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|  <p>DISTRICT COUNCIL of TUMBY BAY</p> | <p>BUILDINGS AND STRUCTURES</p> <p>INFRASTRUCTURE ASSET MANAGEMENT PLAN</p> | Version No: | 2.2 |
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BUILDINGS AND STRUCTURES

INFRASTRUCTURE ASSET MANAGEMENT PLAN

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ABBREVIATIONS

| | |
|-------------|--|
| AAAC | Average annual asset consumption |
| ARI | Average recurrence interval |
| CRC | Current replacement cost |
| DA | Depreciable amount |
| DoH | Department of Health |
| EF | Earthworks/formation |
| IAMP | Infrastructure and asset management plan |
| IRMP | Infrastructure risk management plan |
| MMS | Maintenance management system |
| PCI | Pavement condition index |
| RV | Residual value |
| vph | Vehicles per hour |

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GLOSSARY

Annual service cost (ASC)

An estimate of the cost that would be tendered, per annum, if tenders were called for the supply of a service to a performance specification for a fixed term. The Annual Service Cost includes operating, maintenance, depreciation, finance/ opportunity and disposal costs, less revenue.

Asset class

Grouping of assets of a similar nature and use in an entity's operations (AASB 166.37).

Asset condition assessment

The process of continuous or periodic inspection, assessment, measurement and interpretation of the resultant data to indicate the condition of a specific asset so as to determine the need for some preventative or remedial action.

Asset management

The combination of management, financial, economic, engineering and other practices applied to physical assets with the objective of providing the required level of service in the most cost effective manner.

Assets

Future economic benefits controlled by the entity as a result of past transactions or other past events (AAS27.12).

Property, plant and equipment including infrastructure and other assets (such as furniture and fittings) with benefits expected to last more than 12 months.

Average annual asset consumption (AAAC)*

The amount of a local government's asset base consumed during a year. This may be calculated by dividing the Depreciable Amount (DA) by the Useful Life and totalled for each and every asset OR by dividing the Fair Value (Depreciated Replacement Cost) by the Remaining Life and totalled for each and every asset in an asset category or class.

Brownfield asset values**

Asset (re)valuation values based on the cost to replace the asset including demolition and restoration costs.

Capital expansion expenditure

Expenditure that extends an existing asset, at the same standard as is currently enjoyed by residents, to a new group of users. It is discretionary expenditure, which increases future operating, and maintenance costs, because it increases council's asset base, but may be associated with additional revenue from the new user group, eg. extending a drainage or road network, the provision of an oval or park in a new suburb for new residents.

Capital expenditure

Relatively large (material) expenditure, which has benefits, expected to last for more than 12 months. Capital expenditure includes renewal, expansion and upgrade. Where capital projects involve a combination of renewal, expansion and/or upgrade expenditures, the total project cost needs to be allocated accordingly.

Capital funding

Funding to pay for capital expenditure.

Capital grants

Monies received generally tied to the specific projects for which they are granted, which are often upgrade and/or expansion or new investment proposals.

Capital investment expenditure

See capital expenditure definition

Capital new expenditure

Expenditure which creates a new asset providing a new service to the community that did not exist beforehand. As it increases service potential it may impact revenue and will increase future operating and maintenance expenditure.

Capital renewal expenditure

Expenditure on an existing asset, which returns the service potential or the life of the asset up to that which it had originally. It is periodically required expenditure, relatively large (material) in value compared with the value of the components or sub-components of the asset being renewed. As it reinstates existing service potential, it has no impact on revenue, but may reduce future operating and maintenance expenditure if completed at the optimum time, eg. resurfacing or resheeting a material part of a road network, replacing a material section of a drainage network with pipes of the same capacity, resurfacing an oval. Where capital projects involve a combination of renewal, expansion and/or

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upgrade expenditures, the total project cost needs to be allocated accordingly.

Capital upgrade expenditure

Expenditure, which enhances an existing asset to provide a higher level of service or expenditure that will increase the life of the asset beyond that which it had originally. Upgrade expenditure is discretionary and often does not result in additional revenue unless direct user charges apply. It will increase operating and maintenance expenditure in the future because of the increase in the council's asset base, eg. widening the sealed area of an existing road, replacing drainage pipes with pipes of a greater capacity, enlarging a grandstand at a sporting facility. Where capital projects involve a combination of renewal, expansion and/or upgrade expenditures, the total project cost needs to be allocated accordingly.

Carrying amount

The amount at which an asset is recognised after deducting any accumulated depreciation / amortisation and accumulated impairment losses thereon.

Class of assets

See asset class definition

Component

An individual part of an asset which contributes to the composition of the whole and can be separated from or attached to an asset or a system.

Cost of an asset

The amount of cash or cash equivalents paid or the fair value of the consideration given to acquire an asset at the time of its acquisition or construction, plus any costs necessary to place the asset into service. This includes one-off design and project management costs.

Current replacement cost (CRC)

The cost the entity would incur to acquire the asset on the reporting date. The cost is measured by reference to the lowest cost at which the gross future economic benefits could be obtained in the normal course of business or the minimum it would cost, to replace the existing asset with a technologically modern equivalent new asset (not a second hand one) with the same economic benefits (gross service potential) allowing for any differences in the quantity and quality of output and in operating costs.

Current replacement cost "As New" (CRC)

The current cost of replacing the original service potential of an existing asset, with a similar modern equivalent asset, i.e. the total cost of replacing an existing asset with an as NEW or similar asset expressed in current dollar values.

Cyclic Maintenance**

Replacement of higher value components/sub-components of assets that is undertaken on a regular cycle including repainting, building roof replacement, replacement of air conditioning equipment, etc. This work generally falls below the capital/ maintenance threshold and needs to be identified in a specific maintenance budget allocation.

Depreciable amount

The cost of an asset, or other amount substituted for its cost, less its residual value (AASB 116.6)

Depreciated replacement cost (DRC)

The current replacement cost (CRC) of an asset less, where applicable, accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset

Depreciation / amortisation

The systematic allocation of the depreciable amount (service potential) of an asset over its useful life.

Economic life

See useful life definition.

Expenditure

The spending of money on goods and services. Expenditure includes recurrent and capital.

Fair value

The amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties, in an arms length transaction.

Greenfield asset values **

Asset (re)valuation values based on the cost to initially acquire the asset.

Heritage asset

An asset with historic, artistic, scientific, technological, geographical or environmental qualities that is held and maintained principally for its contribution to knowledge

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and culture and this purpose is central to the objectives of the entity holding it.

Impairment Loss

The amount by which the carrying amount of an asset exceeds its recoverable amount.

Infrastructure assets

Physical assets of the entity or of another entity that contribute to meeting the public's need for access to major economic and social facilities and services, eg. roads, drainage, footpaths and cycleways. These are typically large, interconnected networks or portfolios of composite assets. The components of these assets may be separately maintained, renewed or replaced individually so that the required level and standard of service from the network of assets is continuously sustained. Generally the components and hence the assets have long lives. They are fixed in place and often have no market value.

Investment property

Property held to earn rentals or for capital appreciation or both, rather than for:

- (a) use in the production or supply of goods or services or for administrative purposes; or
- (b) sale in the ordinary course of business (AASB 140.5)

Level of service

The defined service quality for a particular service against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental, acceptability and cost).

Life Cycle Cost **

The life cycle cost (LCC) is average cost to provide the service over the longest asset life cycle. It comprises annual maintenance and asset consumption expense, represented by depreciation expense. The Life Cycle Cost does not indicate the funds required to provide the service in a particular year.

Life Cycle Expenditure **

The Life Cycle Expenditure (LCE) is the actual or planned annual maintenance and capital renewal expenditure incurred in providing the service in a particular year. Life Cycle Expenditure may be compared to Life Cycle Costs to give an initial indicator of life cycle sustainability.

Loans / borrowings

Loans result in funds being received which are then repaid over a period of time with interest (an additional cost). Their primary benefit is in 'spreading the burden' of capital expenditure over time. Although loans enable works to be completed sooner, they are only ultimately cost effective where the capital works funded (generally renewals) result in operating and maintenance cost savings, which are greater than the cost of the loan (interest and charges).

