Maintenance is defined as all work on an existing building asset that is:

* 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 (e.g. after a major building failure)
* mitigation of the consequences of a natural disaster
* assessing buildings for maintenance requirements (e.g. to obtain accurate and objective knowledge of physical and operating condition, including risk and financial impact for the purpose of maintenance).

**What is not Maintenance?**

The following are not classified as maintenance:

* improvements and upgrading to provide additional or new service capability or function
* upgrading to meet new statutory requirements
* major refurbishment and replacements to extend the useful life of the building
* restoration of the entire building to operational condition after total or near total failure (e.g. resulting from natural disasters)
* work performed under warranty or defects liability period
* operational tasks to enable occupancy and use (e.g. cleaning, security, waste management)
* supply of utilities (e.g. energy, water and telecommunications).

Maintenance to DET facilities is undertaken in accordance with the [Maintenance Management Framework](http://www.hpw.qld.gov.au/FacilitiesManagement/BuildingMaintenance/MMF/Pages/Default.aspx) (MMF). The department’s specified standard is to maintain assets to a minimum of “S3” standard, (in line with MMF requirements), defined as “Asset to be in reasonable condition, fully meeting operational requirements”. See [Table 1: Condition Standards (Section 7.1.2 Condition standard ratings)](http://www.hpw.qld.gov.au/FacilitiesManagement/BuildingMaintenance/MMF/Pages/Default.aspx).