls		
Make:	Inner Range	Model:	IR-995003AUPSB
Serial:	N/A	Supplier:	Comtel
Qty:	1	Retail Price \$:	2850
Install Date:	10/10/2013	Wty Expiry Date:	10/10/2014
Life Exp:	2 years	Reference information :	

Asset Number:	<b>13</b>		
Description:	Door Controller module		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:			
Services:	Communications, Security & IT - Access Controls		
Make:	Inner Range	Model:	IR-995012PCB&K
Serial:	N/A	Supplier:	Comtel
Qty:	1	Retail Price \$:	600
Install Date:	10/10/2013	Wty Expiry Date:	10/10/2014
Life Exp:	2 years	Reference information :	

Asset Number:	<b>14</b>		
Description:	Request to Exit Button		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:			
Services:	Communications, Security & IT - Access Controls		
Make:	CSD	Model:	CSD-1102
Serial:	N/A	Supplier:	Comtel
Qty:	1	Retail Price \$:	72
Install Date:	10/10/2013	Wty Expiry Date:	10/10/2014
Life Exp:	2 years	Reference information :	

Asset Number:	<b>15</b>		
Description:	Emergency Break Glass		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:			
Services:	Communications, Security & IT - Access Controls		
Make:	CSD	Model:	CSD-1100
Serial:	N/A	Supplier:	Comtel
Qty:	1	Retail Price \$:	55
Install Date:	10/10/2013	Wty Expiry Date:	10/10/2014
Life Exp:	2 years	Reference information :	

Asset Number:	<b>16</b>		
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Description:	Patient Wandering system	
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor	
Location Description:		
Services:	Communications, Security & IT - Patient Systems	
Make:	Protrac	Model: 2T5000
Serial:	N/A	Supplier: Comtel
Qty:	1	Retail Price \$: 1200
Install Date:	10/10/2013	Wty Expiry Date: 10/10/2014
Life Exp:	2 years	Reference information :

Asset Number:	<b>17</b>	
Description:	Patient Wandering system tag	
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor	
Location Description:		
Services:	Communications, Security & IT - Patient Systems	
Make:	Protrac	Model: 2T7000
Serial:	N/A	Supplier: Comtel
Qty:	1	Retail Price \$: 150
Install Date:	10/10/2013	Wty Expiry Date: 10/04/2014
Life Exp:	1 year	Reference information :

Asset Number:	<b>18</b>	
Description:	Data system patch panel	
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor	
Location Description:		
Services:	Communications, Security & IT - Not Elsewhere Included	
Make:	Clipsal	Model: clirj6/24 pp
Serial:	N/A	Supplier: Comtel
Qty:	3	Retail Price \$: 306
Install Date:	10/10/2013	Wty Expiry Date: 10/10/2014
Life Exp:	5 years	Reference information :

Asset Number:	<b>19</b>	
Description:	Data point	
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor	
Location Description:		
Services:	Communications, Security & IT - Not Elsewhere Included	
Make:	Clipsal	Model: CLI30RJ45SMA6WE
Serial:	N/A	Supplier: Comtel
Qty:	28	Retail Price \$: 12.50
Install Date:	10/10/2013	Wty Expiry Date: 10/10/2014
Life Exp:	5 years	Reference information :

Asset Number:	<b>20</b>	
Description:	Clipsal Cat 6 cable	
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor	
Location Description:	Clipsal Cat 6 cable	
Services:	Communications, Security & IT - Not Elsewhere Included	
Make:	Clipsal	Model: CLI2D4P6IPV3BBU
Serial:	NA	Supplier: Electrical Wholesalers
Qty:	1	Retail Price \$: 1
Install Date:		Wty Expiry Date:
Life Exp:	NA	Reference information :

Asset Number:	<b>21</b>	
Description:	Beldon LAN Cable	
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor	
Location Description:	Site Wide	
Services:	Communications, Security & IT - Access Controls	
Make:	Beldon	Model: CS-SEC8723EQ
Serial:	NA	Supplier: Central SD
Qty:	1	Retail Price \$: 1
Install Date:		Wty Expiry Date:
Life Exp:	NA	Reference information :