Maintenance and renewal gap

Difference between estimated budgets and projected expenditures for maintenance and renewal of assets, totalled over a defined time (eg 5, 10 and 15 years).

Maintenance and renewal sustainability index

Ratio of estimated budget to projected expenditure for maintenance and renewal of assets over a defined time (eg 5, 10 and 15 years).

Maintenance expenditure

Recurrent expenditure, which is periodically or regularly required as part of the anticipated schedule of works required to ensure that the asset achieves its useful life and provides the required level of service. It is expenditure, which was anticipated in determining the asset's useful life.

Materiality

An item is material if its omission or misstatement could influence the economic decisions of users taken on the basis of the financial report. Materiality depends on the size and nature of the omission or misstatement judged in the surrounding circumstances.

Modern equivalent asset.

A structure similar to an existing structure and having the equivalent productive capacity, which could be built using modern materials, techniques and design. Replacement cost is the basis used to estimate the cost of constructing a modern equivalent asset.

Non-revenue generating investments

Investments for the provision of goods and services to sustain or improve services to the community that are not expected to generate any savings or revenue to the Council, eg. parks and playgrounds, footpaths, roads and bridges, libraries, etc.

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Operating expenditure

Recurrent expenditure, which is continuously required excluding maintenance and depreciation, eg power, fuel, staff, plant equipment, on-costs and overheads.

Pavement management system

A systematic process for measuring and predicting the condition of road pavements and wearing surfaces over time and recommending corrective actions.

Planned Maintenance**

Repair work that is identified and managed through inspection, assessing the condition against failure/breakdown, prioritising scheduling, actioning the work and reporting what was done to improve maintenance and service delivery performance.

PMS Score

A measure of condition of a road segment determined from a Pavement Management System.

Rate of annual asset consumption*

A measure of average annual consumption of assets (AAAC) expressed as a percentage of the depreciable amount (AAAC/DA). Depreciation may be used for AAAC.

Rate of annual asset renewal*

A measure of the rate at which assets are being renewed per annum expressed as a percentage of depreciable amount (capital renewal expenditure/DA).

Rate of annual asset upgrade*

A measure of the rate at which assets are being upgraded and expanded per annum expressed as a percentage of depreciable amount (capital upgrade/expansion expenditure/DA).

Reactive maintenance

Unplanned repair work that carried out in response to service requests and management/supervisory directions.

Recoverable amount

The higher of an asset's fair value less costs to sell and its value in use.

Recurrent expenditure

Relatively small (immaterial) expenditure or that which has benefits expected to last less than 12 months.

Recurrent expenditure includes operating and maintenance expenditure.

Recurrent funding

Funding to pay for recurrent expenditure.

Rehabilitation

See capital renewal expenditure definition above.

Remaining life

The time remaining until an asset ceases to provide the required service level or economic usefulness. Age plus remaining life is economic life.

Renewal

See capital renewal expenditure definition above.

Residual value

The net amount which an entity expects to obtain for an asset at the end of its useful life after deducting the expected costs of disposal.

Revenue generating investments

Investments for the provision of goods and services to sustain or improve services to the community that are expected to generate some savings or revenue to offset operating costs, eg public halls and theatres, childcare centres, sporting and recreation facilities, tourist information centres, etc.

Risk management

The application of a formal process to the range of possible values relating to key factors associated with a risk in order to determine the resultant ranges of outcomes and their probability of occurrence.

Section or segment

A self-contained part or piece of an infrastructure asset.

Service potential

The capacity to provide goods and services in accordance with the entity's objectives, whether those objectives are the generation of net cash inflows or the provision of goods and services of a particular volume and quantity to the beneficiaries thereof.

Service potential remaining*

A measure of the remaining life of assets expressed as a percentage of economic life. It is also a measure of the percentage of the asset's potential to provide services

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that is still available for use in providing services (DRC/DA).

Strategic Management Plan (SA)**

Documents Council objectives for a specified period (3-5 yrs), the principle activities to achieve the objectives, the means by which that will be carried out, estimated income and expenditure, measures to assess performance and how rating policy relates to the Council's objectives and activities.

Sub-component

Smaller individual parts that make up a component part.

Useful life

Either:

- (a) the period over which an asset is expected to be available for use by an entity, or
- (b) the number of production or similar units expected to be obtained from the asset by the entity.

It is estimated or expected time between placing the asset into service and removing it from service, or the estimated period of time over which the future economic benefits embodied in a depreciable asset, are expected to be consumed by the council. It is the same as the economic life.

Value in Use

The present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life. It is deemed to be depreciated replacement cost (DRC) for those assets whose future economic benefits are not primarily dependent on the asset's ability to generate new cash flows, where if deprived of the asset its future economic benefits would be replaced.

Source: DVC 2006, Glossary

Note: Items shown * modified to use DA instead of CRC
Additional glossary items shown **

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1. EXECUTIVE SUMMARY

What Council Provides

Council provides buildings and structures to enable it to provide services and recreational facilities to our community. Eg hall, toilets, playgrounds, administration office, works depot, boat ramps, airstrip, café, etc.

What does it Cost?

There are two key indicators of cost to provide buildings and structures. The life cycle cost being the average cost over the life cycle of the asset and the total maintenance and capital renewal expenditure required to deliver existing service levels in the next 10 years covered by Council's Long Term Financial Plan.

The 10 year life cycle cost to provide the buildings and structures is estimated at \$434,500 per annum. Council's planned life cycle expenditure for year 1 of the Buildings and Structures Asset Management Plan is \$424,500. This figure includes \$110,600 for maintenance and \$313,900 for depreciation expense.

The total maintenance and capital renewal expenditure required to provide the buildings and structures in the next 10 years is estimated at \$1.64m. This is an average of \$164,000 per annum.

Plans for the Future

Council plans to operate and maintain the buildings and structures to achieve the following strategic objectives.

1. Ensure the buildings and structures are maintained to a safe and functional standard as set out in this assessment plan.
2. Provision of suitable buildings and structures to enable the delivery of a range of Council services.

Measuring our Performance

Quality

Buildings and structure assets will be maintained in very good useable condition. Defects found or reported that are outside our service standard will be repaired.

Function

Our intent is that appropriate buildings and structures will be maintained at a safe level for the enjoyment of our community and provide a safe work place.

Safety

We inspect all buildings and structures regularly and prioritise and repair defects in accordance with our inspections to ensure they are safe.

The Next Steps

The actions resulting from this Buildings and Structures Asset Management Plan are:

- Implementation of Stormwater Management Plan for Tumby Bay;
- Routine maintenance standards maintained.

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2. INTRODUCTION

2.1 Background

This Buildings and Structures Asset Management Plan is to demonstrate responsive management of assets (and services provided from assets), compliance with regulatory requirements, and to commit funding to provide the required levels of service.

The Buildings and Structures Asset Management Plan is to be read with the following associated planning documents:

Long Term Financial Plan

This Buildings and Structures Asset Management Plan covers the following infrastructure assets:

Council owned Buildings: Office, Toilets, Hall, etc.

Council owned Structures: Boat Ramps, Playgrounds, Fences, etc.

Key stakeholders in the preparation and implementation of this Buildings and Structures Asset Management Plan are:

| | |
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| T.J. Smith | Chief Executive Officer |
| D.C. Watson | Deputy CEO |
| D.M. Windsor | Manager Works |

2.2 Goals and Objectives of Asset Management

The Council exists to provide services to its community. Some of these services are provided by buildings and structure assets. Council has acquired buildings and structure assets by 'purchase', construction by council staff and donation of assets by others to meet increased levels of service.

Council's goal in managing buildings and structure assets is to meet the required level of service in the most cost effective manner for present and future consumers. The key elements of buildings and structures asset management are:

- Taking a life cycle approach;
- Developing cost-effective management strategies for the long term;
- Providing a defined level of service and monitoring performance;
- Understanding and meeting the demands of growth through demand management and infrastructure investment;
- Managing risks associated with asset failures;
- Sustainable use of physical resources;
- Continuous improvement in asset management practice;
- Provision of adequate funds for routine maintenance.

This Buildings and Structures Asset Management Plan is prepared under the direction of Council's vision, mission, core values, goals, outcomes and strategies.

