

As a value led organisation Hume Community Housing is committed to referencing all policy decisions against our values.

Hume's values are:

- Determined to Succeed
- Champions of Change
- Creators of Connectivity
- Builders of Resilience

Note: SHMT (Hunter Properties) are governed by the Asset Management Framework and between 2/9/2019 and 30/6/2021 are subject to the Maintenance Engagement Deed with all cyclical maintenance works to be carried out by LAHC contractors.

DEFINITION

Cyclical Maintenance is non-urgent and non-planned work undertaken at scheduled frequencies to maintain the property at an optimum value and level of amenity. The frequencies are driven by legislative, regulatory and supplier maintenance requirements.

PURPOSE

Hume's Cyclical Maintenance Policy describes our approach and commitment to preventative measures for the maintenance and inspection of critical and non-critical asset elements.

Hume plans for the servicing and replacement of certain elements based on their pre-determined maintenance schedule and life span. Some elements are identified in site specific Annual Fire Safety Statements (AFSS) and may cover items such as Fire Fighting equipment, fire panels, smoke alarms, smoke detectors, exit signs, fire doors, door closers and any other items specific to a property requiring annual compliance certification. The cyclical program also includes items such as Thermostatic Mixing Valves (TMV), sump pumps and their early warning systems, detention tanks, Hume owned or managed hoists, common area cleaning, landscaping, lift maintenance and any other items deemed as necessary.

The cyclical program seeks to maximize opportunities to implement sustainable initiatives and positive environmental impacts.

Policy Name:	Policy – Cyclical Maintenance	Version:	001
T.V Consultation Required	No	Effective Date:	09/09/2019
Requires Board Approval	No	Approved Date:	09/09/2019
Approved by:	EMAG	Review Due Date:	09/09/2021

