

What is planned maintenance?

Planned maintenance is the work we plan to undertake on all of our Housing Plus owned properties.

Planned maintenance forms part of Housing Plus's life cycle planning and is determined by the completion of Property Assessment Surveys (PAS) every three (3) years.

What is a PAS inspection?

PAS is a tool Housing Plus uses to measure the condition of property components, including but not limited to internal paint, floor coverings, fittings and fixtures etc.

Each PAS is conducted by personnel accredited via Homes NSW-approved PAS training. Each component is provided a rating based on age, appearance and wear and tear, depending on the rating of this component will trigger a request for replacement depending on availability, logistics and budget.

Any planned maintenance that is either not approved or logistically not possible can be completed during the properties next vacant period, budget permitting.

What happens when my property is due for planned maintenance?

Before major works are carried out, the property will likely be inspected by a Property Maintenance Officer to ensure the work is still required. The team will be in contact following this inspection to outline next steps.

Planned maintenance consists of the following items:

- Kitchen, bathroom and laundry renovations
- Painting
- New floor coverings
- New gutters and downpipes
- New / refurbished roofs