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Council's vision is:

"To create an unrivalled location incorporating growth, prosperity and an amenity in which to reside, work or visit."

Council's mission is:

"Council commits to a safe, healthy and sustainable community through leadership, quality service provision and partnerships."

Relevant Council goals, outcomes and strategies and how these are addressed in this Buildings and Structures Asset Management Plan are:

Table 2.2 - Council Goals and how these are addressed in this Plan

| Goals | Outcomes & Strategies | How Goal and Objectives are addressed in AMP |
|--|--|---|
| INFRASTRUCTURE: - Maintain, develop and improve Council's infrastructure to meet current & future needs. | Effectively Manage Council assets Asset Upgrades - Upgrade Council assets requiring attention. Assets Management System - Fully implemented and operating assets management system in place. | Implementation of Stormwater Management Plan for Tumby Bay Routine maintenance and capital renewal programs. |

2.3 Plan Framework

Key elements of the plan are:

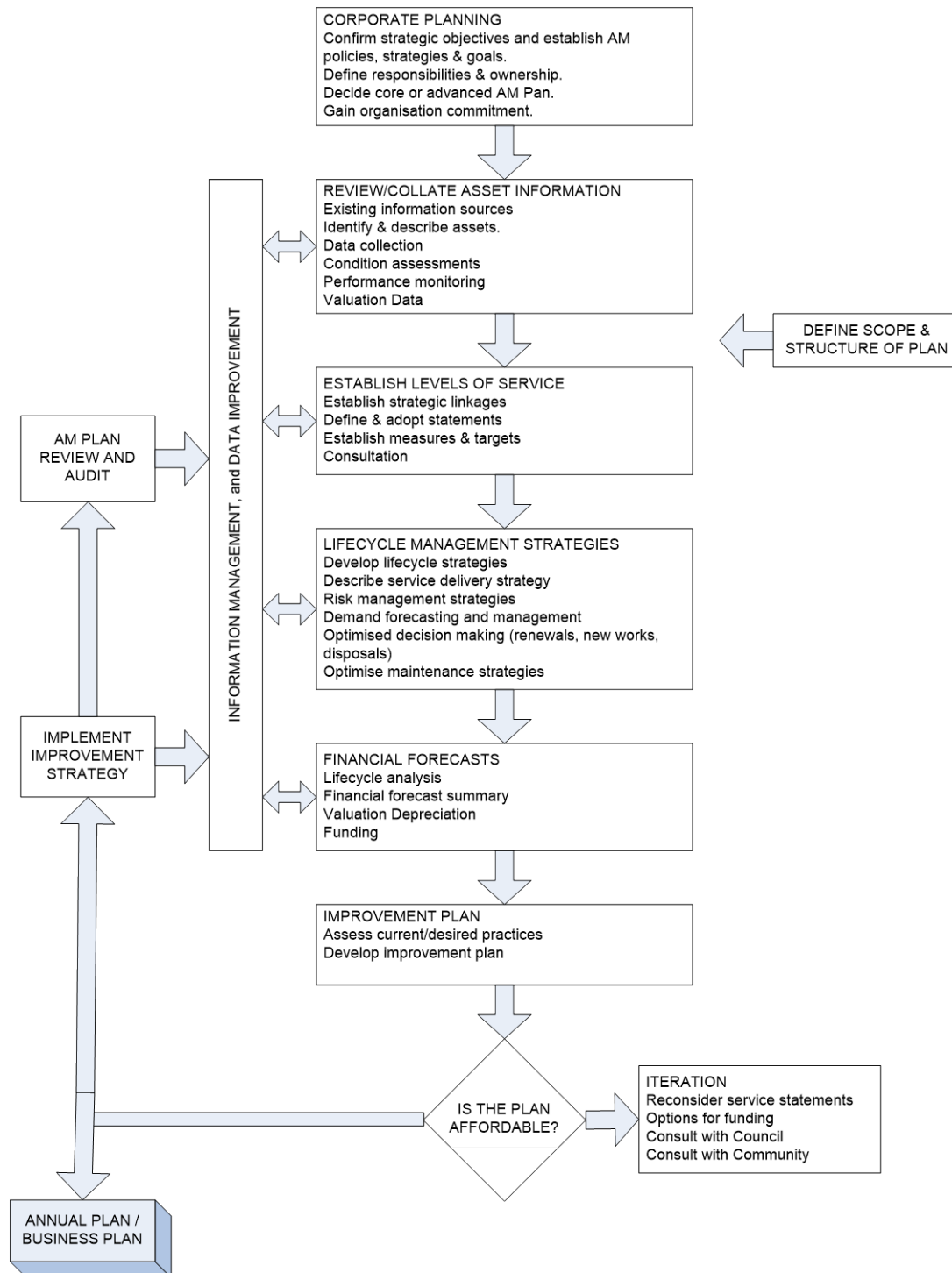
- Levels of service – specifies the services and levels of service to be provided by council;
- Future demand – how this will impact on future service delivery and how this is to be met;
- Life cycle management – how Council will manage its existing and future assets to provide the required services;
- Financial summary – what funds are required to provide the required services;
- Asset management practices;
- Monitoring – how the plan will be monitored to ensure it is meeting Council's outcomes and strategies;
- Asset management improvement plan.

A road map for preparing a Buildings and Structures Asset Management Plan is shown below.

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Road Map for preparing an Asset Management Plan
Source: IIMM Fig 1.5.1, p 1.11



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2.4 Core and Advanced Asset Management

This Buildings and Structures Asset Management Plan is prepared as a 'core' asset management plan in accordance with the International Infrastructure Management Manual. It is prepared to meet minimum legislative and organisational requirements for sustainable service delivery and long term financial planning and reporting. Core asset management is a 'top down' approach where analysis is applied at the 'system' or 'network' level.

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3. LEVELS OF SERVICE

3.1 Customer Research and Expectations

Council has not carried out any research on customer expectations. This may be investigated for future updates of the Buildings and Structures Asset Management Plan

3.2 Legislative Requirements

Council has to meet many legislative requirements including Australian and State legislation and State regulations. These include:

Table 3.2 - Legislative Requirements

| Legislation | Requirement |
|----------------------------|---|
| Local Government Act | Sets out role, purpose, responsibilities and powers of local government including the preparation of a Long Term Financial Plan supported by asset management plans for sustainable service delivery. |
| Work Health and Safety Act | Sets out role, purpose, responsibilities and powers of an employer in providing a safe work place for their employees, contractors, volunteers, etc. |

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4. FUTURE DEMAND

4.1 Demand Forecast

Factors affecting demand include population change, changes in demographics, seasonal factors, consumer preferences and expectations, economic factors, agricultural practices, environmental awareness, etc.

Demand factor trends and impacts on service delivery are summarised in Table 4.1.

Table 4.1 - Demand Factors, Projections and Impact on Services

| Demand factor | Present position | Projection | Impact on services |
|---------------|------------------|---|--|
| Population | 2660 residents | Largely dependant on the future of mining on EP and the possible establishment of a Port facility | Facilities will be in higher demand and subject to greater wear and tear |

4.2 Changes in Technology

Technology changes are forecast to have little effect on the delivery of services covered by this plan.

4.3 Demand Management Plan

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand

4.4 New Assets from Growth

The new assets required to meet growth will be acquired from land development contributions, sale of existing property, grants and general revenue.

Acquiring these new assets will commit Council to fund ongoing operations and maintenance costs into the future. These future costs are identified and considered in developing forecasts of future operating and maintenance costs.

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5. LIFECYCLE MANAGEMENT PLAN

The lifecycle management plan details how Council plans to manage and operate the assets to continue to provide the current service level.

5.1 Background Data

5.1.1 Physical parameters

The assets covered by the Buildings and Structures Asset Management Plan are shown in Appendix 1 – Schedule of Buildings and Structures.

The age profile of Council's assets is not available.