Asset Number:	<b>22</b>	
Description:	4 core security cable	
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor	
Location Description:	Site Wide	
Services:	Communications, Security & IT - Access Controls	
Make:	Security	Model: ELCSEC14204
Serial:	NA	Supplier: Electrical Wholesalers
Qty:	1	Retail Price \$: 1
Install Date:		Wty Expiry Date:
Life Exp:	NA	Reference information :

Asset Number:	<b>23</b>	
Description:	6 core security cable	
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor	
Location Description:	Site Wide	
Services:	Communications, Security & IT - Access Controls	
Make:	Security	Model: ELCSEC14206
Serial:	NA	Supplier: Electrical Wholesalers
Qty:	1	Retail Price \$: 1
Install Date:		Wty Expiry Date:
Life Exp:	NA	Reference information :

Asset Number:	<b>24</b>	
Description:	Figure 8 cable	
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor	
Location Description:	Site Wide	
Services:	Communications, Security & IT - Access Controls	
Make:	Security	Model: GARTCW24
Serial:	NA	Supplier: Electrical Wholesalers
Qty:	1	Retail Price \$: 1
Install Date:		Wty Expiry Date:
Life Exp:	NA	Reference information :

Asset Number:	<b>25</b>	
Description:	8 core shielded data cable	
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor	
Location Description:	Site Wide	
Services:	Communications, Security & IT - Access Controls	
Make:	Security	Model: GARMC78S
Serial:	NA	Supplier: Electrical Wholesalers
Qty:	1	Retail Price \$: 1
Install Date:		Wty Expiry Date:
Life Exp:	NA	Reference information :

Asset Number:	<b>26</b>	
Description:	CCTV DVR	
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor	
Location Description:	Main Comms Room	
Services:	Communications, Security & IT - Closed Circuit Tv System	
Make:	Pro HD	Model: PROHD161T
Serial:	NA	Supplier: CSD
Qty:	1	Retail Price \$: 1285
Install Date:	10/10/2013	Wty Expiry Date: 10/10/2014
Life Exp:	3	Reference information :

Asset Number:	<b>27</b>	
Description:	Nursecall Display	
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor	
Location Description:	Nurse Base	
Services:	Communications, Security & IT - Access Controls	
Make:	Questek	Model: AD1C13
Serial:	N/A	Supplier: Comtel
Qty:	2	Retail Price \$: 700
Install Date:	02/10/2013	Wty Expiry Date: 02/10/2014
Life Exp:	2 years	Reference information :



Asset Number:	<b>28</b>		
Description:	Data system cable tidy		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Communications rooms		
Services:	Communications, Security & IT - Not Elsewhere Included		
Make:	Clipsal	Model:	CLIRJ1UCMPC
Serial:	N/A	Supplier:	Comtel
Qty:	3	Retail Price \$:	80
Install Date:	10/10/2013	Wty Expiry Date:	10/10/2014
Life Exp:	5 years	Reference information :	

## **Access Control**

### **1 Year -**

- - Check the condition of all Door control modules and associated equipment.
- Check the battery voltage on charge and unloaded
- Check the wiring and rectify any issues
- Check the operation of all controlled doors
- Check the keypads for clean key press
- Check the Locks for clean release
- Check the reed switch operation
- Check the Break glass operation

### **This Schedule services the following Assets:**

#### **#1 - Electric Mag Lock**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#2 - Electric Strike**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#3 - Electric Strike**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#4 - Security Keypad**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#10 - Door reed switch**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#11 - Medium powered enclosure**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#12 - Concept 4000 main controller**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#13 - Door Controller module**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#14 - Request to Exit Button**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#15 - Emergency Break Glass**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#21 - Beldon LAN Cable**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#22 - 4 core security cable**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#23 - 6 core security cable**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#24 - Figure 8 cable**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#25 - 8 core shielded data cable**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

