Policy Statement

All buildings owned and managed by Queensland Health will be appropriately maintained, incorporating best practice whole of life considerations, to support the delivery of health care services.

Intent of this policy

The intent of this policy is to provide a framework for the maintenance of Queensland Health owned and managed buildings to ensure:

- infrastructure maintenance meets all legislative requirements, government policy and best practice requirements
- whole of life building and infrastructure costs are minimised and any risks to the Department are effectively managed
- the physical condition of buildings and supporting infrastructure is kept to a standard appropriate for their service function, and
- all principles and the intent documented in this policy are carried out in accordance with the requirements of the Implementation Standards for Building and Infrastructure Maintenance Planning, Funding, Delivery and Information Management.

Scope

This policy applies to all Queensland Health employees, service providers and suppliers responsible for the management, operations and maintenance of buildings and supporting infrastructure that is owned and managed by Queensland Health.

Principles

Asset management and maintenance:

- Protects the Government’s investment in buildings and supporting infrastructure
- Safeguards the well being of staff, patients and visitors
- Complies with relevant standards to support the delivery of safe services
- Ensures the physical condition of buildings and supporting infrastructure is fit for purpose
- Complies with all statutory and best practice maintenance requirements
- Supports continuous improvement in asset planning, maintenance procedures and risk management.
Queensland Health Building and Infrastructure Maintenance Policy

Legislative or other Authority

- Financial Accountability Act 2009
- Financial and Performance Management Standard 2009

Related Policy or Documents

- Building Act 1975
- Building Fire and Safety Regulation 2008
- Electrical Safety Act 2002
- Plumbing and Drainage Act 2002
- Queensland Heritage Act 1992
- Sustainable Planning Act 2009
- Queensland Building Services Act 1991
- Disability Discrimination Act 1992

Queensland Health as a department defined in the Financial Accountability Act 2009 is required to comply with:

- Maintenance Management Framework (MMF)
- Government Employee Housing Management Framework (GEHMF)
- Capital Works Management Framework (CWMF)
- Strategic Asset Management Framework (SAMF)
- Asbestos Management and Control Policy for Government Buildings
- Queensland Health Integrated Risk Management Policy
- Queensland Health Strategic Planning Framework
- Queensland Health Financial Management Practice Manual (FMPM)

Supporting Documents

- Implementation Standard for Building and Infrastructure Maintenance Planning
- Implementation Standard for Building and Infrastructure Maintenance Funding
- Implementation Standard for Building and Infrastructure Maintenance Delivery
- Implementation Standard for Building and Infrastructure Maintenance Information Management

Review

This policy will be reviewed at least every three years

Date of Last Review: New policy
Supersedes:
- Maintenance Funding Policy (SAM2008/1)

Policy Custodian
Senior Director, Asset and Property Services, Health Planning and Infrastructure Division

Responsible Executive Management Team member
Deputy Director-General, Health Planning and Infrastructure Division

Approval and Implementation

Approving Officer:
Deputy Director-General, Health Planning and Infrastructure Division

Approval Date: 27/06/2011
Implementation Date: 1/07/2011

Glossary of Policy Terms used in this policy and supporting documents

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<th>Term</th>
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| Asset Maintenance  | Work on existing buildings and supporting infrastructure with the intention of:
|                    | • re-instating physical condition to a specified standard;
|                    | • preventing further deterioration or failure;
|                    | • restoring correct operation within specified parameters;
|                    | • replacing components at the end of their useful/economic life with modern engineering equivalents;
|                    | • making temporary repairs for immediate health, safety and security reasons; and
|                    | • assessing buildings for maintenance requirements.                                                                                                                                                    | Maintenance Management Framework (MMF), Department of Public Works, Revised 2011.               |
| Asset              | A resource controlled by the entity as a result of past events and from which future economic benefits are expected to flow to the entity.                                                               | Queensland Health Financial Management Practice Manual                                         |