5.1.2 Asset condition

The condition profile of Council's assets is (2) very good

Condition is measured using a 1 – 5 rating system.

| Rating | Description of Condition |
|--------|---|
| 1 | Excellent condition: Only planned maintenance required. |
| 2 | Very good: Minor maintenance required plus planned maintenance. |
| 3 | Good: Significant maintenance required. |
| 4 | Average: Significant renewal/upgrade required. |
| 5 | Poor: Unserviceable. |

5.1.3 Asset valuations

The value of assets as at 1st July, 2014 covered by this Buildings and Structures Asset Management Plan is summarised below. Assets were last re-valued at 30th June, 2011 by Greg McCloud Certified Practising Valuer for Maloney Field Services.

| | |
|--------------------------------|--------------|
| Current Replacement Cost | \$17,106,000 |
| Accumulated Depreciation | \$ 6,955,000 |
| Depreciated Replacement Cost | \$10,151,000 |
| 2013/2014 Depreciation Expense | \$ 387,000 |

5.2 Risk Management Plan

An assessment of risks associated with service delivery from buildings and structure assets has not been undertaken to identify critical risks to Council. The risk assessment process identifies credible risks, the likelihood of the risk event occurring, the consequences should the event occur, develops a risk rating, evaluates the risk and develops a risk treatment plan for non-acceptable risks.

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5.3 Routine Maintenance Plan

Routine maintenance is the regular on-going work that is necessary to keep assets operating, including instances where portions of the asset fail and need immediate repair to make the asset operational again.

5.3.1 Maintenance plan

Maintenance includes reactive, planned and cyclic maintenance work activities.

Reactive maintenance is unplanned repair work carried out in response to service requests and management/supervisory directions.

Planned maintenance is repair work that is identified through inspection, assessing the condition against failure experience, prioritising, scheduling, actioning the work and reporting what was done to improve maintenance and service delivery performance.

Cyclic maintenance is replacement of higher value components/sub-components of assets that is undertaken on a regular cycle including repainting, building roof replacement, etc. This work generally falls below the capital/maintenance threshold.

Council does not segregate their expenditure into these categories. Maintenance expenditure trends are shown in Table 5.3.1

Table 5.3.1 - Maintenance Expenditure Trends

| Year | Maintenance Expenditure |
|---------|-------------------------|
| 2011/12 | \$84,300 |
| 2012/13 | \$90,700 |
| 2013/14 | \$81,600 |

Maintenance expenditure levels are considered to be adequate to meet required service levels. Future revision of this Buildings and Structures Asset Management Plan will include linking required maintenance expenditures with required service levels.

Assessment and prioritisation of reactive maintenance is undertaken by Council staff using experience and judgement.

5.3.3 Summary of future maintenance expenditures

Future maintenance expenditure is forecast based on present day values.

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5.4 Renewal/Replacement Plan

Renewal expenditure is major work which does not increase the asset's design capacity but restores, rehabilitates, replaces or renews an existing asset to its original service potential. Work over and above restoring an asset to original service potential is upgrade/expansion or new works expenditure.

5.4.1 Renewal plan

Assets requiring renewal are identified from estimates of remaining life and current condition of the equipment.

Renewal will be undertaken using 'low-cost' renewal methods where practical. The aim of 'low-cost' renewals is to restore the service potential or future economic benefits of the asset by renewing the assets at a cost less than replacement cost.

5.4.2 Renewal standards

Renewal work is carried out in accordance with the following Standards and Specifications.

Building Code of Australia and other relevant Australian Standards

5.4.3 Summary of future renewal expenditure

Projected future renewal expenditures are forecast to increase over time as buildings and structures age. Note that all costs have been based on present day values.

Renewals are to be funded from Council's capital works program and grants where available.

5.5 Creation/Acquisition/Upgrade Plan

New buildings and structures are those works that create a new asset that did not previously exist, or works which upgrade or improve an existing asset beyond its existing capacity. They may result from growth, social or environmental needs. Assets may also be acquired at no cost to the Council from community organisations.

5.5.1 Selection criteria

New assets and upgrade of existing assets are identified from various sources such as councillors, staff or community suggestions. Proposals are considered to verify need and to develop a preliminary renewal estimate. Verified proposals are ranked by priority and available funds and scheduled in future work programmes.

5.5.2 Standards and specifications

Standards and specifications for new assets and for upgrade/expansion of existing assets are the same as those for renewal shown in Section 5.4.2.

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5.5.3 Summary of future upgrade/new assets expenditure

Council have adopted a Stormwater Management Plan for the township of Tumby Bay with the proposal requiring a number of capital works over the course of the this plan. Present day costing's having been included in this plan for items deemed to be new capital assets.

New assets and services are to be funded from Council's capital works program and grants where available.

5.6 Disposal Plan

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition or relocation. Council is intending to sell the old depot sites in Trezise Street South at which time the assets housed on these properties will be removed from Council's asset register.

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6. FINANCIAL SUMMARY

This section contains the financial requirements resulting from all the information presented in the previous sections of this Building and Other Structure Asset Management Plan. The financial projections will be improved as further information becomes available on desired levels of service and current and projected future asset performance.

6.1 Financial Statements and Projections

The financial projections are shown below for planned maintenance and capital expenditure (renewal and upgrade/expansion/new assets).

Planned Capital Renewal Expenditure

| <u>Year</u> | <u>Amount</u> | <u>Year</u> | <u>Amount</u> |
|-------------|---------------|-------------|---------------|
| 2014/15 | \$ 52,000 | 2019/20 | \$ 45,000 |
| 2015/16 | \$ 27,000 | 2020/21 | Nil |
| 2016/17 | \$ 95,000 | 2021/22 | \$180,000 |
| 2017/18 | \$ 17,000 | 2022/23 | \$ 61,000 |
| 2018/19 | Nil | 2023/24 | \$ 37,000 |

Please Note – Capital Renewal Expenditure has been revised for Version 2.2 of this plan. Details are included in “Appendix 2 – Buildings & Structures Capital Renewal Program”

Planned Capital Upgrade/Expansion Expenditure

| <u>Year</u> | <u>Amount</u> | <u>Year</u> | <u>Amount</u> |
|-------------|---------------|-------------|---------------|
| 2014/15 | \$ 89,500 | 2019/20 | \$ 840,000 |
| 2015/16 | \$ 900,000 | 2020/21 | Nil |
| 2016/17 | Nil | 2021/22 | \$ 600,000 |
| 2017/18 | \$ 810,000 | 2022/23 | Nil |
| 2018/19 | Nil | 2023/24 | \$ 350,000 |

Please Note – Capital Upgrade/Expansion Expenditure has been revised for Version 2.2 of this plan. Details are included in “Appendix 2 – Buildings & Structures New Capital Program”

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Future Annual Maintenance & Depreciation Expenditure

| <u>Year</u> | <u>Mtce</u> | <u>Dep'n</u> | <u>Total</u> |
|-------------|-------------|--------------|--------------|
| 2014/15 | \$110,600 | \$313,900 | \$424,500 |
| 2015/16 | \$141,400 | \$313,900 | \$455,300 |
| 2016/17 | \$111,400 | \$318,400 | \$429,800 |
| 2017/18 | \$ 97,600 | \$318,400 | \$416,000 |
| 2018/19 | \$100,600 | \$322,500 | \$423,100 |
| 2019/20 | \$113,600 | \$322,500 | \$436,100 |
| 2020/21 | \$112,600 | \$326,700 | \$439,300 |
| 2021/22 | \$104,400 | \$326,700 | \$431,100 |
| 2022/23 | \$ 97,600 | \$328,200 | \$425,800 |
| 2023/24 | \$136,100 | \$328,200 | \$464,300 |

Note that all costs are shown in present day values.

Please Note – Future Annual Maintenance & Depreciation Expenditure has been revised for Version 2.2 of this plan. Details are included in “Appendix 3 – Schedule of Planned Maintenance, Depreciation & Capital Renewal Expenditure for Buildings and Structures”

6.1.1 Sustainability of service delivery

There are two key indicators for financial sustainability that have been considered in the analysis of the services provided by this asset category, these being long term life cycle costs and medium term costs over the 10 year financial planning period.

Long Term - Life Cycle Cost

Life cycle costs (or whole of life costs) are the average costs that are required to sustain the service levels over the longest asset life. Life cycle costs include maintenance and asset consumption (depreciation expense). The annual average life cycle cost for the services covered by this Buildings and Structures Asset Management Plan is \$434,500.

