



OPERATIONS AND MAINTENANCE MANUALS

# Assisi Aged Care Centre - Stage 3

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 3

Location  
Assisi

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Buxton Construction Pty Ltd

Project: Assisi Aged Care Centre - Stage 3

Manual: Architectural/Builder's Manual

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

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### **Introduction - Stage 3**

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 3 - Redevelopment & Extension of existing facility

- Refurbish & Build 30 new bedrooms with individual ensuites.
- Refurbishment of sitting and meals areas
- New Staff Administration and Reception Area
- New Chapel with audio visual package
- Connection to existing facility including stairwell and disabled person hoist
- New main entry including porte cochere
- Soft Landscaping around Stage 3 building including internal courtyards

Project: Assisi Aged Care Centre - Stage 3

Manual: Architectural/Builder's Manual

Section: **Assets**

Asset Number:	<b>1</b>		
Description:	Dishwasher		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Staff Room		
Services:	Furniture Fitments & Equipment - Kitchen - Dishwashers		
Make:	Bosch	Model:	SMS63M18AU
Serial:	No.1	Supplier:	Harvey Norman
Qty:	1	Retail Price \$:	955.00
Install Date:	25/05/2014	Wty Expiry Date:	25/05/2015
Life Exp:	10 years	Reference information :	

Asset Number:	<b>2</b>		
Description:	Microwave		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Staff Room		
Services:	Furniture Fitments & Equipment - Kitchen - Refrigeration		
Make:	LG	Model:	MS3882XRSK
Serial:	No.1	Supplier:	Harvey Norman
Qty:	1	Retail Price \$:	260.00
Install Date:	25/05/2014	Wty Expiry Date:	25/05/2015
Life Exp:	5 years	Reference information :	

Asset Number:	<b>3</b>		
Description:	Bar Fridge		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.140) Multipurpose/Boardroom		
Location Description:	Board Room		
Services:	Furniture Fitments & Equipment - Kitchen - Refrigeration		
Make:	Fisher & Paykel	Model:	P120RSX
Serial:	No.1	Supplier:	Harvey Norman
Qty:	1	Retail Price \$:	355.00
Install Date:	25/04/2014	Wty Expiry Date:	25/05/2015
Life Exp:	7 years	Reference information :	

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

Services:	Furniture Fitments & Equipment - Kitchen - Dishwashers		
Make:	Miele	Model:	G7859
Serial:	No.1	Supplier:	Harvey Norman
Qty:	1	Retail Price \$:	5095.00
Install Date:	25/04/2014	Wty Expiry Date:	25/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	5		
Description:	Microwave		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Cafe		
Services:	Furniture Fitments & Equipment - Kitchen - Refrigeration		
Make:	LG	Model:	MS3882XRSK
Serial:	No.1	Supplier:	Harvey Norman
Qty:	1	Retail Price \$:	260.00
Install Date:	25/05/2014	Wty Expiry Date:	25/05/2015
Life Exp:	5 years	Reference information :	

Asset Number:	6		
Description:	Microwave		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Clean Utilities		
Services:	Furniture Fitments & Equipment - Kitchen - Refrigeration		
Make:	LG	Model:	MS3882XRSK
Serial:	No.1	Supplier:	Harvey Norman
Qty:	1	Retail Price \$:	260.00
Install Date:	25/05/2014	Wty Expiry Date:	25/05/2015
Life Exp:	5 years	Reference information :	



Project: Assisi Aged Care Centre - Stage 3

Manual: Architectural/Builder's Manual

Section: **Maintenance**

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## Aluminium Windows & Glass

 [Hand\\_cleaning\\_EVantage.pdf](#) (Hand cleaning EVantage)

 [Viridian\\_General\\_Glass\\_Cleaning.pdf](#) (Viridian General Glass Cleaning)

## Blinds

 [Blinds\\_Cleaning\\_and\\_Care.pdf](#) (Blinds Cleaning and Care)

## Carpet

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

## Grab Rails & Sanitary Accessories

 [Sanitary\\_Hardware\\_Cleaning\\_\\_Care.pdf](#) (Sanitary Hardware Cleaning Care)

## Joinery

 [Joinery\\_Cleaning\\_and\\_Care.pdf](#) (Joinery Cleaning and Care)

 [STARON\\_ENG\\_Care\\_and\\_Maintanance.pdf](#) (STARON ENG Care and Maintanance)

## Lockwood Door Hardware

 [Lockwood\\_Cleaning\\_\\_maintenance.pdf](#) (Lockwood Cleaning maintenance)

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


## Louvre

 [Louvre-Manual.pdf](#) (Louvre Manual)

## Painting

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

## Platform Lift

 [ELHE\\_Sites\\_Owners\\_\\_Maintenance\\_manual\\_\\_5\\_.pdf](#) (ELHE Sites Owners Maintenance manual 5)

 [Sites\\_instruction\\_and\\_Maintenance\\_manual\\_\\_1\\_.pdf](#) (Sites instruction amd Maintenance manual 1)

## Roof Access Equipment

 [RW\\_4339\\_-\\_RIS\\_Operation\\_Manual.pdf](#) (RW 4339 RIS Operation Manual)

## Stair Nosing

 [Care\\_Guide\\_-\\_Tredfx\\_Stair\\_Nosing.pdf](#) (Care Guide Tredfx Stair Nosing)

## Tiling

 [Tiling-Earp\\_Bros\\_Cleaning\\_Recommendations.pdf](#) (Tiling Earp Bros Cleaning Recommendations)

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

## Vinyl

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

 [Aquarelle\\_-\\_Maintenance.pdf](#) (Aquarelle Maintenance)

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

 [FloorCareGuide\\_AUS-NZ\\_Commercial.pdf](#) (FloorCareGuide AUS NZ Commercial)

 [Granit\\_-\\_Maintenance.pdf](#) (Granit Maintenance)

 [Granit\\_Multisafe\\_-\\_Maintenance.pdf](#) (Granit Multisafe Maintenance)

Project: Assisi Aged Care Centre - Stage 3

Manual: Architectural/Builder's Manual

Section: **Operations Data**

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### **Guldmann Ceiling Hoist / Person Hoist - Healthcare Lifting Services**

(Furniture Fitments & Equipment - Hospital Equipment)

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

### **Louvre**

(Building Fabric & Finishes - Façade)

 [Louvre-Manual.pdf](#) (Louvre Manual)

### **Appliances & Whitegoods**

(Furniture Fitments & Equipment - Fitout Generally)

 [Bosch\\_dishwasher\\_manual.pdf](#) (Bosch dishwasher manual)

 [Miele\\_Professional\\_Dishwasher\\_Manual\\_G7859.pdf](#) (Miele Professional Dishwasher Manual G7859)

 [Fisher\\_Paykel\\_-\\_P12-RSX\\_Manual.pdf](#) (Fisher Paykel P12 RSX Manual)

 [LG\\_Microwave.pdf](#) (LG Microwave)

Project: Assisi Aged Care Centre - Stage 3

Manual: Architectural/Builder's Manual

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

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### **Warranty - All Joinery (Inc Wardrobes) and Accessories**

 [Warranty\\_-\\_Joinery.pdf \(Warranty Joinery\)](#)

 [Certificate\\_of\\_Warranty\\_-\\_Joinery.pdf \(Certificate of Warranty Joinery\)](#)

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

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

 [Warranty\\_-\\_Blinds.pdf \(Warranty Blinds\)](#)

 [Warranty\\_-\\_Curtains.pdf \(Warranty Curtains\)](#)

 [Curtain\\_\\_Blind\\_Track\\_Data.pdf \(Curtain Blind Track Data\)](#)

 [Motorized\\_Curtain\\_Track\\_Data\\_Sheet\\_-\\_Chapel.pdf \(Motorized Curtain Track Data Sheet Chapel\)](#)

 [Assisi\\_Curtain\\_fabric\\_-\\_Chapel.pdf \(Assisi Curtain fabric Chapel\)](#)

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

 [Warranty\\_-\\_Sanitary\\_Hardware.pdf \(Warranty Sanitary Hardware\)](#)

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

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

 [Warranty\\_-\\_Hebel\\_\\_Brickwork.pdf \(Warranty Hebel Brickwork\)](#)

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

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

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

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

 [Lockwood\\_Guarantee.pdf \(Lockwood Guarantee\)](#)

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

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

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

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

### **Warranty - Raven Door Seals**

 [Raven\\_Guarantee.pdf \(Raven Guarantee\)](#)

### **Warranty - Roof Access Equipment - Roofsafe Industrial Safety**

 [Height\\_Safety\\_System\\_Warranty.pdf \(Height Safety System Warranty\)](#)

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

 [Warranty\\_-\\_Screed.pdf \(Warranty Screed\)](#)

## **Warranty - Waterproofing - Internal & External - Wetspot Consolidated Pty Ltd**

 [Warranty\\_-\\_Waterproofing.pdf \(Warranty Waterproofing\)](#)

 [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 - Carpet - Berwick Floors Pty Ltd Trading As Floor Technologies**

 [Carpet\\_Installation\\_Warranty\\_-\\_Stage\\_3.pdf \(Carpet Installation Warranty Stage 3\)](#)

 [Carpet\\_Supply\\_Warranty\\_-\\_Stage\\_3.pdf \(Carpet Supply Warranty Stage 3\)](#)

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

 [Warranty\\_-\\_Vinyl.pdf \(Warranty Vinyl\)](#)

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

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

 [2007\\_TNO\\_fire.pdf \(2007 TNO fire\)](#)

 [Eternal\\_Slip\\_Contrast\\_R10\\_X.pdf \(Eternal Slip Contrast R10 X\)](#)

 [Eternal\\_Slip\\_Marble\\_Slip\\_R10.pdf \(Eternal Slip Marble Slip R10\)](#)

 [Eternal\\_Slip\\_Pallette\\_Slip\\_test-R10.pdf \(Eternal Slip Pallette Slip test R10\)](#)

 [Eternal\\_Slip\\_Sand\\_R10\\_Slip.pdf \(Eternal Slip Sand R10 Slip\)](#)

 [Eternal\\_Slip\\_Smaragd\\_R10.pdf \(Eternal Slip Smaragd R10\)](#)

 [Eternal\\_Slip\\_Stone\\_Slip\\_R10\\_X.pdf \(Eternal Slip Stone Slip R10 X\)](#)

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

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

 [Warranty\\_-\\_Render.pdf \(Warranty Render\)](#)

 [cov\\_coarse\\_duspec.pdf \(cov coarse duspec\)](#)

## **Warranty - Ceiling Hoist Works & Mobile Patient Hoists (Including Slings) - Healthcare Lifting Specialist**

 [Warranty\\_-\\_Patient\\_Ceiling\\_Hoist.pdf \(Warranty Patient Ceiling Hoist\)](#)

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

 [Warranty\\_-\\_All\\_Metalwork.pdf \(Warranty All Metalwork\)](#)

## **Warranty - Auto Door**

 [Assis\\_Aged\\_Care-Rosanna.pdf \(Assis Aged Care Rosanna\)](#)

## **Warranty - Aluminium Doors And Windows**

 [Aluminium\\_Windows\\_Door\\_Warranty\\_Stage\\_3.pdf \(Aluminium Windows Doors Warranty Stage 3\)](#)

## **Warranty - Roof Plumbing**

 [Roofing\\_Letter1.pdf \(Roofing Letter\)](#)

 [Roof\\_Plumber\\_PractitionerCC-57\\_Warranty.pdf \(Roof Plumber PractitionerCC 57 Warranty\)](#)

 [Yarra\\_Roofing\\_Warranty\\_-\\_Stage\\_3.pdf \(Yarra Roofing Warranty Stage 3\)](#)

## **Warranty - Tiling**

 [New\\_Century\\_Tiling\\_Warranty\\_-\\_Stage\\_3.pdf \(New Century Tiling Warranty Stage 3\)](#)

## **Warranty - Louvre**

 [Louvre-Warranty.pdf \(Louvre Warranty\)](#)

## **Warranty - Termite Protection - Melbourne Pest Control**

 [Melbourne\\_Pest\\_Control\\_deed\\_of\\_warranty\\_signed.pdf \(Melbourne Pest Control deed of warranty signed\)](#)

## **Certificate - Certificate of Compliance - Fire / Smoke Walls Installation**

 [Buxton\\_letter\\_of\\_compliance\\_smoke\\_fire\\_walls.pdf \(Buxton letter of compliance smoke fire walls\)](#)

## **Certificate - Certificate of Compliance - Fire and Smoke Wall Installation**

 [Buxton\\_letter\\_of\\_compliance\\_Fire\\_Acoustic\\_linings.pdf \(Buxton letter of compliance Fire Acoustic linings\)](#)

## **Certificate - Certificate of Compliance - Manufacture & Installation of Windows**

 [Windows\\_Glazing\\_Compliance\\_letter.pdf \(Windows Glazing Compliance letter\)](#)

## **Certificate - Certificate of Compliance - Thermal and Acoustic Insulation**

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

## **Certificate - Certificate of Compliance - Waterproofing**

 [Certificate\\_of\\_Compliance\\_-\\_Waterproofing.pdf \(Certificate of Compliance Waterproofing\)](#)

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

 [Certificate\\_of\\_Inspection.pdf \(Certificate of Inspection\)](#)

## **Certificate - Certificate of Installation - Electromagnetic Shielding**

 [Certificate\\_of\\_Installation.pdf \(Certificate of Installation\)](#)

## **Certificate - Certificate of Installation - Termite Protection**

 [Certificate\\_of\\_Installation\\_-\\_Termite\\_Protection.pdf \(Certificate of Installation Termite Protection\)](#)

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

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

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

 [Certificate\\_of\\_Compliance\\_-\\_All\\_Glass\\_Supply\\_Installation.pdf \(Certificate of Compliance All Glass Supply Installation\)](#)

## **Certificate - Roof Truss Certification**

 [certificaiton\\_-\\_stage\\_3\\_part\\_2.pdf \(certificaiton stage 3 part 2\)](#)

 [certification\\_-\\_stage\\_3\\_part\\_1.pdf \(certification stage 3 part 1\)](#)

 [producer\\_statement\\_report.pdf \(producer statement report\)](#)

## **Certificate - Certificate of Compliance - Hoist Track System Installation**

 [Letter\\_of\\_Compliance.pdf \(Letter of Compliance\)](#)

## **Certificate - Roofing**


 [Roofing\\_Certificate.pdf \(Roofing Certificate\)](#)

 [Roofing\\_Letter.pdf \(Roofing Letter\)](#)

## **Certificate - Platform Lift**

 [Certification\\_\\_Compliance\\_Statement\\_\\_V7306\\_.pdf \(Certification Compliance Statement V7306\)](#)

## **Certificate - Fire Door**

 [ACD-ScanJob\\_20140703\\_162120.pdf \(Fire Door Certificate\)](#)

## **Certificate - Auto Door**

 [Compliance\\_FinadriWindows\\_AssisiAgedCare.pdf \(Auto Door AssisiAgedCare\)](#)

