

Glossary of Terms

Code	Description	Definition
GFA	Gross Floor Area	The sum of the "fully enclosed covered area" and "unenclosed covered area, as defined.
ARV	Asset Replacement Value	The Asset Replacement Value for buildings, fixed equipment, service and systems is the best estimate of current cost of designing, constructing and equipping for its original use, a new facility providing equal service potential as the original asset and which meets current accepted standards for construction and also complies with all contemporary environmental and other regulatory requirements.
BM	Backlog Maintenance	Maintenance which is due to be carried out in the current financial year but which will not be carried out because of shortage of funds or availability of parts. Backlog maintenance should be added to the backlog of maintenance items awaiting attention.
Rehab	Rehabilitation	Extensive work intended to bring an asset up to a new standard or to alter it for a new use. Use for 'Refurbishment' or 'Upgrading'.
MI	Maintenance Index	The Maintenance Index (MI) is the annual expenditure on maintenance of an asset or group of assets expressed as a percentage of the Asset Replacement Value.
	Corrective Maintenance	The actions performed, as a result of failure to restore an item or asset to its original condition, as far as practicable. Corrective maintenance may or may not be programmed. (NCRB)
	Statutory Maintenance	Maintenance that must be carried out to meet Statutory requirements (NCRB)
	Preventative Maintenance	The actions performed to retain an item or asset in its original condition as far as practicable by provided systematic inspection, detection and prevention of incipient failure. Preventative maintenance is normally programmed. (NCRB)
	Facility Condition Index	The Facility Condition Index (FCI) is an index number that indicates the current condition of the Asset measured relative to its 'as-new' condition. The Facility Condition Index is determined by the formula: $FCI = 1 - \frac{\text{Cost of Remedying Deficiencies}}{\text{Asset Replacement Value}}$
	Facilities Functionality Index	Rating of the use efficiency, based on useable area, flexibility of use and useable condition.
	Backlog Refurbishment Non-Statutory	Refurbishments that are necessary to bring a room, building or service up to a new standard or alter it for a new use but which have not been carried out due to a lack of funding or other competing institutional priorities.
	Backlog Refurbishment Statutory	Refurbishments that are necessary due to a change in legislation or standards.