Life cycle costs can be compared to life cycle expenditure to give an indicator of sustainability in service provision. Life cycle expenditure includes maintenance plus capital renewal expenditure. Life cycle expenditure will vary depending on the timing of asset renewals. The capital renewal expenditure averages approx \$51,400 per annum. The average maintenance costs are estimated to be \$112,600 giving a total of \$164,000 per annum.

A gap between life cycle costs and life cycle expenditure gives an indication as to whether present consumers are paying their share of the assets they are consuming each year. The purpose of the Buildings and Structures Asset Management Plan is to identify levels of service that the community needs and can afford and develop the necessary long term financial plans to provide the service in a sustainable manner.

The life cycle gap for services covered by this Buildings and Structures Asset Management plan is \$270,500 per annum. However much of this gap can be attributed to long lived assets such as the Soldiers Memorial Hall which have very long lives and only require minimal maintenance works on an annual basis.

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Medium Term – Long Term Financial Plan

This Buildings and Structures Asset Management Plan identifies the estimated maintenance and capital expenditures required to provide an agreed level of service to the community over a 10 year period. Cost projections are included in Council's Long Term Financial Plan to ensure funding of the service in a sustainable manner.

This may be compared to existing or planned expenditures in the 10 year period to identify any gap. In a core Buildings and Structures Asset Management Plan, a gap is generally due to increasing asset renewals.

Projected asset renewals in the 10 year planning period are shown below

Table 6.1.1 - Projected Asset Renewals

| | | | |
|---------|-----------|---------|-----------|
| 2014/15 | \$ 52,000 | 2019/20 | \$ 45,000 |
| 2015/16 | \$ 27,000 | 2020/21 | Nil |
| 2016/17 | \$ 95,000 | 2021/22 | \$180,000 |
| 2017/18 | \$ 17,000 | 2022/23 | \$ 61,000 |
| 2018/19 | Nil | 2024/25 | \$ 37,000 |

Please Note – Capital Renewal Expenditure has been revised for Version 2.2 of this plan. Details are included in “Appendix 2 – Buildings & Structures Capital Renewal Program”

Providing services in a sustainable manner will require matching of projected asset renewals to meet agreed service levels with planned capital works programs and available revenue.

No gap has been identified between projected asset renewals, planned asset renewals and funding of this plan.

Council's Long Term Financial Plan will incorporate the projections included within this plan. The total maintenance and capital renewal expenditure required over the 10 years is \$1.64m.

This is an average expenditure of \$164,000. Estimated maintenance and capital renewal expenditure in year 1 is \$162,600.

6.2 Funding Strategy

Projected expenditure identified in Section 6.1 is to be funded from Council's operating and capital budgets and grants. The funding strategy is detailed in the Council's 10 year Long Term Financial Plan.

6.3 Valuation Forecasts

Asset values are forecast to increase as additional assets are added to the asset stock from construction and acquisition by Council and from assets constructed by land developers and others and donated to Council

Depreciation expense values are forecast in line with asset values

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The depreciated replacement cost (current replacement cost less accumulated depreciation) will vary over the forecast period depending on the rates of addition of new assets, disposal of old assets and consumption and renewal of existing assets.

6.4 Key Assumptions made in Financial Forecasts

This section details the key assumptions made in presenting the information contained in this Buildings and Structures Asset Management Plan and in preparing forecasts of required operating and capital expenditure and asset values, depreciation expense and carrying amount estimates. It is presented to enable readers to gain an understanding of the levels of confidence in the data behind the financial forecasts.

Key assumptions made in this Buildings and Structures Asset Management Plan are:

- Present service levels will remain constant for the life of this asset management plan;
- Planned maintenance and depreciation expenditure has been included at present day values.

Accuracy of future financial forecasts may be improved in future revisions of this Buildings and Structures Asset Management Plan by the following actions.

- Revision of maintenance expenditure levels;
- Current asset valuation.

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7. ASSET MANAGEMENT PRACTICES

7.1 Accounting/Financial Systems

Civica – Local Government Authority

The Deputy CEO is responsible for the Council's accounting functions

Council is required to comply with the Australian Accounting Standards and Regulations under the Local Government Act, 1999

Council has a threshold policy in relation to capital and maintenance expenses.

Assets with an economic life in excess of one year are only capitalised where the cost of acquisition exceeds the materiality threshold and the following thresholds apply:-

| | |
|------------|----------|
| Buildings | \$10,000 |
| Structures | \$10,000 |

No changes to the accounting and financial systems resulting from this Buildings and Structures Asset Management Plan are envisaged.

7.2 Asset Management Systems

The buildings and structures are linked to Councils Strategic Plan and 10 year Long Term Financial Plan

The CEO, Deputy CEO and Works Manager are all responsible for the implementation of the Buildings and Structures Asset Management Plan.

There are no planned changes to the buildings and structures management system as a result of this plan.

7.3 Information Flow Requirements and Processes

The key information flows *into* this Buildings and Structures Asset Management Plan are:

- The asset replacement program, data on age, value, remaining life of buildings and structures;
- The adopted service levels;
- Projections of various factors affecting future demand for services;
- Correlations between maintenance and renewal,
- Data on new assets acquired by council.

The key information flows *from* this Buildings and Structures Asset Management Plan are:

- The assumed buildings and structures maintenance and trends are realised;
- The resulting budget, valuation and depreciation projections;
- The useful life analysis.

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These will impact Council's Strategic Plan, Long Term Financial Plan, Annual Business Plan and Annual Budget.

7.4 Standards and Guidelines

In preparing this asset management plan consideration was taken of Council's Asset Management Policy.

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8. PLAN IMPROVEMENT AND MONITORING

8.1 Performance Measures

The effectiveness of the Building and Other Structure Asset Management Plan can be measured in the following ways:

- The degree to which the required cashflows identified in this Building and Other Structure Asset Management Plan are incorporated into council's Long Term Financial Plan and Strategic Management Plan;
- The degree to which 1-5 year detailed works programs, budgets, business plans and organisational structures take into account the 'global' works program trends provided by the Building and Other Structure Asset Management Plan.

8.2 Improvement Plan

The asset management improvement plan generated from this Buildings and Structures Asset Management Plan is shown in Table 8.2.

Table 8.2 *Improvement Plan*

| Task No | Task | Responsibility | Resources Required | Timeline |
|----------------|----------------------|-----------------------------------|---------------------------|-----------------|
| 1. | Risk Management Plan | Co-ordinator Human Resoures | Nil | June 2015 |

8.3 Monitoring and Review Procedures

This Buildings and Structures Asset Management Plan will be reviewed during annual budget preparation and amended to recognise any changes in service levels and/or resources available to provide those services as a result of the budget decision process.

The Plan has a life of 4 years and is due for revision and updating within 2 years of each Council election.

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REFERENCES

Council, 'Strategic Management Plan 2012 – 2022,

10 Year Long Term Financial Plan


Council Annual Budget.