### **CCTV System**

#### **1 Year -**

- - Check operation of all cameras
- re-align and focus where required
- Check condition of HDD

#### **This Schedule services the following Assets:**

##### **#5 - CCTV Camera**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

##### **#26 - CCTV DVR**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

### **Data Network**

#### **1 Year -**

- -No maint process is defined for checking data points as they are always plugged into the network

#### **This Schedule services the following Assets:**

##### **#18 - Data system patch panel**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

##### **#19 - Data point**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

##### **#20 - Clipsal Cat 6 cable**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

##### **#28 - Data system cable tidy**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

### **MERU WiFi system**

#### **1 Year -**

- - Check connectivity of all AP's via controller software
- Check system report for any reported issues
- Physical check of all AP's to ensure all are still mounted correctly

#### **This Schedule services the following Assets:**

##### **#6 - Access point**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

##### **#18 - Data system patch panel**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

##### **#19 - Data point**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

### **Nurse Call System**

## **1 Year -**

- - Systematically test the operation of all nurse call points to confirm operation.
  - Test every point for operation and cancellation
  - Confirm messages received on the WiFi Phones and displays in the nurse base.
- Check the condition of the battery back up unit supporting the nurse call head end.
- Measure the voltage of the cell and test the charge voltage
- Check the PC. and software for the nurse call
- check and clean for dust
  - back up data and log files to an external source.
  - Clean logs

### **This Schedule services the following Assets:**

#### **#7 - Nurse call Pendant**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#8 - Nurse call ensuite point**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#9 - Nurse call bed point**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#27 - Nurse call Display**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

## **Patient Wanderer System**

### **1 Year -**

- - - Check operation of all main units at each door
- re-tune radio sensitivity where required

### **This Schedule services the following Assets:**

#### **#16 - Patient Wandering system**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

#### **#17 - Patient Wandering system tag**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor

## **Spectralink VOIP Handsets**

### **1 Year -**

- Handset batteries should be replaced every 18 months

Project: Assisi Aged Care Centre - Stage 2

Manual: Security, Communications & Nurse Call

Section: **Warranties, Certificates and Commission Information**

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#### **Warranty - COMMUNICATIONS SYSTEMS WARRANTY**

Commencement: 02/10/2013 Completion: 02/10/2014

This certificate details the warranty cover period of all systems installed by Comtel technologies for:

- Nursecall
- Access Control
- Meru WiFi
- CCTV
- Protrac Patient Wanderer system Supply only

 [STAGE\\_2\\_WARRANTY\\_CERTIFICATE\\_ASSISI.pdf \(STAGE 2 WARRANTY CERTIFICATE ASSISI\)](#)

#### **Certificate - COMMUNICATIONS SYSTEMS**

Commencement: 02/10/2013 Completion: 02/10/2014

This certificate confirms the commissioning of all systems installed by Comtel Technologies:

- Nursecall
- Access Control
- Meru WiFi
- SpectraLink
- CCTV

 [STAGE\\_2\\_COMMISSIONING\\_CERTIFICATE\\_ASSISI.pdf \(STAGE 2 COMMISSIONING CERTIFICATE ASSISI\)](#)

#### **Commission Information - Nursecall Commissioning Results**

Commencement: 02/10/2013 Completion: 02/10/2013

This document details the test results for the walk around and pressing of all buttons to confirm operation.

 [ASSISI\\_nursecall\\_stage\\_2\\_system\\_test.pdf \(ASSISI nursecall stage 2 system test\)](#)

Project: Assisi Aged Care Centre - Stage 2  
Manual: Security, Communications & Nurse Call  
Section: **Spare Parts**


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### **Basic listing of spare parts**

(Communications, Security & IT - Access Controls)

The list details all spare part for access control, nursecall and CCTV.