Project: Assisi Aged Care Centre - Stage 3

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: Wetspot Consolidated (Vic) Pty Ltd  
Trade/Product: Waterproofing  
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](mailto:sales@wetspotwt.com.au)  
Web Address: [www.wetspotwt.com.au](http://www.wetspotwt.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 56  
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: yarraroofing@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: 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 & Curtains  
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  
Web Address: 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

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](mailto: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](mailto:rodney.wright@rissafety.com)  
Web Address: [www.rissafety.com](http://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 3062  
Email Address: sales@surecare.com.au  
Web Address: www.surecare.com.au

Company Name: Australian Commercial Doors  
Trade/Product: Fire Doors  
Contact Person: Jamie Cruickshank

Work Number: (03) 9720 5766  
Fax Number: (03) 9720 5388  
Mobile Number: 0434 689 666  
Address: Factory 8  
97 Bayfield Road East  
Bayswater Vic 3153  
Email Address: jamie@acdoors.com.au

Company Name: Classic Architectural Products  
Trade/Product: Stair Nosing  
Contact Person: Leigh McAlpin  
Work Number: 1300 244 377  
Fax Number: 1300 768 876  
Address: 6 Beaufort Street  
Preston Vic 3072  
PO Box 126  
Preston Vic 3072  
Email Address: info@classic-arch.com  
Web Address: www.classic-arch.com

Company Name: All Subcontractors & Suppliers

 [Assisi\\_Project\\_contact\\_list.pdf \(Assisi Project contact list\)](#)

Company Name: The Kitchen Installation Company  
Trade/Product: Staron Benchtops  
Contact Person: Maurice Treglia  
Work Number: 9357 8995  
Fax Number: 9308 5542  
Mobile Number: 0411 656 042  
Address: Factory 2, 15 - 17 Jesica Rd Campbellfield, VIC. 3061  
Email Address: maurice.t@tkic.com.au

Company Name: AV Concepts  
Trade/Product: Audio Visual  
Contact Person: Asher Niven  
Mobile Number: 0413 334 757  
Address: 42 Spencer Drive  
Carrum Downs, VIC, 3201  
Email Address: asher@avconcepts.com.au

Company Name: Easy Living  
Trade/Product: Disabled Person Hoist  
Contact Person: Peter Burn  
Work Number: 9094 8600  
Mobile Number: 0400 282 126

Address: 7 Hoddle Street,  
Collingwood, VIC 3066

Email Address: [peter.burns@easy-living.com.au](mailto:peter.burns@easy-living.com.au)




Project: Assisi Aged Care Centre - Stage 3  
Manual: Architectural/Builder's Manual  
Section: **Drawings and References**

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### **Drawing - Electromagnetic Shielding**

 [AB\\_3\\_DBs\\_Shielding.pdf \(AB 3 DBs Shielding\)](#)

### **Drawing - Timber Truss - Stage 3 Part 1**

 [production\\_sheet\\_-\\_stage\\_3\\_part\\_1.pdf \(production sheet stage 3 part 1\)](#)  
 [Truss\\_Details\\_-\\_stage\\_3\\_part\\_1.pdf \(Truss Details stage 3 part 1\)](#)  
 [truss\\_layout\\_drawings\\_-\\_stage\\_3\\_part\\_1.pdf \(truss layout drawings stage 3 part 1\)](#)

### **Drawing - Timber Truss - Stage 3 Part 2**

 [Production\\_Sheet\\_-\\_stage\\_3\\_part\\_2.pdf \(Production Sheet stage 3 part 2\)](#)  
 [Truss\\_Details\\_-\\_stage\\_3\\_part\\_2.pdf \(Truss Details stage 3 part 2\)](#)  
 [truss\\_layout\\_drawing\\_-\\_stage\\_3\\_part\\_2.pdf \(truss layout drawing stage 3 part 2\)](#)

### **Drawing - Roof Access Equipment**

 [As\\_Built\\_Drawings.pdf \(As Built Drawings\)](#)

### **Drawing - Louvre**

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

 [Louvre\\_As\\_Built-2.pdf \(Louvre As Built 2\)](#)  
 [Plant\\_platform\\_Louvre\\_Screen\\_as\\_built\\_drawings.pdf \(Plant platform Louvre Screen as built drawings\)](#)

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

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

### **Reference - Door Hardware Schedule - Stage 3**

 [Final\\_Door\\_Hardware\\_Schedule\\_-\\_Stage\\_3.pdf \(Final Door Hardware Schedule Stage 3\)](#)



## OPERATIONS AND MAINTENANCE MANUALS

# Electrical Services

Project  
Assisi Aged Care Centre - Stage 3

Location  
Assisi

Compiled  
20/07/2015



Project: Assisi Aged Care Centre - Stage 3

Manual: Electrical Services

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

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### **Stage 3 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 from the MDB1 (Switchboard room within car park) via cable trays .
3. Supply & install DB-1 & DB-4 supplied from MDB1 within the Switchboard room located in the Car Park (Stage 1).
4. Supply & install sub-circuits to light & power.
5. Supply & install light fittings (Data sheets within the Assets section).
6. Provide Conson lighting control system to all public area lighting interfaced to the existing lighting control system within Stages 1 & 2.
7. Provide monitored Famco exit & emergency lighting system.
8. Provide MATV/FOXTEL field outlets reticulating from the existing Backbone system installed within the Stages 1 & 2.
9. Provide PA internal & external speakers reticulating from the existing head end from stages 1 & 2. The head end has been relocated from the reception to the main comms room
10. Supply & install power outlets & accessories.
11. Provide support systems as necessary (cable tray as required through out the ceiling space.
12. Provide power supplies to services as required.
13. Provide external light & power as detailed.
14. Disconnection of services as required.
15. Upgrade Kitchen DB3 to RCD protection for light & power as required.
16. Re-lamp & clean Kitchen light fittings.
17. Provide fire rating to penetrations as required utilising fire sealant.

### **LIGHT FITTINGS**

Light Fittings;

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

- Type NL (Bedroom night light).
- Type D1 (Bedroom down light).
- Type D2 (Corridor down light).
- Type D3 (Corridor down light).
- Type D5 (Theatre down light).
- Type D6 (Theatre down light).

Data sheets can be found within the Assets section.

### **FAMCO EXIT/EMERGENCY SYSTEM**

FAMCO monitored exit & emergency system;

A FAMCO Masterminder power injection system has been installed throughout stages 1, 2 & 3.

Data sheets can be found within the Assets section.

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

As Built drawings can be found within the Drawing & reference section.

### **MATV/FOXTEL SYSTEM**

MATV/FOXTEL SYSTEM;

A free to Air MATV/FOXTEL Satellite system has been installed throughout stages 1, 2 & 3 as required.

Data sheets can be found within the Assets section.

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

As Built drawings can be found in the Drawings & Ref 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 stages 1, 2 & 3.

Data sheets can be found within the Assets section.

Schedules & As Built drawings can be found within the Drawings & Ref section.

### **PUBLIC ADDRESS SYSTEM**

Public Address System:

The PA system has been provided throughout stages 1, 2 & 3.

Data sheets can be found within the Assets section.

Schematic drawings can be found within the Drawings & Ref section.

### **sWITCHBOARDS**

SWITHCBOARDS.

DB-1 & DB-4 have been installed within stage 3 & DB-3 (Kitchen was upgraded to provide RCD protection.

Data sheets can be found within Assets section.

Scedules can be found within the Drawings & Ref section.

### **WIRING & ACCESSORIES**

Clipsal Bakelite has been used throughout the project utilising Prestige Range within the Bedrooms & 2000 range throughout the public areas.

All cabling & submains 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 3

Manual: Electrical Services

Section: **Assets**

Asset Number:	<b>1</b>		
Description:	DB-1		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.78) Corridor		
Location Description:			
Services:	Electrical Services - Distribution Boards		
Make:	ABB	Model:	DISTRIBUTION BOARD
Serial:	DB-1	Supplier:	ABB
Qty:	1	Retail Price \$:	8000
Install Date:	01/04/2014	Wty Expiry Date:	01/04/2015
Life Exp:	10 YEARS	Reference information :	

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

Asset Number:	<b>2</b>		
Description:	DB-4		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.156) Corridor		
Location Description:			
Services:	Electrical Services - Distribution Boards		
Make:	ABB	Model:	DISTRIBUTION BOARD
Serial:	DB-4	Supplier:	ABB
Qty:	1	Retail Price \$:	8000
Install Date:	01/04/2014	Wty Expiry Date:	01/04/2015
Life Exp:	10 YEARS	Reference information :	

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

 [DB-4\\_SHOP\\_DRAWING.pdf \(DB 4 SHOP DRAWING\)](#)

Asset Number:	<b>3</b>		
Description:	LIGHT FITTINGS		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	THROUGH OUT		
Services:	Electrical Services - Lighting Systems		
Make:	VARIOUS	Model:	VARIOUS
Serial:	N/A	Supplier:	LECKYS EPPING
Qty:	1	Retail Price \$:	1
Install Date:	01/04/2014	Wty Expiry Date:	01/04/2015
Life Exp:	10 YEARS	Reference information :	

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

Location Description:	PUBLIC LIGHTING		
Services:	Electrical Services - Lighting Systems		
Make:	CONSON	Model:	N/A
Serial:	N/A	Supplier:	CONSON
Qty:	1	Retail Price \$:	1
Install Date:	01/04/2014	Wty Expiry Date:	01/04/2015
Life Exp:	10 YEARS	Reference information :	

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

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

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

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

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

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

Asset Number:	5		
Description:	FAMCO MONITORING SYSTEM		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	THROUGH OUT		
Services:	Electrical Services - Emergency Lighting System		
Make:	FAMCO	Model:	FAMCO
Serial:	N/A	Supplier:	FAMCO
Qty:	1	Retail Price \$:	1
Install Date:	01/04/2014	Wty Expiry Date:	01/04/2015
Life Exp:	10 YEARS	Reference information :	

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

 [MLC\\_-\\_Common\\_Installation\\_Issues.pdf \(MLC Common Installation Issues\)](#)

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

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

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Asset Number:	6		
Description:	MATV/FOXTEL		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	THROUGH OUT		
Services:	Electrical Services - Not Elsewhere Included		
Make:	VARIOUS	Model:	VARIOUS
Serial:	N/A	Supplier:	VARIOUS
Qty:	1	Retail Price \$:	1

Install Date:	01/04/2014	Wty Expiry Date:	01/04/2015
Life Exp:	10 YEARS	Reference information :	

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

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

Asset Number:	<b>7</b>		
Description:	PA SYSTEM		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	THROUGH OUT		
Services:	Electrical Services - Not Elsewhere Included		
Make:	VARIOUS	Model:	VARIOUS
Serial:	N/A	Supplier:	VARIOUS
Qty:	1	Retail Price \$:	1
Install Date:	01/04/2014	Wty Expiry Date:	01/04/2015
Life Exp:	10 YEARS	Reference information :	

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

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

 [PACDT21.pdf \(PACDT2\)](#)

 [PACDT2.pdf \(PACDT2\)](#)

Asset Number:	<b>8</b>		
Description:	ACCESSORIES		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	THROUGH OUT		
Services:	Electrical Services - Power Outlets		
Make:	VARIOUS	Model:	VARIOUS
Serial:	N/A	Supplier:	VARIOUS
Qty:	1	Retail Price \$:	1
Install Date:	01/04/2014	Wty Expiry Date:	01/04/2015
Life Exp:	10 YEARS	Reference information :	

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

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

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

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

Asset Number:	<b>9</b>		
Description:	SUBMAINS		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre		
Location Description:	THROUGHOUT		
Services:	Electrical Services - Cables And Wires		
Make:	VARIOUS	Model:	VARIOUS
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 :	

## Electrical Services

 [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 3

Manual: Electrical Services

Section: **Maintenance**

## **Electrical Components**

### **1 Month - Switchboard and Wiring**

- 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 for signs of burnt, hot connections and burnt contacts on starters and relays. Confirm tightness and report any defects.
- Check operation of each item of equipment.
- Examine general condition of conduits, connectors switches and wiring, especially in damp and outdoor areas.
- Replace any faulty indicator lights.

### **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-1**

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

#### **#2 - DB-4**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.156) Corridor

#### **#3 - LIGHT FITTINGS**

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

#### **#4 - LIGHTING CONTROL**

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

#### **#5 - FAMCO MONITORING SYSTEM**



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

#### **#6 - MATV/FOXTEL**

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

#### **#7 - PA SYSTEM**

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

#### **#8 - ACCESSORIES**

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

### **EXIT & EMERGENCY LIGHTING**

#### **6 Month -**

- Exit & Emergency lighting are to be discharged 6 monthly for 90 minutes.  
These works should be undertaken by a licensed electrician.  
The fittings are to be discharged via the Famco monitored PC located within the main communication's room.  
All fittings should be visually inspected to ensure correct operation, correct direction of arrows & overall condition.  
Replace batteries, lamps & fittings as necessary due to failure.

**This Schedule services the following Assets:**

#### **#5 - FAMCO MONITORING SYSTEM**

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

### **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:**

#### **#3 - LIGHT FITTINGS**

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

### **RCD TEST**

#### **1 Year -**

- RCD TESTING SHOULD BE UNDERTAKEN BY AN EXPERIENCED LICENSED ELECTRICIAN.  
Arrange with Assisi for power disruption during RCD testing.  
Replace any RCD's found to faulty & retest to ensure correct operation.

**This Schedule services the following Assets:**

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

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

#### **#2 - DB-4**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.156) Corridor

Project: Assisi Aged Care Centre - Stage 3

Manual: Electrical Services

Section: **Operations Data**

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#### **EXIT & EMERGENCY MONITORING SYSTEM**

(Electrical Services - Emergency Lighting System)

The exit & emergency monitored 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 on site computer within the main comms room.

#### **LIGHTING CONTROL SYSTEM**

(Electrical Services - Lighting Systems)

The lighting control has been provided by Conson Australia.

The system has been programmed as per the previous stages, any further adjustment would need to be undertaken by Conson Australia.

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

(Electrical Services - Distribution Boards)

Any isolation of electrical equipment for maintenance or repair should be undertaken by suitably qualified persons utilising a industry accepted lock out procedure.

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

(Electrical Services - Distribution Boards)

These works should be undertaken by a suitably qualified person.