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APPENDICES

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| Appendix 1–V2.2 | Schedule of Buildings and Structures |
| Appendix 2-V2.2 | Buildings and Structures Capital Renewal Program Buildings and Structures New Capital Program |
| Appendix 3-V2.2 | Schedule of Planned Maintenance, Depreciation & Capital Renewal Expenditure for Buildings and Structures |
| Report V2.2 | Assessment of Asset Condition and Remaining/Useful Life for Council Buildings and Structures |

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SCHEDULE OF BUILDINGS & OTHER STRUCTURES

| | |
|------------|--|
| Asset 4003 | Lubricating Shed – Trezise Street |
| Asset 4006 | Fencing & Improvements – Trezise Street |
| Asset 4008 | Handyman's Shed – Church Street |
| Asset 4009 | Site Improvements & Shed – North Coast Road |
| Asset 4012 | Archive Room – Mortlock Street |
| Asset 4013 | Public Toilets – Mortlock Street |
| Asset 4014 | Ritz Café – Tumby Terrace |
| Asset 4015 | Rotunda Art Gallery – Tumby Terrace |
| Asset 4016 | Public Toilets – Tumby Terrace |
| Asset 4017 | War Memorial – Tumby Terrace |
| Asset 4018 | Bratten Memorial – Tumby Terrace |
| Asset 4020 | Foreshore Improvements – Tumby Terrace |
| Asset 4022 | Public Toilets & Change Rooms – Peake Terrace |
| Asset 4023 | Super Shed – Peake Terrace |
| Asset 4024 | Playground Equipment – Peake Terrace |
| Asset 4025 | Public Toilets – Port Neill Oval |
| Asset 4026 | Oval Improvements – Port Neill Oval |
| Asset 4027 | Garage – West Terrace |
| Asset 4028 | Public Toilets – Ungarra Oval |
| Asset 4029 | Sundry Improvements – Ungarra Oval |
| Asset 4031 | Public Toilets – Tumby Bay Oval |
| Asset 4033 | Sundry Improvements – Tumby Bay Oval |
| Asset 4034 | Sealed Pavement – Tumby Bay Oval |
| Asset 4036 | Tumby Bay CFS Shed – West Terrace |
| Asset 4037 | Tumby Bay SES Shed – West Terrace |
| Asset 4038 | Brooker CFS Shed – Brooker/Butler Rd |
| Asset 4039 | Lipson CFS Shed – Butler Centre Rd |
| Asset 4040 | Butler CFS Shed – Brooker/Butler Rd |
| Asset 4041 | Port Neill CFS Shed – Wallis Street |
| Asset 4042 | Koppio CFS Shed - Dennis Rd |
| Asset 4043 | Yallunda Flat CFS Shed – Yallunda Flat Rd |
| Asset 4044 | Ungarra CFS Shed – Lawrie Street |
| Asset 4045 | Boardwalk & Information Hut – Berryman Street |
| Asset 4046 | Senior Citizens Building – Tumby Terrace |
| Asset 4048 | Public Toilets – Saxon Street |
| Asset 4049 | Excell Blacksmith Museum – Barraud Street |
| Asset 4050 | Car Park & Footpaths Travellers Rest – Tumby Terrace |
| Asset 4052 | Public Toilets Travellers Rest – Tumby Terrace |
| Asset 4053 | Shelter Shed Travellers Rest – Tumby Terrace |



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| | |
|------------|---|
| Asset 4054 | Boat Ramp – Saxon Street |
| Asset 4056 | Car Park Paving – Saxon Street |
| Asset 4057 | Playground Equipment – Harvey Drive |
| Asset 4058 | Public Toilets – Harvey Drive |
| Asset 4059 | Shelter Shed & BBQ – Harvey Drive |
| Asset 4060 | Playground Equipment – Lakin Crescent |
| Asset 4061 | Toilet Block & Light Shed – Lipson Road |
| Asset 4062 | Hangar – Lipson Road |
| Asset 4065 | Cemetery Fencing – Lipson Road |
| Asset 4066 | RV Dump Point – Lipson Road |
| Asset 4067 | Toilet Block – Trinity Haven Road |
| Asset 4068 | Tower & Transceiver Hut – Foothills Road |
| Asset 4069 | Public Toilet – Koppio Road |
| Asset 4071 | Boat Ramp – Anchor Drive |
| Asset 4072 | Lookout – Pioneer Drive |
| Asset 4073 | Cemetery Gate & Fence – North Coast Road |
| Asset 4075 | Doctor's Residence – Morialta Drive |
| Asset 4076 | Toilet Blocks – Lipson Cove Road |
| Asset 4078 | Pioneer Memorial – Esplanade |
| Asset 4079 | Shelters & Swing Set – Esplanade |
| Asset 4080 | Site Improvements – Tumby Terrace |
| Asset 4081 | Public Toilets – Tumby Terrace |
| Asset 4082 | Playground Equipment – Tumby Terrace |
| Asset 4084 | Gazebo – Lipson Road |
| Asset 4085 | Waste Transfer Station – Winckel Road |
| Asset 4086 | Waste Transfer Station – Ungarra/Stokes Road |
| Asset 4087 | Paving & Car Parks – Anchor Drive |
| Asset 4088 | Public Toilets – Anchor Drive |
| Asset 4091 | Shelters, Picnic Areas, Parking - Peake Terrace |
| Asset 4092 | Marina Car Park – Saxon Street |
| Asset 4093 | Shade Shelter – Tumby Terrace |
| Asset 4094 | Road Reserve & Trailer Park – Anchor Drive |
| Asset 4095 | Toilet Block – Anchor Drive |
| Asset 4097 | Work Shop – Pumpa Street |
| Asset 4098 | Vehicle Shed – Pumpa Street |
| Asset 4099 | Bus Shed – Pumpa Street |
| Asset 4100 | Trailer Shed – Pumpa Street |
| Asset 4101 | Wash-down Bay – Pumpa Street |
| Asset 4102 | Rainwater Tanks – Pumpa Street |
| Asset 4103 | Security Fence – Pumpa Street |
| Asset 4104 | Site Improvements – Pumpa Street |
| Asset 4105 | Paving – Pumpa Street |
| Asset 4106 | Playground Equipment – Tumby Terrace |
| Asset 4107 | Shade Shelter – Tumby Terrace |
| Asset 4108 | Shade Shelter – Tumby Terrace |
| Asset 4109 | Playground Fence – Tumby Terrace |
| Asset 4110 | Shade Shelter – Peake Terrace |



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| | |
|------------|---|
| Asset 4111 | Site Office – Pumpa Street |
| Asset 4112 | Site Office Structure – Pumpa Street |
| Asset 4113 | Site Office External Fabric – Pumpa Street |
| Asset 4114 | Site Office Roofing – Pumpa Street |
| Asset 4115 | Site Office Internal Fabric – Pumpa Street |
| Asset 4116 | Site Office Services – Pumpa Street |
| Asset 4117 | Chemical Sheds – Pumpa Street |
| Asset 4118 | Signage Store – Pumpa Street |
| Asset 4119 | Paving – Pumpa Street |
| Asset 4120 | Storage Bays – Pumpa Street |
| Asset 4121 | Waste Oil Store – Pumpa Street |
| Asset 4122 | Council Chambers – West Terrace |
| Asset 4123 | Council Chambers Structure – West Terrace |
| Asset 4124 | Council Chambers External Fabric – West Terrace |
| Asset 4125 | Council Chambers Roofing – West Terrace |
| Asset 4126 | Council Chambers Internal Fabric – West Terrace |
| Asset 4127 | Council Chambers Services – West Terrace |
| Asset 4128 | Foreshore Improvements – Tumby Terrace |
| Asset 4129 | Car Park – Tumby Terrace |
| Asset 4130 | Exercise Equipment – Peake Terrace |
| Asset 4131 | Car Park – Peake Terrace |
| Asset 4132 | Car Park – Peake Terrace |
| Asset 4133 | Soldiers Memorial Hall – West Terrace |
| Asset 4134 | Soldiers Memorial Hall Structure – West Terrace |
| Asset 4135 | Soldiers Memorial Hall External Fabric – West Terrace |
| Asset 4136 | Soldiers Memorial Hall Roofing – West Terrace |
| Asset 4137 | Soldiers Memorial Hall Internal Fabric – West Terrace |
| Asset 4138 | Soldiers Memorial Hall Services – West Terrace |
| Asset 4139 | Sundry Improvements – Tumby Terrace |
| Asset 4140 | Viewing Platform – Morialta Drive |
| Asset 4141 | Shade Shelter – Lakin Crescent |
| Asset 4142 | Airstrip – Lipson Road |
| Asset 4143 | Airstrip Seal – Lipson Road |
| Asset 4144 | Airstrip Pavement – Lipson Road |
| Asset 4145 | Airstrip Formation – Lipson Road |
| Asset 4146 | Site Improvements – Lipson Road |
| Asset 4147 | Boat Ramp Pontoon – Anchor Drive |
| Asset 4148 | Fencing – Tumby Terrace |
| Asset 4149 | Shade Sail – Tumby Terrace |
| Asset 4150 | Shelter – Tumby Terrace |
| Asset 4151 | Car Park – Tumby Terrace |
| Asset 4152 | Exercise Equipment – Tumby Terrace |
| Asset 4153 | Fencing – Tumby Terrace |
| Asset 4154 | Gazebo – Lipson Road |
| Asset 4155 | Sports Lights – West Terrace |
| Asset 4156 | Airstrip Lights – Lipson Road |
| Asset 4157 | Boat Ramp Pontoon & Mooring Pontoon – Saxon Street |