 [AD1C13\\_\\_AD2C13.pdf \(Nursecall Display\)](#)

 [AP3301.pdf \(Nursecall Pendant\)](#)

 [QCA12E-WG\\_Datasheet.pdf \(Nursecall Bed point\)](#)

 [WG\\_Two\\_and\\_Three\\_Button\\_Call\\_Point\\_Series\\_Datasheet.pdf \(Nursecall Ensuite and common callpoint\)](#)

 [ANQ503.pdf \(Nursecall Data Interface Module\)](#)

 [AYC-F54.pdf \(Access control keypad\)](#)

 [FSH\\_Technical\\_Datasheets.pdf \(Access control electric locks\)](#)

 [ACP\\_\\_\\_IRVPDNBPW.pdf \(Access control electric locks\)](#)

 [BASIC\\_PARTS\\_LISTING.pdf \(BASIC PARTS LISTING\)](#)

 [AY-F54\\_20datasheet\\_20v1\\_3\\_2002012006\\_A4.pdf \(AY F54 Security keypad data sheet\)](#)

 [FES20\\_20M\\_Datasheet.pdf \(FES20 20M Electric strike Datasheet\)](#)

 [FES10\\_Datasheet.pdf \(FES10 Electric strike Datasheet\)](#)

 [FEM3500\\_Datasheet.pdf \(FEM3500 Mag lock Datasheet\)](#)

Project: Assisi Aged Care Centre - Stage 2  
Manual: Security, Communications & Nurse Call  
Section: **Help and Contact**

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Company Name: Comtel Technologies  
Trade/Product: Communications systems for Nursecall, security, data and CCTV.  
Contact Person: Darren Shield  
Work Number: (03) 9457 4488  
Fax Number: (03) 9457 4455  
After Hr Number: (03) 9457 4488  
Address: 1/1 Culverlands Street  
Heidelberg West VIC 3081  
Email Address: [service@comteltechnologies.com.au](mailto:service@comteltechnologies.com.au)  
Web Address: [www.comteltechnologies.com.au](http://www.comteltechnologies.com.au)

Company Name: Waterman AHW  
Trade/Product: Consultant  
Contact Person: Jon Vande Graaf  
Work Number: 96859900  
Fax Number: 96859999

Company Name: Thomson Adsett  
Trade/Product: Architect  
Contact Person: Fahmy Fahmy  
Work Number: 96996116  
Fax Number: 96996171

Project: Assisi Aged Care Centre - Stage 2  
Manual: Security, Communications & Nurse Call  
Section: **Drawings and References**

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### **Drawing - ASSISI Access control security Drawings**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre

 [Stage\\_2\\_assisi\\_gnd\\_security\\_schematic\\_CT\\_\\_\\_\\_\\_PACStg\\_2-1rev\\_1.pdf](#) (Stage 2 assisi gnd security schematic CT PACStg 2 1rev 1)

 [Stage\\_2\\_ASSISI\\_CENTRE\\_security\\_as\\_built\\_CT-PACS-3.pdf](#) (Stage 2 ASSISI CENTRE security as built CT PACS 3)

### **Drawing - ASSISI CCTV Schematic**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre

 [Stage\\_2\\_ASSISI\\_CENTRE\\_CCTV\\_schematic\\_CT\\_\\_\\_\\_\\_PACCCTV-1\\_rev\\_2.pdf](#) (Stage 2 ASSISI CENTRE CCTV schematic CT PACCCTV 1 rev 2)

### **Drawing - ASSISI MERU and Data Drawings**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre

 [Stage\\_2\\_ASSISI\\_CENTRE\\_MERU\\_AP\\_and\\_Data\\_CT\\_\\_\\_\\_\\_PACMAPD-3.pdf](#) (Stage 2 ASSISI CENTRE MERU AP and Data CT PACMAPD 3)

### **Drawing - ASSISI Communications Rooms**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre

 [comms\\_room\\_layout\\_CR4.pdf](#) (comms room layout CR4)

 [comms\\_room\\_layout\\_CR5.pdf](#) (comms room layout CR5)

### **Reference - Nursecall system user guide**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre  
Detaled manual for staff use