Isolate all NON ESSENTIAL CB's at MDB1 (within the Switch 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 3

Manual: Electrical Services

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

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### **Certificate - Certificate of Electrical Safety**

 [Stage\\_3\\_-\\_Certificate\\_of\\_Electrical\\_Safety.pdf](#) (Stage 3 Certificate of Electrical Safety)

### **Certificate - Exit & Emergency Lighting Certification**

 [EXIT\\_\\_EMERGENCY\\_LETTER\\_ASSISI\\_STAGE\\_3\\_-\\_Certification.pdf](#) (EXIT EMERGENCY LETTER ASSISI STAGE 3 Certification)

 [Test\\_Assisi\\_30062014.pdf](#) (Test Assisi 30062014)

### **Certificate - Electrical Works Certification**

 [AS\\_3000\\_-\\_ASSISI\\_STAGE\\_3.pdf](#) (AS 3000 ASSISI STAGE 3)

### **Certificate - Certificate of Compliance - Penetrations through Fire and Smoke Walls**

 [CoC\\_-\\_Penetrations\\_through\\_fire\\_smoke\\_walls.pdf](#) (CoC Penetrations through fire smoke walls)

### **Certificate - Certificate of Compliance - Smoke & Fire Damper Installation**

 [CoC\\_-\\_Smoke\\_\\_\\_Fire\\_Damper\\_Installation.pdf](#) (CoC Smoke Fire Damper Installation)

### **Certificate - BODY PROTECTED ROOM**

 [230\\_Rosanna\\_Road\\_Rosanna\\_Commissioning\\_Inspection\\_Report.pdf](#) (230 Rosanna Road Rosanna Commissioning Inspection Report)

 [230\\_Rosanna\\_Road\\_Rosanna\\_RCD\\_test\\_sheet.pdf](#) (230 Rosanna Road Rosanna RCD test sheet)

 [CES.pdf](#) (CES)

### **Commission Information - Certificate of Commissioning - Nurse Call System**

 [STAGE\\_3\\_COMMISSIONING\\_CERTIFICATE\\_ASSISI.pdf](#) (STAGE 3 COMMISSIONING CERTIFICATE ASSISI)

### **Commission Information - RCD TEST RESULTS**

 [DB-4\\_RCD\\_TEST\\_RESULTS.pdf](#) (DB 4 RCD TEST RESULTS)

 [RCD\\_TEST\\_RESULTS\\_STAGE\\_3.pdf](#) (RCD TEST RESULTS STAGE 3)

Project: Assisi Aged Care Centre - Stage 3

Manual: Electrical Services

Section: **Spare Parts**

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#### **DISTRIBUTION BOARDS**

(Electrical Services - Distribution Boards)

Distribution Boards have been provided by ABB Australia.

Spare parts can be found in the Assets section

#### **EXIT & EMERGENCY LIGHTING**

(Electrical Services - Emergency Lighting System)

Emergency lighting system has been provided by FAMCO.

Spare parts can be found in the Assets section.

#### **CONSON Lighting Control**

(Electrical Services - Lighting Systems)

Lighting Control system has been provided by CONSON.

Spare parts can be found in the Assets section.

#### **POWER OUTLETS**

(Electrical Services - Power Outlets)

All power outlets have been provided by Clipsal Australia.

Spare parts can be found in the Assets section.

Project: Assisi Aged Care Centre - Stage 3

Manual: Electrical Services

Section: **Help and Contact**

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Company Name: XStaff Electrical Contracting  
Trade/Product: Electrical Installation  
Contact Person: Micah Thomas  
Work Number: 9407 1764  
Fax Number: 9407 1768  
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 Televeski  
Work Number: 9935 7357  
Mobile Number: 0413 740 184  
Email Address: niko@famco.com.au

Company Name: CONSON Australia  
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: 94226800

Fax Number: 94226820  
Mobile Number: 0425814001  
Address: 6A DILOP DRIVE, EPPING

Company Name: ACTIVE ELECTRICAL DISTRIBUTORS PTY LTD  
Trade/Product: ACCESSORIES (POWER OUTLETS/SWITCHES)  
Contact Person: AARON REINER  
Work Number: 94609933  
Fax Number: 94609922  
Mobile Number: 0400656434  
Address: 3/58 KEON PARADE, THOMASTOWN  
Email Address: activethomastown@hotmail.com

Company Name: SULLY SOUND SYSTEMS  
Trade/Product: PUBLIC ADDRESS SYSTEM  
Contact Person: GARY RUSSIAN  
Work Number: 93831399  
Fax Number: 93831278  
Mobile Number: 0418994316  
Address: 25 Colebrook Street, Brunswick

Company Name: TMG MOTOR CONTROL PTY LTD  
Trade/Product: DISTRIBUTION BOARDS  
Contact Person: TREVOR GIBSON  
Work Number: 87687723  
Fax Number: 87687724  
Mobile Number: 0403339183  
Address: 67 Waterview Close, Dandenong South  
Email Address: tmg-mc@bigbond.net.au

Company Name: WATERMAN AHW  
Trade/Product: Consulting engineer  
Contact Person: JON VAN DE 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

## **Drawing - AS BUILT DRAWINGS**

 [102EM.pdf \(102EM\)](#)

 [103EM.pdf \(103EM\)](#)

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

 [E103.pdf \(E103\)](#)

 [E105.pdf \(E105\)](#)

 [E106.pdf \(E106\)](#)

## **Drawing - DB SCHEDULES**

 [ASSISI\\_DB-1\\_SCHEDULE.pdf \(ASSISI DB 1 SCHEDULE\)](#)

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

 [ASSISI\\_DB-4\\_SCHEDULE.pdf \(ASSISI DB 4 SCHEDULE\)](#)

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

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

## **Drawing - PA SYSTEM**

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

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

 [PACDT2.pdf \(PACDT2\)](#)

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

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

## **Drawing - MATV/FOXTEL**

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

## **Drawing - CONSON LIGHTING CONTROL**

 [Assisi\\_Stage\\_3\\_DB-2.pdf \(Assisi Stage 3 DB 2\)](#)

 [Assisi\\_Stage\\_3\\_DB-4.pdf \(Assisi Stage 3 DB 4\)](#)

## **Drawing - DESIGN REFERENCES**

 [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 \(E202 E\)](#)

## **Reference - RCD TEST RESULTS**

 [RCD\\_TEST\\_RESULTS\\_STAGE\\_3.pdf \(RCD TEST RESULTS STAGE 3\)](#)

## **Reference - ELECTRICAL CERTIFICATES**

 [STAGE\\_3\\_CES\\_S.pdf \(STAGE 3 CES S\)](#)

## **Reference - BODY PROTECTED ROOM CERTIFICATION**

 [230\\_Rosanna\\_Road\\_Rosanna\\_Commissioning\\_Inspection\\_Report.pdf \(230 Rosanna Road Rosanna Commissioning Inspection Report\)](#)

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

## **Reference - SPECIFICATION**

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





## OPERATIONS AND MAINTENANCE MANUALS

# Fire Electrical

Project  
Assisi Aged Care Centre - Stage 3

Location  
Assisi

Compiled  
20/07/2015

Project: Assisi Aged Care Centre - Stage 3

Manual: Fire Electrical

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

---

### **Scope of works**

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 guide**

Emergency instructions

 [Fire\\_Finder\\_emergency\\_guide.pdf](#) (Fire Finder 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 Robert Costello of Assured Fire Protection. 0487333087

### **Introduction**

Stage 3 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+ 3). smoke detectors are installed to the Australian standard AS 1670.1. Evacuation speakers are also installed to the same standard. Smoke doors exist 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 3

Manual: Fire Electrical

Section: **Assets**

Asset Number:	<b>1</b>		
Description:	smoke detector		
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:	127	Retail Price \$:	95
Install Date:	20/05/2014	Wty Expiry Date:	30/06/2015
Life Exp:	20 years	Reference information :	

Asset Number:	<b>2</b>		
Description:	Detectort 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
Serial:	201-0004	Supplier:	Ampac
Qty:	127	Retail Price \$:	12
Install Date:	20/05/2014	Wty Expiry Date:	30/06/2015
Life Exp:	20	Reference information :	

Asset Number:	<b>3</b>		
Description:	Evacuation speaker		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	All areas except bedrooms		
Services:	Fire Services - Fire Detection Systems		
Make:	Radback	Model:	One shot
Serial:	218-0026	Supplier:	Ampac
Qty:	60	Retail Price \$:	18
Install Date:	20/05/2014	Wty Expiry Date:	30/06/2015
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 at 20 m from the exits		

Services:	Fire Services - Fire Detection Systems		
Make:	Apollo	Model:	XP-95
Serial:	213-0050	Supplier:	Ampac
Qty:	5	Retail Price \$:	95
Install Date:	20/05/2014	Wty Expiry Date:	30/06/2015
Life Exp:	20	Reference information :	

Asset Number:	5		
Description:	Magnetic doore holder		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	At smoke doors		
Services:	Fire Services - Fire Detection Systems		
Make:	Ampac	Model:	H136- Surface mount
Serial:	212-003	Supplier:	Ampac
Qty:	12	Retail Price \$:	125
Install Date:	20/05/2014	Wty Expiry Date:	30/06/2015
Life Exp:	20	Reference information :	

Project: Assisi Aged Care Centre - Stage 3

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 detector**

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

#### **#2 - Detectort base**

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

#### **#3 - Evacuation speaker**

(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 doore holder**

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

Project: Assisi Aged Care Centre - Stage 3

Manual: Fire Electrical

Section: **Operations Data**

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**Installation & operation manual**  
(Fire Services - Fire Detection Systems)

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

Project: Assisi Aged Care Centre - Stage 3

Manual: Fire Electrical

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

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### **Certificate - Independant certification Stage 3**

Inspectors report

 [Assisi\\_Centre\\_Aged\\_Care\\_-\\_Rosanna\\_-\\_Stage\\_3\\_west.pdf](#) (Assisi Centre Aged Care Rosanna Stage 3 west)

### **Certificate - Compliance certificate**

 [COMPLIANCE\\_LETTER\\_-\\_AS\\_1670.1\\_ASSISI\\_AGED\\_CARE-STAGE\\_3\\_WEST.pdf](#) (COMPLIANCE LETTER AS 1670 1 ASSISI AGED CARE STAGE 3 WEST)

### **Certificate - Inspectors report Stage 3 east**

 [Assisi\\_Centre\\_Aged\\_Care\\_-\\_Rosanna\\_-\\_Stage\\_3.pdf](#) (Assisi Centre Aged Care Rosanna Stage 3)

### **Commission Information - Commissioning Test Report**

 [ASSISI\\_STAGE\\_3\\_COMMISSIONING.pdf](#) (ASSISI STAGE 3 COMMISSIONING)

### **Commission Information - FIP to nurse call**

 [ASSISI\\_main\\_FIP\\_panel\\_interface\\_to\\_Ncall.pdf](#) (ASSISI main FIP panel interface to Ncall)



Project: Assisi Aged Care Centre - Stage 3

Manual: Fire Electrical

Section: **Spare Parts**

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### **Detectors**

(Fire Services - Fire Detection Systems)

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

### **Evacuation speakers**

(Fire Services - Fire Detection Systems)

 [C2168C.pdf \(C2168C\)](#)

 [C2040.pdf \(C2040\)](#)

### **Door magnets**

(Fire Services - Fire Detection Systems)

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

Project: Assisi Aged Care Centre - Stage 3

Manual: Fire Electrical

Section: **Help and Contact**

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Company Name: Assured Fire Protection

Trade/Product: Fire Services

Contact Person: Robert Costello

Work Number: 03 97921147

Fax Number: 03 97949896

Mobile Number: 0487333087

After Hr Number: 0487333087

Address: 70- 72 Williams road Dandenong south, 3175

Email Address: robcostello@assuredfireprotection.com.au

Project: Assisi Aged Care Centre - Stage 3

Manual: Fire Electrical

## Section: **Drawings and References**

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### **Drawing - Block plan**

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

 [assisi\\_block\\_plan.pdf \(assisi block plan\)](#)

### **Drawing - Smoke detection as built**

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

 [Assisi\\_ground\\_-\\_Fire\\_detection\\_stage\\_1.pdf \(Assisi ground Fire detection stage 1\)](#)

 [Assisi\\_ground\\_-\\_Fire\\_detection\\_stage\\_2.pdf \(Assisi ground Fire detection stage 2\)](#)

 [Assisi\\_ground\\_-\\_Fire\\_detection\\_stage\\_3.pdf \(Assisi ground Fire detection stage 3\)](#)

 [Assisi\\_level\\_1\\_Fire\\_Detection\\_stage\\_1.pdf \(Assisi level 1 Fire Detection stage 1\)](#)

### **Drawing - Occupant warning as built**

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

 [Assisi\\_ground\\_speaker\\_stage\\_1.pdf \(Assisi ground speaker stage 1\)](#)

 [Assisi\\_ground\\_speaker\\_stage\\_2.pdf \(Assisi ground speaker stage 2\)](#)

 [Assisi\\_level\\_1\\_speaker\\_stage\\_1.pdf \(Assisi level 1 speaker stage 1\)](#)

 [Assisi\\_ground\\_speaker\\_stage\\_3.pdf \(Assisi ground speaker stage 3\)](#)



## OPERATIONS AND MAINTENANCE MANUALS

# Fire Hydraulics

Project  
Assisi Aged Care Centre - Stage 3

Location  
Assisi

Compiled  
20/07/2015

Project: Assisi Aged Care Centre - Stage 3

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...

 [Scope\\_Stage\\_3\\_Fire.docx \(Scope Stage 3 Fire\)](#)

### **Work Carried Out Fire Hydrant Service Stage 3**

 [Hydrant\\_Service\\_Stage\\_3.docx \(Hydrant Service Stage 3\)](#)

Project: Assisi Aged Care Centre - Stage 3

Manual: Fire Hydraulics

Section: **Assets**

Asset Number:	1		
Description:	Fire Hydrant Valve Storz		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.156) Corridor		
Location Description:	Floor Mounted		
Services:	Fire Services - Hydrant Systems		
Make:	Mathews Fire Alarn	Model:	VLV 63 Storz
Serial:	FS 00362	Supplier:	Fire Australian Co.
Qty:	1	Retail Price \$:	600
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10	Reference information :	

Project: Assisi Aged Care Centre - Stage 3

Manual: Fire Hydraulics

Section: **Maintenance**

---

## **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 - Fire Hydrant Valve Storz**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.156) Corridor

Project: Assisi Aged Care Centre - Stage 3

Manual: Fire Hydraulics

Section: **Operations Data**

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**Hydrant Valve Tech Data**  
(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 3

Manual: Fire Hydraulics

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

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**Certificate - Installation Certificate / BCA Compliance Stage 3**

Commencement: 19/11/2013 Completion: 15/05/2014

 [Assisi\\_Installation\\_Compliance\\_BCA\\_Stage\\_3.pdf](#) (Assisi Installation Compliance BCA Stage 3)

**Certificate - Fire Hydrant Upgrade Report Stage 3**

Commencement: 19/11/2013 Completion: 15/05/2014

 [14092\\_\\_Plumbco\\_Stage\\_3\\_Assisi\\_House\\_Rosanna\\_Final\\_Stage.pdf](#) (14092 Plumbco Stage 3 Assisi House Rosanna Final Stage)

**Certificate - Assisi Stage 3 Certificate of Compliance**

Commencement: 19/11/2013 Completion: 15/05/2014

 [Assisi\\_Stage\\_3\\_Cert\\_of\\_Comp.pdf](#) (Assisi Stage 3 Cert of Comp)

Project: Assisi Aged Care Centre - Stage 3

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...