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- Asset 4158 Toilet Block – Ski Beach Road
- Asset 4159 Library Path & Fencing – West Terrace

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APPENDIX 2

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BUILDINGS AND STRUCTURES CAPITAL RENEWAL PROGRAM

| <u>Year</u> | <u>Building/Structure</u> | <u>Capital Cost</u> | |
|-------------|-------------------------------|---------------------|------------|
| 2017/18 | Ritz Café | \$ 19,000 | |
| | Pillaworta Hill Tower | \$ 80,000 | |
| | Esplanade Car Park | <u>\$ 17,000</u> | \$ 116,000 |
| 2018/19 | TBCP Playground Equip | <u>\$ 30,000</u> | \$ 30,000 |
| 2019/20 | Mangrove Boardwalk | <u>\$ 85,000</u> | \$ 85,000 |
| 2020/21 | Port Neill Oval Toilet Block | \$ 10,000 | |
| | Ungarra Oval Toilet Block | \$ 60,000 | |
| | TB Soldiers Hall | <u>\$ 15,000</u> | \$ 85,000 |
| 2021/22 | Nil | | |
| 2022/23 | Tumby Bay Boat Ramp Car Park | \$ 26,000 | |
| | Port Neill Boat Ramp Car Park | <u>\$ 19,000</u> | \$ 45,000 |
| 2023/24 | Tumby Bay Oval Car Park | <u>\$ 18,000</u> | \$ 18,000 |

| | | | |
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|  DISTRICT COUNCIL of TUMBY BAY | BUILDINGS AND STRUCTURES INFRASTRUCTURE ASSET MANAGEMENT PLAN | Version No: | 2.2 |
| | | Issued: | Mar 2018 |
| | | Next Review: | Feb 2019 |

APPENDIX 2

DISTRICT COUNCIL OF TUMBY BAY

BUILDINGS AND STRUCTURES NEW CAPITAL PROGRAM

| <u>Year</u> | <u>Buildings & Structures</u> | <u>Capital Cost</u> | | |
|-------------|-----------------------------------|---------------------|------------------|--------------|
| 2017/18 | Port Neill Foreshore Project | \$ | 200,000 | |
| | TB Marina Channel Markers | \$ | 110,000 | |
| | Solar Power – Council Office | \$ | 24,000 | |
| | Solar Power – TB CWMS | \$ | 45,000 | |
| | TB Foreshore Trail | \$ | 168,000 | |
| | TB Pump Track | \$ | 40,700 | |
| | TB Stormwater Management | \$ | <u>4,111,400</u> | \$ 4,699,100 |
| 2018/19 | Nil | | | |
| 2019/20 | Nil | | | |
| 2020/21 | TB Open Space Development | \$ | <u>250,000</u> | \$ 250,000 |
| 2021/22 | Nil | | | |
| 2022/23 | Nil | | | |
| 2023/24 | Nil | | | |

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|  DISTRICT COUNCIL of TUMBY BAY | BUILDINGS AND STRUCTURES INFRASTRUCTURE ASSET MANAGEMENT PLAN | Version No: | 2.2 |
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| | | Next Review: | Feb 2019 |

APPENDIX 3

DISTRICT COUNCIL OF TUMBY BAY

SCHEDULE OF PLANNED MAINTENANCE, DEPRECIATION & CAPITAL RENEWAL EXPENDITURE FOR BUILDINGS AND STRUCTURES

| <u>Year</u> | <u>Mtce</u> | <u>Depn</u> | <u>Total</u> | <u>Capital</u> |
|-------------|-------------|-------------|--------------|----------------|
| 2017/18 | \$ 133,800 | \$ 477,400 | \$ 611,200 | \$ 116,000 |
| 2018/19 | \$ 132,800 | \$ 478,400 | \$ 611,200 | \$ 30,000 |
| 2019/20 | \$ 135,800 | \$ 478,400 | \$ 614,200 | \$ 85,000 |
| 2020/21 | \$ 139,800 | \$ 498,200 | \$ 638,000 | \$ 85,000 |
| 2021/22 | \$ 130,000 | \$ 500,900 | \$ 630,900 | \$ 0 |
| 2022/23 | \$ 124,800 | \$ 502,300 | \$ 627,100 | \$ 45,000 |
| 2023/24 | \$ 160,800 | \$ 502,300 | \$ 663,100 | \$ 18,000 |

REPORT

Assessment of Asset Condition and Remaining/Useful Life for Council Buildings and Structures

Objective

To assess the condition and useful life of council buildings and other structures.

Scope

This report covers the assessment of the condition and useful life of Council's buildings and structures.

Background

Lubricating Shed – Trezise Street
Fencing & Improvements – Trezise Street
Handyman's Shed – Church Street
Site Improvements & Shed – North Coast Road
Archive Room – Mortlock Street
Public Toilets – Mortlock Street
Ritz Café – Tumby Terrace
Rotunda Art Gallery – Tumby Terrace
Public Toilets – Tumby Terrace
War Memorial – Tumby Terrace
Britten Memorial – Tumby Terrace
Foreshore Improvements – Tumby Terrace
Public Toilets & Change Rooms – Peake Terrace
Super Shed – Peake Terrace
Playground Equipment – Peake Terrace
Public Toilets – Port Neill Oval
Oval Improvements – Port Neill Oval
Garage – West Terrace
Public Toilets – Ungarra Oval
Sundry Improvements – Ungarra Oval
Public Toilets – Tumby Bay Oval
Sundry Improvements – Tumby Bay Oval
Sealed Pavement – Tumby Bay Oval
Tumby Bay CFS Shed – West Terrace
Tumby Bay SES Shed – West Terrace
Brooker CFS Shed – Brooker/Butler Rd
Lipson CFS Shed – Butler Centre Rd
Butler CFS Shed – Brooker/Butler Rd
Port Neill CFS Shed – Wallis Street
Koppio CFS Shed - Dennis Rd
Yallunda Flat CFS Shed – Yallunda Flat Rd
Ungarra CFS Shed – Lawrie Street
Boardwalk & Information Hut – Berryman Street
Senior Citizens Building – Tumby Terrace
Public Toilets – Saxon Street
Excell Blacksmith Museum – Barraud Street
Car Park & Footpaths Travellers Rest – Tumby Terrace
Public Toilets Travellers Rest – Tumby Terrace
Shelter Shed Travellers Rest – Tumby Terrace
Boat Ramp – Saxon Street

Car Park Paving – Saxon Street
Playground Equipment – Harvey Drive
Public Toilets – Harvey Drive
Shelter Shed & BBQ – Harvey Drive
Playground Equipment – Lakin Crescent
Toilet Block & Light Shed – Lipson Road
Hangar – Lipson Road
Cemetery Fencing – Lipson Road
RV Dump Point – Lipson Road
Toilet Block – Trinity Haven Road
Tower & Transceiver Hut – Foothills Road
Public Toilet – Koppio Road
Boat Ramp – Anchor Drive
Lookout – Pioneer Drive
Cemetery Gate & Fence – North Coast Road
Doctor's Residence – Morialta Drive
Toilet Blocks – Lipson Cove Road
Pioneer Memorial – Esplanade
Shelters & Swing Set - Esplanade
Site Improvements – Tumby Terrace
Public Toilets – Tumby Terrace
Playground Equipment – Tumby Terrace
Gazebo – Lipson Road
Waste Transfer Station – Winckel Road
Waste Transfer Station – Ungarra/Stokes Road
Paving & Car Parks – Anchor Drive
Public Toilets – Anchor Drive
Shelters, Picnic Areas, Parking – Peake Terrace
Marina Car Park – Saxon Street
Shade Shelter – Tumby Terrace
Road Reserve & Trailer Park – Anchor Drive
Toilet Block – Anchor Drive
Works Office – Pumpa Street
Vehicle Shed - Pumpa Street
Bus Shed – Pumpa Street
Trailer Shed – Pumpa Street
Wash-down Bay – Pumpa Street
Rainwater Tanks – Pumpa Street
Security Fence – Pumpa Street
Site Improvements – Pumpa Street
Paving – Pumpa Street
Playground Equipment – Tumby Terrace
Shade Shelter – Tumby Terrace
Shade Shelter – Tumby Terrace
Playground Fence – Tumby Terrace
Shade Shelter – Peake Terrace
Site Office – Pumpa Street
Site Office Structure – Pumpa Street
Site Office External Fabric – Pumpa Street
Site Office Roofing – Pumpa Street
Site Office Internal Fabric – Pumpa Street
Site Office Services – Pumpa Street
Chemical Sheds – Pumpa Street
Signage Store – Pumpa Street
Paving – Pumpa Street
Storage Bays – Pumpa Street
Waste Oil Store – Pumpa Street
Council Chambers – West Terrace
- *Council Chambers Structure*
- *Council Chambers External Fabric*

