

Preparing a maintenance plan

Introduction

The regular expenditure of a small amount of maintenance funds is much better for a building, and more cost effective, than large injections of capital every 20 years or so. People often think that once a building has been "restored" it doesn't need to be looked at again for many years. But many major repairs to historic buildings could have been prevented if simple things like leaking down-pipes and gutters had been cleaned out or repaired quickly.

What is maintenance?

Maintenance is defined by the Burra Charter¹ as the continuous protective care of the fabric, contents and setting of a place. Maintenance can be categorised according to why and when it happens, as:

corrective maintenance

- work necessary to bring a building to an acceptable standard (often as recommended by a conservation plan) such as treatment for rising damp; or

planned maintenance

- work to prevent failure which recurs predictably within the life of a building, such as cleaning gutters or painting; or

emergency corrective maintenance

- work that must be initiated immediately for health, safety, security reasons or that may result in the rapid deterioration of the structure or fabric if not undertaken (for example, roof repairs after storm damage, graffiti removal or repairing broken glass). A daily response system detailing who is responsible for urgent repairs should be prepared.

¹ The Australian ICOMOS Charter for the Conservation of Cultural Significance (The Burra Charter) gives definition for terms, sets out heritage conservation, discusses acceptable conservation processes and establishes the moral position for achieving the heritage conservation of a particular item.

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Table of Contents Sample Maintenance Plan Aisnsw Association Of Independent

1. Understanding the eBook Sample Maintenance Plan Aisnsw Association Of Independent
 - The Rise of Digital Reading Sample Maintenance Plan Aisnsw Association Of Independent
 - Advantages of eBooks Over Traditional Books
2. Identifying Sample Maintenance Plan Aisnsw Association Of Independent
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Sample Maintenance Plan Aisnsw Association Of Independent
 - User-Friendly Interface

4. Exploring eBook Recommendations from Sample Maintenance Plan Aisnsw Association Of Independent
 - Personalized Recommendations
 - Sample Maintenance Plan Aisnsw Association Of Independent User Reviews and Ratings
 - Sample Maintenance Plan Aisnsw Association Of Independent and Bestseller Lists
5. Accessing Sample Maintenance Plan Aisnsw Association Of Independent Free and Paid eBooks
 - Sample Maintenance Plan Aisnsw Association Of Independent Public Domain eBooks
 - Sample Maintenance Plan Aisnsw Association Of Independent eBook Subscription Services
 - Sample Maintenance Plan Aisnsw Association Of Independent Budget-Friendly Options
6. Navigating Sample Maintenance Plan Aisnsw Association Of Independent eBook Formats
 - ePub, PDF, MOBI, and More
 - Sample Maintenance Plan Aisnsw Association Of Independent Compatibility with Devices
 - Sample Maintenance Plan Aisnsw Association Of Independent Enhanced eBook Features
7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Sample Maintenance Plan Aisnsw Association Of Independent
 - Highlighting and Note-Taking Sample Maintenance Plan Aisnsw Association Of Independent
 - Interactive Elements Sample Maintenance Plan Aisnsw Association Of Independent
8. Staying Engaged with Sample Maintenance Plan Aisnsw Association Of Independent
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Sample Maintenance Plan Aisnsw Association Of Independent
9. Balancing eBooks and Physical Books Sample Maintenance Plan Aisnsw Association Of Independent
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Sample Maintenance Plan Aisnsw Association Of Independent
10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
11. Cultivating a Reading Routine Sample Maintenance Plan Aisnsw Association Of Independent
 - Setting Reading Goals Sample Maintenance Plan Aisnsw Association Of Independent
 - Carving Out Dedicated Reading Time

12. Sourcing Reliable Information of Sample Maintenance Plan Aisnsw Association Of Independent
 - Fact-Checking eBook Content of Sample Maintenance Plan Aisnsw Association Of Independent
 - Distinguishing Credible Sources
13. Promoting Lifelong Learning
 - Utilizing eBooks for Skill Development
 - Exploring Educational eBooks
14. Embracing eBook Trends
 - Integration of Multimedia Elements
 - Interactive and Gamified eBooks

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