Project: Assisi Aged Care Centre - Stage 3

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, Rolled Groove Pipe and Fittings  
Work Number: (03) 97640020  
Fax Number: (03) 97640023  
Address: 5/47 Rushdale Street Knoxfield  
VIC 3180



Project: Assisi Aged Care Centre - Stage 3


Manual: Fire Hydraulics

Section: **Drawings and References**

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

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

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

**Drawing - Fire Protection Services**

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

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



## OPERATIONS AND MAINTENANCE MANUALS

# Fire Services

Project  
Assisi Aged Care Centre - Stage 3

Location  
Assisi

Compiled  
20/07/2015

Project: Assisi Aged Care Centre - Stage 3

Manual: Fire Services

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

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### **Assisi Aged Care Sprinkler Services**

#### 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. Hanging Gear
7. Roll Groove Couplings
8. Connection to Water Supply, supplied by Hydraulics Contractor
9. Valves for Staging
10. 2 x New Isolating Monitored Valves on the Sprinkler Control Valve set
11. Spare Sprinklers
12. Manuals & As built Drawings
13. Independent Certification
14. 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 3

Manual: Fire Services

Section: **Assets**

Asset Number:	<b>1</b>		
Description:	Sprinkler heads		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
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:	20/05/2014	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 [L]-(GF) Ground Floor		
Location Description:	All areas		
Services:	Fire Services - Automatic Sprinkler Systems		
Make:	Globe	Model:	GI series
Serial:	GI4110	Supplier:	Globe
Qty:	500	Retail Price \$:	10
Install Date:	20/05/2014	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 [L]-(GF) Ground Floor		
Location Description:	All areas		
Services:	Fire Services - Automatic Sprinkler Systems		
Make:	Globe	Model:	2 piece recessed
Serial:	3254244	Supplier:	Globe
Qty:	1000	Retail Price \$:	2
Install Date:	20/05/2014	Wty Expiry Date:	
Life Exp:	25+	Reference information :	

Project: Assisi Aged Care Centre - Stage 3

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, (GF) Ground Floor

**#2 - Residential sprinklers**

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

**#3 - Sprinkler Escutcheon plates**

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

Project: Assisi Aged Care Centre - Stage 3

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 3

Manual: Fire Services

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

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#### **Certificate - Compliance letter**

 [COMPLIANCE\\_LETTER\\_-\\_ASSISI\\_AGED\\_CARE\\_-\\_STAGE\\_3\\_-\\_SPRINKLERS.pdf](#) (COMPLIANCE LETTER ASSISI AGED CARE STAGE 3 SPRINKLERS)

#### **Certificate - Test report**

 [TEST\\_REPORT\\_-\\_ASSISI\\_AGED\\_CARE\\_-\\_STAGE\\_3\\_-\\_SPRINKLERS.pdf](#) (TEST REPORT ASSISI AGED CARE STAGE 3 SPRINKLERS)

#### **Certificate - Independant certification**

 [4989\\_Assisi\\_Centre\\_Jun14\\_SA.pdf](#) (4989 Assisi Centre Jun14 SA)

Project: Assisi Aged Care Centre - Stage 3

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 3

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: 03 97921147

Fax Number: 03 97949896

Mobile Number: 0487333087

After Hr Number: 0487333087

Address: 70-72 Williams Road Dandenong Douth, 3175

Project: Assisi Aged Care Centre - Stage 3

Manual: Fire Services

## Section: **Drawings and References**

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### **Drawing - Fire Sprinkler System Stage 3 as installed**

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

 [F03\\_D\\_070714.pdf \(F03 D 070714\)](#)

### **Drawing - Sprinkler block plan**

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

 [Sprinkler\\_Block\\_Plan.pdf \(Sprinkler Block Plan\)](#)

### **Drawing - Assisi Aged Care Sprinkler CAD file**

Assisi Aged Care sprinkler CAD file

 [Ground.dwg \(Ground\)](#)



## OPERATIONS AND MAINTENANCE MANUALS

# Hydraulic Services

Project  
Assisi Aged Care Centre - Stage 3

Location  
Assisi

Compiled  
20/07/2015

Project: Assisi Aged Care Centre - Stage 3

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**

Assisi Stage 3 Scope

 [SCOPE.docx \(SCOPE Stage 3\)](#)

### **Assisi Stage 3 Work Carried Out**

 [Work\\_carried\\_out\\_\\_3\\_.docx \(Work carried out 3\)](#)

Project: Assisi Aged Care Centre - Stage 3

Manual: Hydraulic Services

Section: **Assets**

Asset Number:	<b>1</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(30) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>2</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(32) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>3</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(34) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>4</b>		
Description:	Thermostatic Mixing Valve		

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(36) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>5</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(37) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>6</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(38) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>7</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(39) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	



Asset Number:	<b>8</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(40) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>9</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(41) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>10</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(43) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>11</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(45) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400

Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>12</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(47) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>13</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(49) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>14</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(51) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>15</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(52) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		

Make:	Aquablend	Model:	1000
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>16</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(53) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>17</b>		
Description:	Thermostatic Mixing Valve		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(55) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	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]-(57) ENS		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	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]-(G.99) Ex WC		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	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]-(G.103) Ex WC		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	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]-(G.110) Ex WC		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	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]-(G.112) Clean Utility		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	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]-(G.115) Corridor		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	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]-(G.142) Shower		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	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]-(G.160) Ex Lounge		
Location Description:	Under Sink		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	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]-(G.164) Ex Cleaner		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400

Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	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]-(G.170) Ex Servery		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	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]-(G.175) Hairdresser		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1500
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	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]-(G.177) Medical Care		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	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]-(G.180) Disabled WC		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		

Make:	Aquablend	Model:	1000
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	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]-(G.182) Disabled WC		
Location Description:	Wall Mounted		
Services:	Hydraulic Services - Thermostatic Mixing Valves		
Make:	Aquablend	Model:	1000
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>32</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:	30	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>33</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:	30	Retail Price \$:	700
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>34</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 IFO 0554-BD1999
Serial:	n/a	Supplier:	Samios
Qty:	33	Retail Price \$:	300
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>35</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:	IFO IFO6861
Serial:	n/a	Supplier:	Samios
Qty:	33	Retail Price \$:	1000
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>36</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:	2	Retail Price \$:	250
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>37</b>		
Description:	1 1/2 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:	M1200R
Serial:	n/a	Supplier:	Samios
Qty:	4	Retail Price \$:	300
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>38</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:	37	Retail Price \$:	50
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	5 Years	Reference information :	

Asset Number:	<b>39</b>		
Description:	Basin Shroud		
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:	Cera IFO4316FM2
Serial:	n/a	Supplier:	Samios
Qty:	2	Retail Price \$:	200
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>40</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:	Cera 600
Serial:	n/a	Supplier:	Samios
Qty:	5	Retail Price \$:	500
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>41</b>		
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:	ENWLEV150306 Dis Lever
Serial:	n/a	Supplier:	Samios
Qty:	3	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>42</b>		
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
Serial:	n/a	Supplier:	Samios
Qty:	32	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>43</b>		
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:	31	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>44</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:	31	Retail Price \$:	150
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	5 Years	Reference information :	

Asset Number:	<b>45</b>		
Description:	Electronic Sensor Tap		
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:	Enmatic ENM6550
Serial:	n/a	Supplier:	Samios
Qty:	2	Retail Price \$:	600
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	5 Years	Reference information :	

Asset Number:	<b>46</b>		
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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:	5	Retail Price \$:	400
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>47</b>		
Description:	Boiling Water Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Under Sink		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	Zip	Model:	HTI 707D
Serial:	n/a	Supplier:	Samios
Qty:	2	Retail Price \$:	2500
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>48</b>		
Description:	Semi Recessed Basin		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.175) Hairdresser		
Location Description:	Bench mounted		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	Caroma	Model:	Caravelle
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	300
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Asset Number:	<b>49</b>		
Description:	Vanity Basin		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.177) Medical Care		
Location Description:	Bench mounted		
Services:	Hydraulic Services - Sanitary Fixtures & Fitments		
Make:	Caroma	Model:	Caravelle
Serial:	n/a	Supplier:	Samios
Qty:	1	Retail Price \$:	300
Install Date:	15/05/2014	Wty Expiry Date:	15/05/2015
Life Exp:	10 Years	Reference information :	

Project: Assisi Aged Care Centre - Stage 3

Manual: Hydraulic Services

Section: **Maintenance**

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

### **1 Year - Maintenance / Servicing**

#### **- - 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 water supplies to the mixing valve by closing the inlet water valves. Remove the inlet fitting top cover with a suitable spanner then remove the strainer, as shown in the Tech data sheet. The strainers should be cleaned with a dilute water solution of suitable de-scaling 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 of 15 Nm into valve bodies. If the valves 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 should 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 and shut down test.

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

#### **#1 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (30) ENS

#### **#2 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (32) ENS

#### **#3 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (34) ENS

#### **#4 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (36) ENS

#### **#5 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (37) ENS

#### **#6 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (38) ENS

#### **#7 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (39) ENS

**#8 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (40) ENS

**#9 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (41) ENS

**#10 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (43) ENS

**#11 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (45) ENS

**#12 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (47) ENS

**#13 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (49) ENS

**#14 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (51) ENS

**#15 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (52) ENS

**#16 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (53) ENS

**#17 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (55) ENS

**#18 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (57) ENS

**#19 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.99) Ex WC

**#20 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.103) Ex WC

**#21 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.110) Ex WC

**#22 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.112) Clean Utility

**#23 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.115) Corridor

**#24 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.142) Shower

**#25 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.160) Ex Lounge

**#26 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.164) Ex Cleaner

**#27 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.170) Ex Servery

**#28 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.175) Hairdresser

**#29 - Thermostatic Mixing Valve**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.177) Medical Care

### #30 - Thermostatic Mixing Valve

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.180) Disabled WC

### #31 - Thermostatic Mixing Valve

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.182) Disabled WC

## 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.

 [Rheem\\_Commpak\\_Manual\\_REV\\_5\\_no\\_label.pdf](#) (Rheem Commpak Manual REV 5 no label)

## 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.

### **RPZD Backflow prevention device**

**1 Year - Tyco RPZD**

- See Attached Files

 [CCF17102013\\_0000.jpg \(CCF17102013 0000\)](#)

 [CCF17102013\\_0001.jpg \(CCF17102013 0001\)](#)

Project: Assisi Aged Care Centre - Stage 3

Manual: Hydraulic Services

Section: **Operations Data**

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#### **Assisi Stage 3 Sanitary Fixtures Tech Data Sheets**

(Hydraulic Services - Sanitary Fixtures & Fitments)

PAGE 1 COVER SHEET  
PAGE 2 ENM 6550 ENMATIC ELECTRA SENSOR TAP  
PAGE 3 ENW SLM 307A ORAS SAGA MIXER TAP  
PAGE 4 ENW SGR023 HAND SHOWER  
PAGE 5 ENW SLM 608 ORAS VEGA SHOWER MIXER  
PAGE 6 ENW LEV 80306 BASIN SET  
PAGE 7 ENW LEV 150306 BASIN SET  
PAGE 8 IFO 2360-100 IFO CERA 600 NTH BASIN  
PAGE 9 IFO 4316 FM2 IFO CERA SHROUD  
PAGE 10 IFO 15922 IFO MICRO TRAP  
PAGE 11 M820R 820MM SINGLE BOWL SINK  
PAGE 12 IFO 6861 IFO SIGN TOILET SUITE  
PAGE 13 IFO SS4-BD 1999 TOILET SEAT  
PAGE 14 IFO 7472 SIGN BASIN 900MM R/H  
PAGE 15 IFO 96487R SIGN BASIN BRACKET  
PAGE 16 IFO 7462 SIGN BASIN 900MM L/H  
PAGE 17 IFO SG47099-ZD SENSE CABINET  
PAGE 18 ATMS 119R AQUABLEND 1000 TMV  
PAGE 19 ATMS 719R AQUABLEND 1500 TMV  
PAGE 20 M1160L 1160MM 1 3/4 SINK  
PAGE 21 CAROMA CARAVELLE 550 SEMI REC BASIN  
PAGE 22 CAROMA CARAVELLE 600 VANITY BASIN  
PAGE 23 ZIP HT 1707 B240 HYDROTAP  
PAGE 24 END

 [PLUMBCO\\_ASSISI\\_STAGE\\_3\\_PRESENTATION.ppt \(PLUMBCO ASSISI STAGE 3 PRESENTATION\)](#)

#### **Rheem comppak manual**

(Hydraulic Services - Hot Water Units Gas)

 [Rheem\\_Compak\\_Manual\\_REV\\_5\\_no\\_label.pdf \(Rheem Compak Manual REV 5 no label\)](#)

#### **Zip Hydrotap B 240 Instruction Manual**

(Hydraulic Services - Not Elsewhere Included)

 [Zip\\_Hydrotap\\_B\\_240.pdf \(Zip Hydrotap B 240\)](#)



Project: Assisi Aged Care Centre - Stage 3

Manual: Hydraulic Services

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

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**Warranty - Enware / IFO / RF Warranty**

Commencement: 19/11/2013 Completion: 15/05/2014

 [CCF27032014\\_0000.jpg \(CCF27032014 0000\)](#)

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 [CCF27032014\\_0002.jpg \(CCF27032014 0002\)](#)

 [CCF27032014\\_00031.jpg \(CCF27032014 0003\)](#)

**Warranty - Caroma Warranty**

Commencement: 19/11/2013 Completion: 15/05/2014

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

**Warranty - Zip Hydrotap BD 240**

Commencement: 19/11/2013 Completion: 15/05/2014

 [Zip\\_Warranty\\_\\_5\\_.docx \(Zip Warranty 5\)](#)

**Certificate - Fire Pro Wrap Test Certificate**

Commencement: 19/11/2013 Completion: 15/05/2014

 [firepro\\_wrap\\_test\\_cert\\_\\_001.pdf \(firepro wrap test cert 001\)](#)

**Certificate - Fire Pro Wrap Certificate**

Commencement: 19/11/2013 Completion: 15/05/2014

 [Fire\\_Pro\\_Fire\\_Wrap\\_Certificate.pdf \(Fire Pro Fire Wrap Certificate\)](#)

**Certificate - Installation Certificate / BCA Compliance Stage 3**

Commencement: 19/11/2013 Completion: 15/05/2014

 [Assisi\\_Installation\\_Compliance\\_BCA\\_Stage\\_3.pdf \(Assisi Installation Compliance BCA Stage 3\)](#)

**Certificate - Assisi Stage 3 Certificate of Compliance**

Commencement: 19/11/2013 Completion: 15/05/2014

 [Assisi\\_Stage\\_3\\_Cert\\_of\\_Comp.pdf \(Assisi Stage 3 Cert of Comp\)](#)