- Council Chambers Roofing
- Council Chambers Internal Fabric
- Council Chambers Services
- Foreshore Improvements – Tumby Terrace
- Car Park – Tumby Terrace
- Exercise Equipment – Peake Terrace
- Car Park – Peake Terrace
- Car Park – Peake Terrace
- Soldiers Memorial Hall – West Terrace
 - Soldiers Memorial Hall Structure
 - Soldiers Memorial Hall External Fabric
 - Soldiers Memorial Hall Roofing
 - Soldiers Memorial Hall Internal Fabric
 - Soldiers Memorial Hall Services
- Sundry Improvements – Tumby Terrace
- Viewing Platform – Morialta Drive
- Shade Shelter – Lakin Crescent
- Airstrip – Lipson Road
 - Airstrip Seal
 - Airstrip Pavement
 - Airstrip Formation
- Site Improvements – Lipson Road
- Boat Ramp Pontoon – Anchor Drive
- Fencing – Tumby Terrace
- Shade Sail – Tumby Terrace
- Shelter – Tumby Terrace
- Car Park – Tumby Terrace
- Exercise Equipment – Tumby Terrace
- Fencing – Tumby Terrace
- Gazebo – Lipson Road
- Sports Lights – West Terrace
- Airstrip Lights – Lipson Road
- Boat Ramp Pontoon & Mooring Pontoon – Saxon Street
- Toilet Block – Ski Beach Road
- Library Path & Fencing – West Terrace

Council's financial statements report the buildings and structures asset class at 30 June 2017.

| | |
|------------------------------|---------------------|
| Current replacement cost | \$19,667,000 |
| Accumulated depreciation | <u>\$10,248,000</u> |
| Depreciated replacement cost | \$9,419,000 |

The depreciation expense for the period ending 30 June 2017 was \$491,000

Council's accounting policy requires revaluation of buildings and other structures on a 5 year cycle. These assets were last re-valued as at 1st July 2016.

This condition and useful assessment is undertaken to provide data on the condition and remaining life of the asset class for revaluation in accordance with Council's accounting policy.

Current Useful Life's

Council currently uses the following useful life estimates

| | |
|---|----------------|
| Airstrip - Seal | 20 years |
| Airstrip – Pavement | 80 years |
| Airstrip – Formation | 240 years |
| Boat Ramp & Pontoons | 25 to 40 years |
| Buildings – Masonry | 50 to 60 years |
| Buildings – Other Construction | 20 to 80 years |
| Building Component – Structure | 60 to 80 years |
| Building Component – External Fabric | 60 years |
| Building Component – Roofing | 40 years |
| Building Component – Internal Fabric | 15 years |
| Building Component – Services | 50 years |
| Car Parks | 25 to 40 years |
| Memorials | 100 years |
| Park Structures – Fencing, Shades, & Sundry | 20 to 50 years |
| Playground Equipment | 20 to 25 years |
| Benches, Seats, etc. | 10 to 20 years |

Condition Assessment

The condition of buildings and other structures have been assessed during the re-valuation process and estimates prepared for the remaining life for each of the buildings and other structures. The estimated remaining life is the remaining period of time that the asset is able to provide the required future economic benefits to the council and the community until it is replaced, renewed or disposed of.

Conclusions

Council's current practise of providing funds within its maintenance budget for remedial works on buildings and structures appears sufficient in the short term with all items maintained to an acceptable standard. Major items will be funded through Council's capital works program as required with several items included in the current planning period.

T.J. Smith
Chief Executive Officer

Issued March 2018
Version 2.2

| | | | | | | | | | | | | |
|--|-----------------|-----------|--------------------------------|-----------------------------|--|-------------|----------|----------|-----------|---------|----------|----------|
| Tumby Bay Foreshore Reserve | Esplanade | Tumby Bay | Building | Public Toilets | Modern toilet block comprising timber frame, bare concrete floor, pitched Colorbond roof, Colorbond cladding, fluorescent light fittings and masonry paving. | | | | | | | \$2,000 |
| Tumby Bay Foreshore Reserve | Esplanade | Tumby Bay | Site Improvement | Car Parks | Five spray seal indented car parking bays with concrete kerbing located between the new hospital toilet block and the main café car park. | \$17,000 | | | \$5,000 | \$3,200 | | |
| Tumby Bay Foreshore Reserve - Lions Park to Caravan Park | Tumby Terrace | Tumby Bay | Building | Public Toilets | Block male and female toilet block adjacent yacht club. | | | | | | | \$500 |
| Tumby Bay Foreshore Reserve - Lions Park to Caravan Park | Tumby Terrace | Tumby Bay | Site Improvement | Playground Equipment | Playground located on the southern side of the caravan park comprising twin swing, spring seat, tumble roll, 4 small platform modular playground equipment including slide, climbing rope, tunnel and fireman's pole. Picnic setting and bench seat. | | \$30,000 | | | | | |
| Tumby Bay Foreshore Reserve - Lions Park to Caravan Park | Tumby Terrace | Tumby Bay | Site Improvement | Car Park | Spray seal car park with concrete kerbing and guttering. | | \$3,000 | | | | | |
| Tumby Bay Marina | Channel Markers | | | | 15 x Coated steel piles and daymarks. | \$110,000 | | | | | | |
| Port Neill Hall | Scholl Street | | Site Improvement | Car park | On street parking | | | | | \$2,000 | | |
| Port Neill Tennis Courts | | | | Skate park and Toilet Block | | | \$2,000 | | | | | |
| Solar Power Installation | West Terrace | Tumby Bay | Building Component | Services | Solar power facility for Council administration building | \$24,000 | | | | | | |
| Solar Power Installation | Pumpa Street | Tumby Bay | Building Component | Services | Solar power facility for TB CWMS treatment plant | \$45,000 | | | | | | |
| Tumby Bay Foreshore Trail | Tumby Terrace | Tumby Bay | Site Improvement | Sealed Trail | Two lane sealed trail for pedestrians and cyclists along Tumby Bay foreshore | \$168,000 | | | | | | |
| Pump Track | West Terrace | Tumby Bay | Structure | Pump Track | Modular track for bicycles, scooters and skating | \$40,700 | | | | | | |
| TB Stormwater Project | Bratten Road | Tumby Bay | Structures & Site Improvements | Stormwater Facility | Multifaceted stormwater collection and disposal system incorporating walking trail, wetlands, swale drains and park facilities | \$4,111,400 | | | | | | |
| | | | | | | | | | | | | |
| | | | | | Capital Renewal | \$116,000 | \$30,000 | \$85,000 | \$85,000 | \$0 | \$45,000 | \$18,000 |
| | | | | | New Capital | \$4,699,100 | \$0 | \$0 | \$250,000 | \$0 | \$0 | \$0 |
| | | | | | Maintenance | \$9,000 | \$6,000 | \$11,000 | \$5,000 | \$5,200 | \$0 | \$0 |
| | | | | | Painting | \$0 | \$2,000 | \$0 | \$10,000 | \$0 | \$0 | \$36,000 |
| | | | | | | | | | | | | |
| | | | | | TOTAL | \$4,824,100 | \$38,000 | \$96,000 | \$350,000 | \$5,200 | \$45,000 | \$54,000 |