

PROPERTY MAINTENANCE PRIORITY GRADE DEFINITIONS

The condition of each building element assessed during a condition survey is classified according to one of the following grades:

Grade A – Good. Performing as intended and operating efficiently.

Grade B – Satisfactory. Performing as intended but exhibiting minor deterioration.

Grade C – Poor. Exhibiting major defects and/or not operating as intended.

Grade D – Bad. Life expired and/or serious risk of imminent failure.

Priorities are allocated according to the seriousness of the condition revealed and the urgency associated with any breaches of legislation.

Priority 1 – Urgent work that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation.

Priority 2 – Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a less serious breach of legislation.

Priority 3 – Desirable work required within three to five years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation.

Priority 4 – Long term work required outside the five year planning period* that will prevent deterioration of the fabric or services.

Taken together, these grades and priorities form a matrix where 1D represents an issue requiring urgent attention and A4 describes an element that will not require attention before the next condition survey.

*All properties are surveyed every five years.