**Commission Information - Pre/ Plaster Rough in Checklist Ensuites 043-048**

Commencement: 19/11/2013 Completion: 15/05/2014

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 [CCF25022014\\_0002.jpg \(CCF25022014 0002\)](#)

 [CCF25022014\\_0003.jpg \(CCF25022014 0003\)](#)

 [CCF25022014\\_0004.jpg \(CCF25022014 0004\)](#)

 [CCF25022014\\_0005.jpg \(CCF25022014 0005\)](#)

**Commission Information - Pre / Plaster Rough in Checklist Ensuites 049-052**

Commencement: 19/11/2013 Completion: 15/05/2014

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 [CCF04032014\\_0001.jpg \(CCF04032014 0001\)](#)

 [CCF04032014\\_0002.jpg \(CCF04032014 0002\)](#)

 [CCF04032014\\_0003.jpg \(CCF04032014 0003\)](#)

### **Commission Information - Pre / Plaster Rough in Checklist Ensuites 053-058**

Commencement: 19/11/2013 Completion: 15/05/2014

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 [CCF27032014\\_00014.jpg \(CCF27032014 0001\)](#)

 [CCF27032014\\_00024.jpg \(CCF27032014 0002\)](#)

 [CCF27032014\\_00034.jpg \(CCF27032014 0003\)](#)

 [CCF27032014\\_00042.jpg \(CCF27032014 0004\)](#)

 [CCF27032014\\_00052.jpg \(CCF27032014 0005\)](#)

### **Commission Information - Pre / Plaster Rough in Checklist Ensuites 035-042**

Commencement: 19/11/2013 Completion: 15/05/2014

 [CCF27032014\\_00004.jpg \(CCF27032014 0000\)](#)

 [CCF27032014\\_00013.jpg \(CCF27032014 0001\)](#)

 [CCF27032014\\_00023.jpg \(CCF27032014 0002\)](#)

 [CCF27032014\\_00033.jpg \(CCF27032014 0003\)](#)

 [CCF27032014\\_00041.jpg \(CCF27032014 0004\)](#)

 [CCF27032014\\_00051.jpg \(CCF27032014 0005\)](#)

 [CCF27032014\\_0006.jpg \(CCF27032014 0006\)](#)

 [CCF27032014\\_0007.jpg \(CCF27032014 0007\)](#)

### **Commission Information - Pre / Plaster Rough in Checklist Ensuites 029-032**

Commencement: 19/11/2013 Completion: 15/05/2014

 [CCF27032014\\_00001.jpg \(CCF27032014 0000\)](#)

 [CCF27032014\\_00011.jpg \(CCF27032014 0001\)](#)

 [CCF27032014\\_00021.jpg \(CCF27032014 0002\)](#)

 [CCF27032014\\_00032.jpg \(CCF27032014 0003\)](#)

### **Commission Information - Pre / Plaster Rough in Checklist Hairdresser,Cafe,Med Centre,Disabled Wc, Wc / Shower**

Commencement: 19/11/2013 Completion: 15/05/2014

 [CCF27032014\\_00002.jpg \(CCF27032014 0000\)](#)

 [CCF27032014\\_00012.jpg \(CCF27032014 0001\)](#)

 [CCF27032014\\_00022.jpg \(CCF27032014 0002\)](#)

 [CCF27032014\\_0003.jpg \(CCF27032014 0003\)](#)

 [CCF27032014\\_0004.jpg \(CCF27032014 0004\)](#)

 [CCF27032014\\_0005.jpg \(CCF27032014 0005\)](#)

### **Commission Information - Pre/Plaster Rough in Checklist Ensuites 033-034**

Commencement: 19/11/2013 Completion: 15/05/2014

 [CCF19052014\\_0000.jpg \(CCF19052014 0000\)](#)

 [CCF19052014\\_00013.jpg \(CCF19052014 0001\)](#)

### **Commission Information - TMV Commissioning Reports TMV 30-43**

Commencement: 19/11/2013 Completion: 15/05/2014

 [CCF19052014\\_00001.jpg \(CCF19052014 0000\)](#)

 [CCF19052014\\_00012.jpg \(CCF19052014 0001\)](#)

 [CCF19052014\\_00022.jpg \(CCF19052014 0002\)](#)

 [CCF19052014\\_00032.jpg \(CCF19052014 0003\)](#)

 [CCF19052014\\_00042.jpg \(CCF19052014 0004\)](#)

 [CCF19052014\\_00052.jpg \(CCF19052014 0005\)](#)

 [CCF19052014\\_00062.jpg \(CCF19052014 0006\)](#)

 [CCF19052014\\_00072.jpg \(CCF19052014 0007\)](#)

 [CCF19052014\\_00081.jpg \(CCF19052014 0008\)](#)

 [CCF19052014\\_00091.jpg \(CCF19052014 0009\)](#)

### **Commission Information - TMV Commissioning Reports TMV 45-57**

Commencement: 19/11/2013 Completion: 15/05/2014

 [CCF19052014\\_00003.jpg \(CCF19052014 0000\)](#)

 [CCF19052014\\_00011.jpg \(CCF19052014 0001\)](#)

 [CCF19052014\\_00021.jpg \(CCF19052014 0002\)](#)

 [CCF19052014\\_00031.jpg \(CCF19052014 0003\)](#)

 [CCF19052014\\_00041.jpg \(CCF19052014 0004\)](#)

 [CCF19052014\\_00051.jpg \(CCF19052014 0005\)](#)

 [CCF19052014\\_00061.jpg \(CCF19052014 0006\)](#)

 [CCF19052014\\_00071.jpg \(CCF19052014 0007\)](#)

### **Commission Information - TMV Commissioning Reports TMV G.99-G.182**

Commencement: 19/11/2013 Completion: 15/05/2014

 [CCF19052014\\_00002.jpg \(CCF19052014 0000\)](#)

 [CCF19052014\\_0001.jpg \(CCF19052014 0001\)](#)

 [CCF19052014\\_0002.jpg \(CCF19052014 0002\)](#)

 [CCF19052014\\_0003.jpg \(CCF19052014 0003\)](#)

 [CCF19052014\\_0004.jpg \(CCF19052014 0004\)](#)

 [CCF19052014\\_0005.jpg \(CCF19052014 0005\)](#)

 [CCF19052014\\_0006.jpg \(CCF19052014 0006\)](#)

 [CCF19052014\\_0007.jpg \(CCF19052014 0007\)](#)

 [CCF19052014\\_0008.jpg \(CCF19052014 0008\)](#)

 [CCF19052014\\_0009.jpg \(CCF19052014 0009\)](#)

 [CCF19052014\\_0010.jpg \(CCF19052014 0010\)](#)

 [CCF19052014\\_0011.jpg \(CCF19052014 0011\)](#)

 [CCF19052014\\_0012.jpg \(CCF19052014 0012\)](#)

Project: Assisi Aged Care Centre - Stage 3

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 3

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: 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: Tradelink  
Trade/Product: PVC Pipe, Blackmax Pipe, PEX Sharkbite, Viega Copper, Poly Stormwater Pits  
Work Number: (03) 92123710  
Fax Number: (03) 92123702  
Address: 4 Zenith Road Dandenong South  
VIC 3175  
Web Address: <http://www.tradelink.com.au>

Company Name: SVC Concrete Products  
Trade/Product: Concrete Stormwater Pits  
Work Number: (03) 95806644  
Fax Number: (03) 95872805  
Address: 38 Jappady Street Braeside  
VIC 3195  
Web Address: <http://www.svc.net.au/>

Project: Assisi Aged Care Centre - Stage 3


Manual: Hydraulic Services

Section: **Drawings and References**

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**Drawing - Hydraulic Services Site Plan Sewer Service**

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

 [P-12-005\\_-\\_H002\\_-\\_Rev\\_B\\_Issued\\_16\\_4\\_13.pdf \(P 12 005 H002 Rev B Issued 16 4 13\)](#)

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

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

 [P-12-005\\_-\\_H003\\_-\\_Rev\\_B\\_Issued\\_16\\_4\\_13.pdf \(P 12 005 H003 Rev B Issued 16 4 13\)](#)

**Drawing - H 103 Asbuilt PDF**

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

 [Assisi\\_H103\\_Asbuilt\\_PDF.pdf \(Assisi H103 Asbuilt PDF\)](#)

**Drawing - H 103 Asbuilt DWG**

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

 [Assisi\\_H103\\_Asbuilt\\_DWG.zip \(Assisi H103 Asbuilt DWG\)](#) (Path: /ProjectFiles/10719/Drw/)

**Drawing - H 106 Asbuilt PDF**

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

 [Assisi\\_H106\\_Asbuilt\\_PDF.pdf \(Assisi H106 Asbuilt PDF\)](#)

**Drawing - H 106 Asbuilt DWG**

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

 [Assisi\\_H106\\_Asbuilt\\_DWG.zip \(Assisi H106 Asbuilt DWG\)](#) (Path: /ProjectFiles/10719/Drw/)

**Drawing - C 004 Asbuilt PDF**

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

 [Assisi\\_C004\\_Asbuilt\\_PDF.pdf \(Assisi C004 Asbuilt PDF\)](#)

**Drawing - C 004 Asbuilt DWG**

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

 [Assisi\\_C004\\_Asbuilt\\_DWG.zip \(Assisi C004 Asbuilt DWG\)](#) (Path: /ProjectFiles/10719/Drw/)



## OPERATIONS AND MAINTENANCE MANUALS

# Landscaping

Project  
Assisi Aged Care Centre - Stage 3

Location  
Assisi

Compiled  
20/07/2015



Project: Assisi Aged Care Centre - Stage 3

Manual: Landscaping

Section: **Introduction and Scope Information**

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**Landscaping**

The Stage 3 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
- Supply and place new top soil and seed with grass
- Timber edging

Project: Assisi Aged Care Centre - Stage 3

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 3 for the first 13 Week period following Practical Completion. All dead or dying plants / trees / shrubs to be replaced at no cost during this period. Following this period the responsibility falls back on the Client

#### **Landscaping**

Project: Assisi Aged Care Centre - Stage 3

Manual: Landscaping

Section: **Operations Data**

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### **Irrigation Controller**

(Landscaping & Site Works - Irrigation Other)

 [Hunter\\_X-Core\\_Irrigation\\_Controller\\_Manual.pdf](#) (Hunter X Core Irrigation Controller Manual)

Project: Assisi Aged Care Centre - Stage 3

Manual: Landscaping

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

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### **Warranty - Landscape**

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

Project: Assisi Aged Care Centre - Stage 3

Manual: Landscaping

Section: **Help and Contact**

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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 3

Manual: Landscaping

Section: **Drawings and References**

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**Drawing - Irrigation As Built Stage 3**

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

 [Landscape\\_Irrigation\\_As\\_Built.pdf \(Landscape Irrigation As Built\)](#)



OPERATIONS AND MAINTENANCE MANUALS

# Mechanical Services

Project  
Assisi Aged Care Centre - Stage 3

Location  
Assisi

Compiled  
20/07/2015



Buxton Construction Pty Ltd

Project: Assisi Aged Care Centre - Stage 3

Manual: Mechanical Services

Section: **Introduction and Scope Information**

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## **Mechanical Services**

 [\\_assisi\\_Scope\\_of\\_Works\\_Stage\\_3.pdf \(assisi Scope of Works Stage 3\)](#)



Project: Assisi Aged Care Centre - Stage 3

Manual: Mechanical Services

Section: **Assets**

Asset Number:	<b>1</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-043) 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
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-D

Asset Number:	<b>2</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-044) 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
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-D

Asset Number:	<b>3</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-045) 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
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-D

Asset Number:	<b>4</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-046) 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
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-D

Asset Number:	<b>5</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-047) 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
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-D

Asset Number:	<b>6</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-048) 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
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-D

Asset Number:	<b>7</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-029) 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-P25VHM

Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>8</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-030) 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-P25VHM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>9</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-031) 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-P25VHM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>10</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-032) 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-P25VHM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>11</b>		
Description:	Wall Mounted A/C Unit		

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-033) 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-P25VHM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>12</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-034) 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-P25VHM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>13</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-035) 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-P25VHM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>14</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-036) 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-P25VHM
Serial:	-	Supplier:	Mitsubishi Electric

Qty: 1	Retail Price \$: 700
Install Date: 25/06/2014	Wty Expiry Date: 25/06/2015
Life Exp: 10 years	Reference information : AC-A

Asset Number:	15		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-053) 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-P25VHM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	16		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-054) 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-P25VHM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	17		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-055) 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-P25VHM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-A

Asset Number: 18
Description: Wall Mounted A/C Unit

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-056) 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-P25VHM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>19</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-057) 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-P25VHM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>20</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-058) 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-P25VHM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-A

Asset Number:	<b>21</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-037) 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
Serial:	-	Supplier:	Mitsubishi Electric

Qty: 1	Retail Price \$: 700
Install Date: 25/06/2014	Wty Expiry Date: 25/06/2015
Life Exp: 10 years	Reference information : AC-B

Asset Number: <b>22</b>			
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-038) 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	
Serial: -	Supplier:	Mitsubishi Electric	
Qty: 1	Retail Price \$:	700	
Install Date: 25/06/2014	Wty Expiry Date:	25/06/2015	
Life Exp: 10 years	Reference information :	AC-B	

Asset Number: <b>23</b>			
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-039) 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	
Serial: -	Supplier:	Mitsubishi Electric	
Qty: 1	Retail Price \$:	700	
Install Date: 25/06/2014	Wty Expiry Date:	25/06/2015	
Life Exp: 10 years	Reference information :	AC-B	

Asset Number: <b>24</b>			
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-040) 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	
Serial: -	Supplier:	Mitsubishi Electric	
Qty: 1	Retail Price \$:	700	
Install Date: 25/06/2014	Wty Expiry Date:	25/06/2015	
Life Exp: 10 years	Reference information :	AC-B	

Asset Number: <b>25</b>			
Description:	Wall Mounted A/C Unit		

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-041) 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
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-B

Asset Number:	<b>26</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-042) 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
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-B

Asset Number:	<b>27</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-049) 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
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-C

Asset Number:	<b>28</b>		
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-050) 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
Serial:	-	Supplier:	Mitsubishi Electric



Qty: 1	Retail Price \$: 700
Install Date: 25/06/2014	Wty Expiry Date: 25/06/2015
Life Exp: 10 years	Reference information : AC-C

Asset Number: <b>29</b>			
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-051) 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	
Serial: -	Supplier:	Mitsubishi Electric	
Qty: 1	Retail Price \$:	700	
Install Date: 25/06/2014	Wty Expiry Date:	25/06/2015	
Life Exp: 10 years	Reference information :	AC-C	

Asset Number: <b>30</b>			
Description:	Wall Mounted A/C Unit		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-052) 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	
Serial: -	Supplier:	Mitsubishi Electric	
Qty: 1	Retail Price \$:	700	
Install Date: 25/06/2014	Wty Expiry Date:	25/06/2015	
Life Exp: 10 years	Reference information :	AC-C	