 [NursecallUsersGuide\\_2008.pdf](#) (Detaled manual for staff use)

### **Reference - Nursecall Data Sheets and manuals**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre  
Data sheets and manuals pertaining to the nursecall equipment installed in the ASSISI project


 [AD1C13\\_\\_AD2C13.pdf](#) (Nursecall Display data sheet)

 [ANQ503.pdf](#) (Nursecall Data interface module data sheet)

 [AP3301.pdf](#) (Nursecall Pendant data sheet)

 [QCA12E-WG\\_Datasheet.pdf](#) (Nursecall WiFi bed point data sheet)

 [WG\\_Two\\_and\\_Three\\_Button\\_Call\\_Point\\_Series\\_Datasheet.pdf](#) (Nursecall WiFi room an ensuite point data sheet)

 [QCA12E-WG\\_Handbook.pdf](#) (Nursecall WiFi bed point manual)

 [WG\\_Two\\_and\\_Three\\_Button\\_Call\\_Point\\_Series\\_Manual.pdf](#) (Nursecall WiFi room and ensuite point manual)

 [AE4000\\_System\\_Support\\_Hardware.pdf](#) (Nursecall system head end data sheet)

### **Reference - SpectraLink WiFi system**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre  
Manuals and data sheets referencing the Spectralink WiFi handsets in use at ASSISI.

 [spectralink-8400-series-brochure.pdf](#) (Manuals and data sheets referencing the Spectralink WiFi handsets in use at ASSISI.)

 [spectralink-8400-specsheet.pdf](#) (SpectraLink Data sheet)

 [SpectraLink\\_8400\\_Quick\\_Start\\_Guide\\_eng.pdf](#) (SpectraLink 8400 quick start guide)

 [SpectraLink\\_8400\\_User\\_Guide\\_eng.pdf](#) (SpectraLink 8400 User Guide)

### **Reference - CCTV Data sheets and manuals**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre  
Reference materials for CCTV pertaining to the Closed Circuit TV system

 [ACP\\_\\_\\_IRVPDNBPW.pdf](#) (Dome camera data sheet)



 [ProHD-ST\\_\\_LowResPages.pdf \(DVR User manual\)](#)

 [CSDVisionProHD4-8-16.pdf \(DVR User manual\)](#)

### **Reference - Access Control System**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre

Data Sheets and manuals pertaining to the access control equipment in the ASSISI project

 [AYC-F54.pdf \(Keypad data sheet\)](#)

 [FSH\\_Technical\\_Datasheets.pdf \(Electric locks data sheets\)](#)

 [Insight\\_User\\_Manual.pdf \(Insight professional manual\)](#)

 [system\\_defaults.pdf \(System default settings for ASSISI\)](#)

 [Assisi\\_Centre\\_Aged\\_Care.pdf \(Basic user guide for ASSISI\)](#)

### **Reference - MERU data sheets**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre

Date sheets pertaining to the MERU WiFi system

 [Meru20AP320AccessPoint.pdf \(320 AP data sheet\)](#)

 [MeruControllerFamily.pdf \(Meru controller data sheet\)](#)

 [Assisi\\_-\\_MERU-8759.pdf \(Meru license certificate\)](#)

 [Assisi\\_-\\_Entitlement\\_Certificate.pdf \(Meru entitlement certificate\)](#)

### **Reference - Communications Cabling Schedule**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre

Stage 2 cabling schedule detailing all the cabling runs from each CR.  
Details cable type and positioning.

 [COMTEL\\_CABLE\\_SCHEDULE\\_FOR\\_ASSISI\\_Stage\\_2GND.pdf \(COMTEL CABLE SCHEDULE FOR ASSISI Stage 2GND\)](#)

### **Reference - Access Control Software user guide**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre

Detailed manual for Insight Professional

 [Insight\\_User\\_Manual-V3\\_4.pdf \(Insight User Manual V3 4\)](#)

# Attachment Index

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Mechanical Services [\(/ProjectFiles/10709/\)](/ProjectFiles/10709/)

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