Asset Number: <b>31</b>			
Description:	Cassette		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.160) 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-P80VBM	
Serial: -	Supplier:	Mitsubishi Electric	
Qty: 1	Retail Price \$:	1500	
Install Date: 25/06/2014	Wty Expiry Date:	25/06/2015	
Life Exp: 10 years	Reference information :	AC-51	

Asset Number: <b>32</b>			
Description:	Cassette		

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.97) Existing 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-P80VBM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	1500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-52

Asset Number:	<b>33</b>		
Description:	Cassette		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.166) 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-P80VBM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	1500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-49

Asset Number:	<b>34</b>		
Description:	Cassette		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.145) Staff Room		
Location Description:	Ceiling		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PLFY-P80VBM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	1500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-40

Asset Number:	<b>35</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-P40VBM
Serial:	-	Supplier:	Mitsubishi Electric

Qty: 1	Retail Price \$: 1500
Install Date: 25/06/2014	Wty Expiry Date: 25/06/2015
Life Exp: 10 years	Reference information : AC-47

Asset Number: <b>36</b>			
Description: Cassette			
Location: [F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.138) Reception			
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		
Serial: -	Supplier: Mitsubishi Electric		
Qty: 1	Retail Price \$: 1500		
Install Date: 25/06/2014	Wty Expiry Date: 25/06/2015		
Life Exp: 10 years	Reference information : AC-54		

Asset Number: <b>37</b>			
Description: Cassette			
Location: [F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.177) Medical Care			
Location Description: Ceiling			
Services: Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)			
Make: Mitsubishi	Model: PLFY-P32VBM		
Serial: -	Supplier: Mitsubishi Electric		
Qty: 1	Retail Price \$: 1500		
Install Date: 25/06/2014	Wty Expiry Date: 25/06/2015		
Life Exp: 10 years	Reference information : AC-44		

Asset Number: <b>38</b>			
Description: Cassette			
Location: [F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.175) Hairdresser			
Location Description: Ceiling			
Services: Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)			
Make: Mitsubishi	Model: PLFY-P25VBM		
Serial: -	Supplier: Mitsubishi Electric		
Qty: 1	Retail Price \$: 1500		
Install Date: 25/06/2014	Wty Expiry Date: 25/06/2015		
Life Exp: 10 years	Reference information : AC-45		

Asset Number: <b>39</b>			
Description: Cassette			

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.175) Hairdresser		
Location Description:	Ceiling		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PLFY-P25VBM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	1500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-46

Asset Number:	<b>40</b>		
Description:	Cassette		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.129) Interview/Unit Manager Office		
Location Description:	Ceiling		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PLFY-P25VBM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	1500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-31

Asset Number:	<b>41</b>		
Description:	Cassette		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.134) Director of Care Office		
Location Description:	Ceiling		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PLFY-P25VBM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	1500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-32

Asset Number:	<b>42</b>		
Description:	Cassette		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.135) Office Common Area Office		
Location Description:	Ceiling		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PLFY-P25VBM
Serial:	-	Supplier:	Mitsubishi Electric

Qty: 1	Retail Price \$: 1500
Install Date: 25/06/2014	Wty Expiry Date: 25/06/2015
Life Exp: 10 years	Reference information : AC-33

Asset Number: <b>43</b>			
Description: Cassette			
Location: [F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.136) Payroll Office			
Location Description: Ceiling			
Services: Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)			
Make: Mitsubishi	Model: PLFY-P20VBM		
Serial: -	Supplier: Mitsubishi Electric		
Qty: 1	Retail Price \$: 1500		
Install Date: 25/06/2014	Wty Expiry Date: 25/06/2015		
Life Exp: 10 years	Reference information : AC-34		

Asset Number: <b>44</b>			
Description: Cassette			
Location: [F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.137) Admin Officer Office			
Location Description: Ceiling			
Services: Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)			
Make: Mitsubishi	Model: PLFY-P20VBM		
Serial: -	Supplier: Mitsubishi Electric		
Qty: 1	Retail Price \$: 1500		
Install Date: 25/06/2014	Wty Expiry Date: 25/06/2015		
Life Exp: 10 years	Reference information : AC-35		

Asset Number: <b>45</b>			
Description: Cassette			
Location: [F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.130) Clinical Risk Manager Office			
Location Description: Ceiling			
Services: Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)			
Make: Mitsubishi	Model: PLFY-P20VBM		
Serial: -	Supplier: Mitsubishi Electric		
Qty: 1	Retail Price \$: 1500		
Install Date: 25/06/2014	Wty Expiry Date: 25/06/2015		
Life Exp: 10 years	Reference information : AC-36		

Asset Number: <b>46</b>			
Description: Cassette			

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.131) General Services Manager Office		
Location Description:	Ceiling		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PLFY-P20VBM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	1500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-37

Asset Number:	<b>47</b>		
Description:	Cassette		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.132) Executive Manager Office		
Location Description:	Ceiling		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PLFY-P20VBM
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	1500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-38

Asset Number:	<b>48</b>		
Description:	Fancoil		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.151) Chapel/Hall		
Location Description:	Ceiling		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PEFY-P140-VMH-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	2500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-43

Asset Number:	<b>49</b>		
Description:	Fancoil		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.151) Chapel/Hall		
Location Description:	Ceiling		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PEFY-P200-VMH-E
Serial:	-	Supplier:	Mitsubishi Electric

Qty: 1	Retail Price \$:	2500
Install Date: 25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp: 10 years	Reference information :	AC-41

Asset Number:	<b>50</b>	
Description:	Fancoil	
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.151) Chapel/Hall	
Location Description:	Ceiling	
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)	
Make: Mitsubishi	Model:	PEFY-P200-VMH-E
Serial: -	Supplier:	Mitsubishi Electric
Qty: 1	Retail Price \$:	2500
Install Date: 25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp: 10 years	Reference information :	AC-42

Asset Number:	<b>51</b>	
Description:	Fancoil	
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.171) 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:	PEFY-P200-VMH-E
Serial: -	Supplier:	Mitsubishi Electric
Qty: 1	Retail Price \$:	2500
Install Date: 25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp: 10 years	Reference information :	AC-48

Asset Number:	<b>52</b>	
Description:	Fancoil	
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.169) Activity	
Location Description:	Ceiling	
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)	
Make: Mitsubishi	Model:	PEFY-P200-VMH-E
Serial: -	Supplier:	Mitsubishi Electric
Qty: 1	Retail Price \$:	2500
Install Date: 25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp: 10 years	Reference information :	AC-50

Asset Number:	<b>53</b>	
Description:	Fancoil	

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.145) Staff Room		
Location Description:	Ceiling		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PEFY-P200-VMH-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	2500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-53

Asset Number:	<b>54</b>		
Description:	Fancoil		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.140) Multipurpose/Boardroom		
Location Description:	Ceiling		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PEFY-P140-VMH-E
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	2500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-39

Asset Number:	<b>55</b>		
Description:	VRF Condensor		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(RF) Roof		
Location Description:	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:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	VRV-14

Asset Number:	<b>56</b>		
Description:	VRF Condensor		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(RF) Roof		
Location Description:	Platform		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PURY-P650YSJM-A
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	10000
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015



Life Exp:	10 years	Reference information :	VRV-15
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Asset Number:	<b>57</b>		
Description:	VRF Condensor		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(RF) Roof		
Location Description:	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:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	VRV-16

Asset Number:	<b>58</b>		
Description:	VRF Condensor		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(RF) Roof		
Location Description:	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:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	VRV-17

Asset Number:	<b>59</b>		
Description:	VRF Condensor		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(RF) Roof		
Location Description:	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:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	VRV-18

Asset Number:	<b>60</b>		
Description:	VRF Condensor		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(RF) Roof		
Location Description:	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:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	VRV-19

Asset Number:	<b>61</b>		
Description:	VRF Condensor		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(RF) Roof		
Location Description:	Platform		
Services:	Mechanical Services - Mini Split System Up To 20Kw (Including Ceiling, Floor And High Wall Split System)		
Make:	Mitsubishi	Model:	PUMY-P140YHMB
Serial:	-	Supplier:	Mitsubishi Electric
Qty:	1	Retail Price \$:	4000
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	AC-43

Asset Number:	<b>62</b>		
Description:	Fan		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.102) Ex Dirty Utility		
Location Description:	Ceiling		
Services:	Mechanical Services - Ventilation Fans		
Make:	Fantech	Model:	TD-800/200N
Serial:	-	Supplier:	Fantech
Qty:	1	Retail Price \$:	250
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	F-34

Asset Number:	<b>63</b>		
Description:	Fan		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.123) Dirty Linen		
Location Description:	Ceiling		
Services:	Mechanical Services - Ventilation Fans		
Make:	Fantech	Model:	RIL-150
Serial:	-	Supplier:	Fantech
Qty:	1	Retail Price \$:	150
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	F-36

Asset Number:	<b>64</b>		
Description:	Fan		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.112) Clean Utility		

Location Description:	Ceiling		
Services:	Mechanical Services - Ventilation Fans		
Make:	Fantech	Model:	PCE314ER
Serial:	-	Supplier:	Fantech
Qty:	1	Retail Price \$:	750
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	F-25

Asset Number:	<b>65</b>		
Description:	Fan		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.107) Ex Treatment Room		
Location Description:	Ceiling		
Services:	Mechanical Services - Ventilation Fans		
Make:	Fantech	Model:	TD-800/200SIL
Serial:	-	Supplier:	Fantech
Qty:	1	Retail Price \$:	300
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	F-27

Asset Number:	<b>66</b>		
Description:	Fan		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.182) Disabled WC		
Location Description:	Ceiling		
Services:	Mechanical Services - Ventilation Fans		
Make:	Fantech	Model:	TD-800/200
Serial:	-	Supplier:	Fantech
Qty:	1	Retail Price \$:	250
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	F-21

Asset Number:	<b>67</b>		
Description:	Fan		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.175) Hairdresser		
Location Description:	Ceiling		
Services:	Mechanical Services - Ventilation Fans		
Make:	Fantech	Model:	RIL-150
Serial:	-	Supplier:	Fantech
Qty:	1	Retail Price \$:	150
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	F-35

Asset Number:	<b>68</b>		
Description:	Fan		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.141) Change Room		
Location Description:	Ceiling		
Services:	Mechanical Services - Ventilation Fans		
Make:	Fantech	Model:	TD-800/200N
Serial:	-	Supplier:	Fantech
Qty:	1	Retail Price \$:	250
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	F-24

Asset Number:	<b>70</b>		
Description:	Fan		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Ceiling		
Services:	Mechanical Services - Ventilation Fans		
Make:	Fantech	Model:	MME354/5
Serial:	-	Supplier:	Fantech
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	F-29-Corridor 155

Asset Number:	<b>71</b>		
Description:	Fan		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Ceiling		
Services:	Mechanical Services - Ventilation Fans		
Make:	Fantech	Model:	PCE354DD
Serial:	-	Supplier:	Fantech
Qty:	1	Retail Price \$:	750
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	F-26-Corridor 153

Asset Number:	<b>72</b>		
Description:	Fan		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Ceiling		
Services:	Mechanical Services - Ventilation Fans		
Make:	Fantech	Model:	MME404/3
Serial:	-	Supplier:	Fantech
Qty:	1	Retail Price \$:	850
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	F-32-Corridor 159

Asset Number:	<b>73</b>		
Description:	Fan		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:	Ceiling		
Services:	Mechanical Services - Ventilation Fans		
Make:	Fantech	Model:	MME354/5
Serial:	-	Supplier:	Fantech
Qty:	1	Retail Price \$:	700
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	10 years	Reference information :	F-28-Corridor 101

Asset Number:	<b>74</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-043) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	C

Asset Number:	<b>75</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-044) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	C

Asset Number:	<b>76</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-045) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015

Life Exp:	15 years	Reference information :	C
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Asset Number:	<b>77</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-046) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	C

Asset Number:	<b>78</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-047) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186320
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	C

Asset Number:	<b>79</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-029) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>80</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-030) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410

Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>81</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-031) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>82</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-032) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>83</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-033) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>84</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-034) Bed		

Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>85</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-035) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>86</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-036) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>87</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-037) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H



Asset Number:	<b>88</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-038) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>89</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-039) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>90</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-040) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>91</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-041) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500

Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>92</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-042) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>93</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-049) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>94</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-050) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>95</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-051) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		

Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>96</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-052) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>97</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-053) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>98</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-054) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>99</b>		
Description:	Radiator		

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-055) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>100</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-056) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>101</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 - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>102</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 - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>103</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(AC-048) Bed		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186324
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	D

Asset Number:	<b>104</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.151) Chapel/Hall		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>105</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.151) Chapel/Hall		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186414
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	K

Asset Number:	<b>106</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.145) Staff Room		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186408
Serial:	-	Supplier:	Hurlcon
Qty:	2	Retail Price \$:	500

Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	G

Asset Number:	<b>107</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.140) Multipurpose/Boardroom		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186408
Serial:	-	Supplier:	Hurlcon
Qty:	2	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	G

Asset Number:	<b>108</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.177) Medical Care		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186408
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	G

Asset Number:	<b>109</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.171) Ex Dining		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186408
Serial:	-	Supplier:	Hurlcon
Qty:	3	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	G

Asset Number:	<b>110</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.136) Payroll Office		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		

Make:	Solazar	Model:	186408
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	G

Asset Number:	<b>111</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.131) General Services Manager Office		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186408
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	G

Asset Number:	<b>112</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.132) Executive Manager Office		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186408
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	G

Asset Number:	<b>113</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.134) Director of Care Office		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186408
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	G

Asset Number:	<b>114</b>		
Description:	Radiator		

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.130) Clinical Risk Manager Office		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186406
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	F

Asset Number:	<b>115</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.175) Hairdresser		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186406
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	F

Asset Number:	<b>116</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.167) Activity Office/Store		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186406
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	F

Asset Number:	<b>117</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.113) Staff Station		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186408
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	G



Asset Number:	<b>118</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.129) Interview/Unit Manager Office		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>119</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.140B) FTP		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186418
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	M

Asset Number:	<b>120</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.166) Dining		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186418
Serial:	-	Supplier:	Hurlcon
Qty:	2	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	M

Asset Number:	<b>121</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.160) Ex Lounge		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186416
Serial:	-	Supplier:	Hurlcon
Qty:	2	Retail Price \$:	500

Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	L

Asset Number:	<b>122</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.169) Activity		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186412
Serial:	-	Supplier:	Hurlcon
Qty:	4	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	J

Asset Number:	<b>123</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.135) Office Common Area Office		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186412
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	J

Asset Number:	<b>124</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.137) Admin Officer Office		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	186410
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	H

Asset Number:	<b>125</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.139) Entry		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		

Make:	Solazar	Model:	184412
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	T

Asset Number:	<b>126</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.139) Entry		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	184418
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	Q

Asset Number:	<b>127</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.05) Lobby		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	184418
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	Q-Plaza 174

Asset Number:	<b>128</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.05) Lobby		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	184420
Serial:	-	Supplier:	Hurlcon
Qty:	3	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	R-Plaza 114

Asset Number:	<b>129</b>		
Description:	Radiator		

Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.05) Lobby		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	184420
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	R-Plaza 174

Asset Number:	<b>130</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.150) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	184420
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	R

Asset Number:	<b>131</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.156) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	184420
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	R-Corridor 133

Asset Number:	<b>132</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.156) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	184420
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	R-Corridor 181

Asset Number:	<b>133</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.156) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	184416
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	P-Corridor-153

Asset Number:	<b>134</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.156) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	184416
Serial:	-	Supplier:	Hurlcon
Qty:	2	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	P-Corridor-155

Asset Number:	<b>135</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.156) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	184416
Serial:	-	Supplier:	Hurlcon
Qty:	3	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	P-Corridor-105

Asset Number:	<b>136</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.156) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	184418
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500

Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	Q

Asset Number:	<b>137</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.02) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	184418
Serial:	-	Supplier:	Hurlcon
Qty:	2	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	Q-Corridor-159

Asset Number:	<b>138</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.02) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	184418
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	Q-Corridor-98

Asset Number:	<b>139</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.02) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		
Make:	Solazar	Model:	184418
Serial:	-	Supplier:	Hurlcon
Qty:	2	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	Q-Corridor-154

Asset Number:	<b>140</b>		
Description:	Radiator		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor [S]-(G.02) Corridor		
Location Description:	Wall		
Services:	Mechanical Services - Heat Exchangers		

Make:	Solazar	Model:	184418
Serial:	-	Supplier:	Hurlcon
Qty:	1	Retail Price \$:	500
Install Date:	25/06/2014	Wty Expiry Date:	25/06/2015
Life Exp:	15 years	Reference information :	Q-Corridor-101

 [Assisi\\_Aged\\_Care\\_Hydronic\\_Radiators.pdf \(Assisi Aged Care Hydronic Radiators\)](#)

Project: Assisi Aged Care Centre - Stage 3

Manual: Mechanical Services

Section: **Maintenance**

## Exhaust Fans

**This Schedule services the following Assets:**

**#62 - Fan**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.102) Ex Dirty Utility

**#63 - Fan**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.123) Dirty Linen

**#64 - Fan**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.112) Clean Utility

**#65 - Fan**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.107) Ex Treatment Room

**#66 - Fan**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.182) Disabled WC

**#67 - Fan**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.175) Hairdresser

**#68 - Fan**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.141) Change Room

**#70 - Fan**

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

**#71 - Fan**

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

**#72 - Fan**

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

**#73 - Fan**

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

 [Assisi\\_Aged\\_Care\\_Fans\\_and\\_Motors.pdf \(Assisi Aged Care Fans and Motors\)](#)

## Hydronic Radiators

**This Schedule services the following Assets:**

**#74 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-043) Bed

**#75 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-044) Bed

**#76 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-045) Bed

**#77 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-046) Bed

**#78 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-047) Bed

**#79 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-029) Bed

**#80 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-030) Bed

**#81 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-031) Bed

**#82 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-032) Bed

**#83 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-033) Bed

**#84 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-034) Bed

**#85 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-035) Bed

**#86 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-036) Bed

**#87 - Radiator**



(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-037) Bed  
**#88 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-038) Bed  
**#89 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-039) Bed  
**#90 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-040) Bed  
**#91 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-041) Bed  
**#92 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-042) Bed  
**#93 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-049) Bed  
**#94 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-050) Bed  
**#95 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-051) Bed  
**#96 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-052) Bed  
**#97 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-053) Bed  
**#98 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-054) Bed  
**#99 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-055) Bed  
**#100 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-056) Bed  
**#101 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-057) Bed  
**#102 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-058) Bed  
**#103 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-048) Bed  
**#104 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.151) Chapel/Hall  
**#105 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.151) Chapel/Hall  
**#106 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.145) Staff Room  
**#107 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.140) Multipurpose/Boardroom  
**#108 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.177) Medical Care  
**#109 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.171) Ex Dining  
**#110 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.136) Payroll Office  
**#111 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.131) General Services Manager Office  
**#112 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.132) Executive Manager Office  
**#113 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.134) Director of Care Office  
**#114 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.130) Clinical Risk Manager Office  
**#115 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.175) Hairdresser  
**#116 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.167) Activity Office/Store  
**#117 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.113) Staff Station  
**#118 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.129) Interview/Unit Manager Office  
**#119 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.140B) FTP  
**#120 - Radiator**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.166) Dining  
**#121 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.160) Ex Lounge

**#122 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.169) Activity

**#123 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.135) Office Common Area Office

**#124 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.137) Admin Officer Office

**#125 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.139) Entry

**#126 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.139) Entry

**#127 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.05) Lobby

**#128 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.05) Lobby

**#129 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.05) Lobby

**#130 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.150) Corridor

**#131 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.156) Corridor

**#132 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.156) Corridor

**#133 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.156) Corridor

**#134 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.156) Corridor

**#135 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.156) Corridor

**#136 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.156) Corridor

**#137 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.02) Corridor

**#138 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.02) Corridor

**#139 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.02) Corridor

**#140 - Radiator**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.02) Corridor

 [Assisi\\_Aged\\_Care\\_Hydronic\\_Radiators.pdf \(Assisi Aged Care Hydronic Radiators\)](#)

## Indoor Air-conditioning Units

This Schedule services the following Assets:

**#1 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-043) Bed

**#2 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-044) Bed

**#3 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-045) Bed

**#4 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-046) Bed

**#5 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-047) Bed

**#6 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-048) Bed

**#7 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-029) Bed

**#8 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-030) Bed

**#9 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-031) Bed

**#10 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-032) Bed

**#11 - Wall Mounted A/C Unit**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-033) Bed

**#12 - Wall Mounted A/C Unit**

- (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-034) Bed  
**#13 - Wall Mounted A/C Unit**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-035) Bed  
**#14 - Wall Mounted A/C Unit**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-036) Bed  
**#15 - Wall Mounted A/C Unit**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-053) Bed  
**#16 - Wall Mounted A/C Unit**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-054) Bed  
**#17 - Wall Mounted A/C Unit**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-055) Bed  
**#18 - Wall Mounted A/C Unit**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-056) Bed  
**#19 - Wall Mounted A/C Unit**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-057) Bed  
**#20 - Wall Mounted A/C Unit**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-058) Bed  
**#21 - Wall Mounted A/C Unit**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-037) Bed  
**#22 - Wall Mounted A/C Unit**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-038) Bed  
**#23 - Wall Mounted A/C Unit**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-039) Bed  
**#24 - Wall Mounted A/C Unit**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-040) Bed  
**#25 - Wall Mounted A/C Unit**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-041) Bed  
**#26 - Wall Mounted A/C Unit**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-042) Bed  
**#27 - Wall Mounted A/C Unit**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-049) Bed  
**#28 - Wall Mounted A/C Unit**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-050) Bed  
**#29 - Wall Mounted A/C Unit**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-051) Bed  
**#30 - Wall Mounted A/C Unit**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (AC-052) Bed  
**#31 - Cassette**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.160) Ex Lounge  
**#32 - Cassette**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.97) Existing Sitting  
**#33 - Cassette**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.166) Dining  
**#34 - Cassette**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.145) Staff Room  
**#35 - Cassette**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.113) Staff Station  
**#36 - Cassette**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.138) Reception  
**#37 - Cassette**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.177) Medical Care  
**#38 - Cassette**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.175) Hairdresser  
**#39 - Cassette**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.175) Hairdresser  
**#40 - Cassette**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.129) Interview/Unit Manager Office  
**#41 - Cassette**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.134) Director of Care Office  
**#42 - Cassette**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.135) Office Common Area Office  
**#43 - Cassette**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.136) Payroll Office  
**#44 - Cassette**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.137) Admin Officer Office  
**#45 - Cassette**  
 (AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.130) Clinical Risk Manager Office  
**#46 - Cassette**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.131) General Services Manager Office

**#47 - Cassette**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.132) Executive Manager Office

**#48 - Fancoil**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.151) Chapel/Hall

**#49 - Fancoil**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.151) Chapel/Hall

**#50 - Fancoil**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.151) Chapel/Hall

**#51 - Fancoil**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.171) Ex Dining

**#52 - Fancoil**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.169) Activity

**#53 - Fancoil**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.145) Staff Room

**#54 - Fancoil**

(AACC) Assisi, (AACC1) Assisi Aged Care Centre, (GF) Ground Floor, (G.140) Multipurpose/Boardroom

 [Assisi\\_Aged\\_Care\\_Indoor\\_Evaporator.pdf \(Assisi Aged Care Indoor Evaporator\)](#)

## Mechanical Switchboard & Control

 [Assisi\\_Aged\\_Care\\_Switchboard\\_and\\_Controls.pdf \(Assisi Aged Care Switchboard and Controls\)](#)

## Motorised Dampers

 [Assisi\\_Aged\\_Care\\_Motorized\\_Dampers.pdf \(Assisi Aged Care Motorized Dampers\)](#)

## VRF Air-conditioning units

**This Schedule services the following Assets:**

**#55 - VRF Condensor**

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

**#56 - VRF Condensor**

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

**#57 - VRF Condensor**

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

**#58 - VRF Condensor**

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

**#59 - VRF Condensor**

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

**#60 - VRF Condensor**

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

**#61 - VRF Condensor**

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

 [Assisi\\_Aged\\_Care\\_AC\\_Units.pdf \(Assisi Aged Care AC Units\)](#)

Project: Assisi Aged Care Centre - Stage 3

Manual: Mechanical Services

Section: **Operations Data**

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### **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 \(OV vindo TH\)](#)

### **Air-conditioning 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 the 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 adjustment (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 adjustment facilities, on/off and fan speed (low, med, high)

 [AG-150A\\_central\\_controller.pdf \(AG 150A central controller\)](#)

 [PAR-30MAA\\_controller-2-3.pdf \(PAR 30MAA controller 2 3\)](#)

### **Fans**

(Mechanical Services - Ventilation Fans)

Toilet exhaust fans F-26,28,29 & 32 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.

Fans F-36, 21, 24, 25, 27 & 34 are all controlled by 365-day programmable time-clock within the mechanical switchboard that provides power. All these fans run from 6am-8pm (adjustable).

Hairdresser room exhaust fan F-35 is controlled by 365-day programmable time clock. The fan runs from 7am-7pm (adjustable).

 [INST-GENERAL\\_1\\_.pdf \(INST GENERAL 1\)](#)

 [0511-230\\_R5\\_TECH\\_DATA\\_\\_\\_DRAWINGS.pdf \(0511 230 R5 TECH DATA DRAWINGS\)](#)

Project: Assisi Aged Care Centre - Stage 3

Manual: Mechanical Services

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

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#### **Warranty - Fans**

Commencement: 01/01/2014 Completion: 25/06/2014

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

#### **Warranty - Hydronic Panel Radiators**

Commencement: 01/01/2014 Completion: 25/06/2014

 [Solazar\\_warranty.pdf \(Solazar warranty\)](#)

#### **Warranty - VRF System**

Commencement: 01/01/2014 Completion: 25/06/2014

 [Assisi\\_Mitsub.pdf \(Assisi Mitsub\)](#)

#### **Warranty - Mitsubishi Letter of Warranty**

Commencement: 30/06/2014 Completion: 30/06/2015

 [15092014171222-0001.pdf \(15092014171222 0001\)](#)

#### **Certificate - Installation Compliance Certificate**

Commencement: 01/12/2013 Completion: 24/06/2014

 [scan0019.pdf \(scan0019\)](#)

#### **Certificate - PIC Compliance Certificate**

Commencement: 01/12/2013 Completion: 24/06/2014

 [PractitionerCC-5.pdf \(PractitionerCC 5\)](#)

#### **Certificate - Electrical Compliance**

Commencement: 25/06/2014 Completion: 25/06/2014

 [Certificate\\_ASSISI\\_Rosanna\\_Stage\\_-3\\_JBK\\_CCF22062014\\_00018.jpg \(Certificate ASSISI Rosanna Stage 3 JBK CCF22062014 00018\)](#)

#### **Commission Information - Mitsubishi Electric**

Commencement: 25/06/2014 Completion: 25/06/2015

 [Assisi\\_Aged\\_Care\\_Stage\\_3.docx \(Assisi Aged Care Stage 3\)](#)

#### **Commission Information - Commissioning Report**

Commencement: 25/06/2014 Completion: 25/06/2015

 [Commission\\_Report\\_3.pdf \(Commission Report 3\)](#)

Project: Assisi Aged Care Centre - Stage 3

Manual: Mechanical Services

Section: **Spare Parts**

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**Spare / Replacement Parts Contacts**  
(Mechanical Services - Air Handling Units)

 [Replacement\\_Parts.pdf \(Replacement Parts\)](#)

Project: Assisi Aged Care Centre - Stage 3

Manual: Mechanical Services

Section: **Help and Contact**

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Company Name: JBK Industries Pty Ltd

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 Victoria 3195

Email Address: jbkaircon@bigpond.com



Project: Assisi Aged Care Centre - Stage 3

Manual: Mechanical Services

Section: **Drawings and References**

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**Drawing - Mechanical Services Stage 3 As Built Drawings**

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

 [ASSISI\\_AGED\\_CARE\\_S3\\_120714\\_ABD.pdf](#) (ASSISI AGED CARE S3 120714 ABD)

**Drawing - Electrical / Controls As Built drawings**

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

 [MSSB\\_6.pdf](#) (MSSB 6)

 [MSSB\\_8.pdf](#) (MSSB 8)

**Reference - VRF**

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

 [SELECTION\\_OUTPUT\\_STAGE\\_3.pdf](#) (SELECTION OUTPUT STAGE 3)



## OPERATIONS AND MAINTENANCE MANUALS

# Security, Communications & Nurse Call

Project  
Assisi Aged Care Centre - Stage 3

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 (Replaced 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 3)

Project: Assisi Aged Care Centre - Stage 3  
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:	3500
Serial:	NA	Supplier:	COMTEL
Qty:	4	Retail Price \$:	572
Install Date:	12/06/2014	Wty Expiry Date:	12/06/2015
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:	FEM20
Serial:	NA	Supplier:	COMTEL
Qty:	5	Retail Price \$:	241
Install Date:	12/06/2014	Wty Expiry Date:	12/06/2015
Life Exp:	2 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:	FEM10
Serial:	NA	Supplier:	COMTEL
Qty:	5	Retail Price \$:	150
Install Date:	12/06/2014	Wty Expiry Date:	12/06/2015
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:	NA	Supplier:	COMTEL
Qty:	24	Retail Price \$:	153
Install Date:	12/06/2014	Wty Expiry Date:	12/06/2015
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 - Closed Circuit Tv System		
Make:	CSD	Model:	PHD-D28-12IR-GR
Serial:	NA	Supplier:	COMTEL
Qty:	6	Retail Price \$:	300
Install Date:	12/06/2014	Wty Expiry Date:	12/06/2015
Life Exp:	2 years	Reference information :	

Asset Number:	<b>6</b>		
Description:	Wireless Access 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:	MERU	Model:	MN-AP320e
Serial:	NA	Supplier:	COMTEL
Qty:	12	Retail Price \$:	1800
Install Date:	12/06/2014	Wty Expiry Date:	12/06/2015
Life Exp:	3 years	Reference information :	

Asset Number:	<b>7</b>		
Description:	Nursecall Bed Point		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:			
Services:	Communications, Security & IT - Call Systems		
Make:	Questek	Model:	QCA12e
Serial:	NA	Supplier:	COMTEL
Qty:	30	Retail Price \$:	400
Install Date:	12/06/2014	Wty Expiry Date:	12/06/2015
Life Exp:	2 years	Reference information :	

Asset Number:	<b>8</b>		
Description:	Nursecall ensuite point		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		

Location Description:			
Services:	Communications, Security & IT - Call Systems		
Make:	Questek	Model:	QCA032
Serial:	NA	Supplier:	COMTEL
Qty:	60	Retail Price \$:	300
Install Date:	12/06/2014	Wty Expiry Date:	12/06/2015
Life Exp:	2 years	Reference information :	

Asset Number:	<b>9</b>		
Description:	Nursecall patient pendant		
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor		
Location Description:			
Services:	Communications, Security & IT - Call Systems		
Make:	Questek	Model:	AP3311
Serial:	NA	Supplier:	COMTEL
Qty:	30	Retail Price \$:	60
Install Date:	12/06/2014	Wty Expiry Date:	12/06/2015
Life Exp:	1 years	Reference information :	

Asset Number:	<b>10</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:	NA	Supplier:	COMTEL
Qty:	14	Retail Price \$:	55
Install Date:	12/06/2014	Wty Expiry Date:	12/06/2015
Life Exp:	2 years	Reference information :	

Asset Number:	<b>11</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:	NA	Supplier:	COMTEL
Qty:	2	Retail Price \$:	72
Install Date:	12/06/2014	Wty Expiry Date:	12/06/2015
Life Exp:	2 years	Reference information :	

Asset Number:	<b>12</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:	NA	Supplier:	COMTEL
Qty:	7	Retail Price \$:	600
Install Date:	12/06/2014	Wty Expiry Date:	12/06/2015
Life Exp:	5 years	Reference information :	

Asset Number:	<b>13</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:	NA	Supplier:	COMTEL
Qty:	7	Retail Price \$:	380
Install Date:	12/06/2014	Wty Expiry Date:	12/06/2015
Life Exp:	5 years	Reference information :	

Asset Number:	<b>14</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:	NA	Supplier:	COMTEL
Qty:	1	Retail Price \$:	2850
Install Date:	12/06/2014	Wty Expiry Date:	12/06/2015
Life Exp:	5 years	Reference information :	

Asset Number:	<b>15</b>		
Description:	Door Reed switch 19mm		
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:	NA	Supplier:	COMTEL
Qty:	1	Retail Price \$:	15
Install Date:	12/06/2014	Wty Expiry Date:	12/06/2015
Life Exp:	5 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:	Patient Wandering System	
Services:	Communications, Security & IT - Patient Systems	
Make:	PROTRAC	Model: 2T5000
Serial:	N/A	Supplier: PROTRAC
Qty:	10	Retail Price \$: 1200
Install Date:	15/06/2014	Wty Expiry Date: 15/06/2014
Life Exp:	2	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:	Patient Wandering System	
Services:	Communications, Security & IT - Patient Systems	
Make:	PROTRAC	Model: 2T7000
Serial:	N/A	Supplier: PROTRAC
Qty:	10	Retail Price \$: 150
Install Date:	15/06/2014	Wty Expiry Date: 15/06/2014
Life Exp:	1	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: CLIRJ6/24PP
Serial:	N/A	Supplier: Comtel
Qty:	1	Retail Price \$: 306
Install Date:	15/06/2014	Wty Expiry Date: 15/06/2014
Life Exp:	1	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:	1	Retail Price \$: 12.5
Install Date:	15/06/2013	Wty Expiry Date: 15/06/2014
Life Exp:	5	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:	Sitewide	
Services:	Communications, Security & IT - Not Elsewhere Included	
Make:	Clipsal	Model: CLI2D4P6IPV3BBU
Serial:	NA	Supplier: Electrical Wholsalers
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:	Door Phone	
Location:	[F]-(AACC) Assisi [B]-(AACC1) Assisi Aged Care Centre [L]-(GF) Ground Floor	
Location Description:	Main Entries	
Services:	Communications, Security & IT - Security Controls	
Make:	Dallas Delta	Model: GuardMK2dcom1V
Serial:	NA	Supplier: Dallas Delta
Qty:	1	Retail Price \$: 920
Install Date:	12/06/2014	Wty Expiry Date: 12/06/2015
Life Exp:	3	Reference information :

Asset Number:	<b>23</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 Wholesaler
Qty:	1	Retail Price \$: 1
Install Date:		Wty Expiry Date:
Life Exp:	NA	Reference information :

Asset Number:	<b>24</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 Wholesaler
Qty:	1	Retail Price \$: 1
Install Date:		Wty Expiry Date:
Life Exp:	NA	Reference information :

Asset Number:	<b>25</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 Wholesaler
Qty:	1	Retail Price \$: 1
Install Date:		Wty Expiry Date:
Life Exp:	NA	Reference information :

Asset Number:	<b>26</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 Wholesaler
Qty:	1	Retail Price \$: 1
Install Date:		Wty Expiry Date:
Life Exp:	NA	Reference information :

Asset Number:	<b>27</b>	
Description:	Data System cable tidy	
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: CLIRJ1UCMPC
Serial:	N/A	Supplier: Comtel
Qty:	3	Retail Price \$: 80
Install Date:	15/06/2014	Wty Expiry Date: 15/06/2014
Life Exp:	1	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 - Emergency Break Glass**

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

#### **#11 - Request to Exit Button**

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

#### **#12 - Door Controller module**

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

#### **#13 - Medium powered enclosure**

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

#### **#14 - Concept 4000 main controller**

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

#### **#15 - Door Reed switch 19mm**

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

#### **#21 - Beldon LAN Cable**

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

#### **#23 - 4 core security cable**

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

#### **#24 - 6 core security cable**

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

### **#25 - Figure 8 cable**

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

### **#26 - 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

## **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

#### **#27 - Data System cable tidy**

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

## **Defects and liability period**

### **1 Day -**

- Defects and liability period for stage 3 ends on the 15th July 2015. This excludes the WiFi and nursecall systems as they were installed during stage 2 as a temp installation for the residents residing in the stage 3 section till stage 2 was completed.

The only items now covered under stage 3 are:

Access control

CCTV cameras

Data points

Door phone at the main entry

If one of the above four systems requires attention Comtel will respond within the terms of the defects and liability section of the contract

## **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 - Wireless Access 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 Bed Point

(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 patient pendant

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

#### #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

## 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

Project: Assisi Aged Care Centre - Stage 3  
Manual: Security, Communications & Nurse Call  
Section: **Operations Data**

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### **Operation and Functionality of all combined systems**

(Communications, Security & IT - Call Systems)

A short description of the functionality and operation of all systems installed by Comtel technologies.

 [Short\\_description\\_of\\_the\\_functionality\\_and\\_operationAssisv3.doc](#) (Short description of the functionality and operationAssisv3)

### **Spectralink Help guide**

(Communications, Security & IT - Telephone System)

 [SPECTRALINK\\_HANDSET\\_QUICK\\_TROUBLE\\_GUIDE.pdf](#) (SPECTRALINK HANDSET QUICK TROUBLE GUIDE)

Project: Assisi Aged Care Centre - Stage 3

Manual: Security, Communications & Nurse Call

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

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#### **Warranty - COMMUNICATIONS SYSTEMS WARRANTY**

Commencement: 12/06/2014 Completion: 12/06/2015

This certificate details the warranty cover period of all systems installed by Comtel technologies for:

- Nursecall
- Access Control
- CCTV
- Protrac patient wanderer (Supply only)
- Data points only

 [STAGE\\_3\\_WARRANTY\\_CERTIFICATE\\_ASSISI.pdf \(STAGE 3 WARRANTY CERTIFICATE ASSISI\)](#)

#### **Certificate - COMMUNICATIONS SYSTEMS**

Commencement: 12/06/2014 Completion: 12/06/2015

This certificate confirms the commissioning of all systems installed by Comtel Technologies:

- Nursecall
- Access Control
- CCTV Cameras

 [STAGE\\_3\\_COMMISSIONING\\_CERTIFICATE\\_ASSISI.pdf \(STAGE 3 COMMISSIONING CERTIFICATE ASSISI\)](#)

#### **Commission Information - Nursecall and Security Commissioning Results**

Commencement: 12/06/2014 Completion: 12/06/2014

This document details the test results for the walk around and testing of the nursecall and security systems

 [ASSISI\\_nursecall\\_stage\\_3\\_system\\_test.pdf \(ASSISI nursecall stage 3 system test\)](#)

 [SECURITY\\_COMMISSIONING\\_SCHEDULE\\_FOR\\_ASSISI\\_Stage\\_3GND.pdf \(SECURITY COMMISSIONING SCHEDULE FOR ASSISI Stage 3GND\)](#)

Project: Assisi Aged Care Centre - Stage 3  
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 \(AP3301 Nursecall Pendant\)](#)

 [QCA12E-WG\\_Datasheet.pdf \(Nursecall bed point\)](#)

 [WG\\_Two\\_and\\_Three\\_Button\\_Call\\_Point\\_Series\\_Datasheet.pdf \(Nursecall Ensuite and Common area callpoint\)](#)

 [ANQ503.pdf \(Nursecall Data interface module\)](#)

 [AYC-F54.pdf \(Access control keypad\)](#)

 [FSH\\_Technical\\_Datasheets.pdf \(Access Control electronic locks\)](#)

 [ACP\\_\\_\\_IRVPDNBPW.pdf \(CCTV Cameras\)](#)

 [BASIC\\_PARTS\\_LISTING.pdf \(BASIC PARTS LISTING\)](#)

 [Meru20AP320AccessPoint.pdf \(Meru20AP320AccessPoint\)](#)

 [spectralink-8400-specsheet.pdf \(spectralink 8400 specsheet\)](#)



Project: Assisi Aged Care Centre - Stage 3  
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 Van De Graaf  
Work Number: 96859900  
Fax Number: 96859999

Company Name: Thompson Adsett  
Trade/Product: Architect  
Contact Person: Fahmy Fahmy  
Work Number: 96996116  
Fax Number: 96996171

Company Name: Inner Range  
Trade/Product: Security  
Work Number: 97804300  
Fax Number: 97533499  
Address: 1 Millennium Crt  
Knoxfield  
VIC , 3180

Project: Assisi Aged Care Centre - Stage 3  
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\\_3\\_ASSISI\\_CENTRE\\_security\\_as\\_built\\_CT-PACS-4.pdf](#) (Stage 3 ASSISI CENTRE security as built drawing)

 [Stage\\_2-3\\_assisi\\_gnd\\_security\\_schematic\\_CT\\_PACSS-1.pdf](#) (Stage 2 3 assisi gnd security schematic drawing)

### **Drawing - ASSISI CCTV Schematic**

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

 [Final\\_ASSISI\\_CENTRE\\_CCTV\\_schematic\\_CT\\_PACCCTV-1\\_rev\\_3.pdf](#) (Final ASSISI CENTRE CCTV schematic CT PACCCTV 1 rev 3)

### **Drawing - ASSISI MERU and Data Drawings**

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

### **Drawing - ASSISI Communications Rooms**

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

### **Drawing - Nursecall system user guide**

[Location] (AACC) Assisi, (AACC1) Assisi Aged Care Centre  
Detailed manual for staff use

 [NursecallUsersGuide\\_2008.pdf](#) (NursecallUsersGuide for staff)

### **Drawing - 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)

 [AE4000\\_System\\_Support\\_Hardware.pdf](#) (Nursecall system head end manual)

 [ANQ503.pdf](#) (Data module)

 [AP3301.pdf](#) (Nursecall pendant)

 [QCA12E-WG\\_Datasheet.pdf](#) (Bed point Datasheet)

 [WG\\_Two\\_and\\_Three\\_Button\\_Call\\_Point\\_Series\\_Datasheet.pdf](#) (Ensuite and common area callpoint Datasheet)

 [WG\\_Two\\_and\\_Three\\_Button\\_Call\\_Point\\_Series\\_Manual.pdf](#) (Ensuite and common area nursecall Manual)

 [QCA12E-WG\\_Manual.pdf](#) (Bed point Manual)

### **Drawing - 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\\_User\\_Guide\\_eng.pdf](#) (SpectraLink 8400 User Guide)

 [SpectraLink\\_8400\\_Quick\\_Start\\_Guide\\_eng.pdf](#) (SpectraLink 8400 quick start guide)

### **Drawing - 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)

### **Drawing - 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 \(Insight User Manual\)](#)

 [system\\_defaults.pdf \(System default settings for ASSISI\)](#)

 [Assisi\\_Centre\\_Aged\\_Care.pdf \(Basic user guide for ASSISI\)](#)

### **Drawing - 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 \(Meru entitlement certificate\)](#)

### **Drawing - Communications Cabling Schedule**

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

Stage 3 cabling schedule detailing all the cabling runs from each CR.

Details cable type and positioning.

 [COMTEL\\_CABLE\\_SCHEDULE\\_FOR\\_ASSISI\\_Stage\\_3GND.pdf \(COMTEL CABLE SCHEDULE FOR ASSISI Stage 3GND\)](#)

### **Reference - Electrical Specification**

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

Electrical specification

 [4906\\_Elec\\_Services\\_Spec\\_Tender\\_Rev\\_B\\_Combined.pdf \(4906 Elec Services Spec Tender Rev B Combined\)](#)

# Attachment Index

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The index below contains active links that allow you to access, view and copy the attached files in this manual. Click on the link next to the manual name to open the file folders.

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Architectural/Builder's Manual [\(/ProjectFiles/10712/\)](/ProjectFiles/10712/)

Electrical Services [\(/ProjectFiles/10715/\)](/ProjectFiles/10715/)

Fire Electrical [\(/ProjectFiles/10716/\)](/ProjectFiles/10716/)

Fire Hydraulics [\(/ProjectFiles/10717/\)](/ProjectFiles/10717/)

Fire Services [\(/ProjectFiles/12932/\)](/ProjectFiles/12932/)

Hydraulic Services [\(/ProjectFiles/10719/\)](/ProjectFiles/10719/)

Landscaping [\(/ProjectFiles/10720/\)](/ProjectFiles/10720/)

Mechanical Services [\(/ProjectFiles/10721/\)](/ProjectFiles/10721/)

Security, Communications & Nurse Call [\(/ProjectFiles/10714/\)](/ProjectFiles/10714/)