

## **Buildings & Structures Infrastructure Asset Management Plan 2020-2030**

### **2022/2023 Annual Review**

#### **Background**

The District Council of Tumby Bay Buildings and Structures Infrastructure Asset Management Plan was adopted by Council on 27<sup>th</sup> February 2020 and reviewed in March 2022. The current review is limited to reviewing forward expenditure projections having taken into consideration the most recent valuation completed by AssetVal as of 1<sup>st</sup> July 2022.

#### **Officers Comments**

Since the 2022 review of the Buildings and Structures Asset Management Plan Council engaged AssetVal to complete a new building evaluation for all buildings, structures, and site improvements. Using this information, a revised works program for renewal, new capital, maintenance, and painting has been developed using current day costings. The plan has also been supplemented with additional information on various assets provided by the Manager Works and Infrastructure.

The following pre-existing assets have been included in the plan for the first time following their recent valuation and inclusion in Council's asset registers: -

<b><u>Asset No</u></b>	<b><u>Description</u></b>	<b><u>Location</u></b>
BLDG138	Marina Seawall Sections	Tumby Bay Marina
BLDG139	Marina Seawall Sections	Morialta Drive
BLDG140	Mortlock Park Walking Trail	Lipson Road
BLDG141	PN Boat Ramp Seawall	Anchor Drive
BLDG142	Concrete Seawall – South	Adj Lions Club Enclosure
BLDG143	Sandbag Seawall	Adj Seabreeze Hotel Carpark
BLDG144	Concrete Seawall – North	Ritz Café to Tumby Bay Jetty
BLDG145	Shack Seawall	Elfrieda Drive

Changes to the plan have been reflected in the Version 3.3 Appendices included with the plan.

Dion Watson  
Deputy CEO  
March 2023

**BUILDINGS AND STRUCTURES**

**DRAFT INFRASTRUCTURE ASSET MANAGEMENT PLAN**




Version: 3.3 | Next Review: February 2024

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**BUILDINGS AND STRUCTURES**

**INFRASTRUCTURE ASSET  
MANAGEMENT PLAN**

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3.3	14/03/2023	Amended – Motion Number 3c/32023	D. Watson	Council	Council

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## GLOSSARY

### Asset class

Grouping of assets of a similar nature and use in an entity's operations.

### 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

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

### 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 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 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.

### 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

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.

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**Current replacement cost "As New"**

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.

**Depreciated replacement cost**

The current replacement cost 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.

**Fair value**

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

**Impairment Loss**

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

**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.

**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 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.

**Operating expenditure**

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

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**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.

**Reactive maintenance**

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

**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.

**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.

**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.

**Strategic Management Plan**

Documents Council's ten year vision for the district and community to 2030. The plan outlines the role Council fulfils in enacting the plan as well as the values to which Council will hold itself.

**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.

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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 \$603,000 per annum. Council's planned life cycle expenditure for year 1 of the Buildings and Structures Asset Management Plan is \$616,900. This figure includes \$119,600 for maintenance and \$497,300 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 \$2.4m. This is an average of \$240,000 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:

- Renewal of Buildings and Structures as programmed.
- 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:

2020-2030 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:

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;
- Maintaining the current 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 values, vision and, strategic themes.

#### Council's values:

**Balanced** - We recognise the need to retain the qualities that define our district, while providing opportunities for our communities to grow, excel and thrive in an inclusive environment.

**Responsive** - We are responsive and adaptable to new, emerging and changing needs.

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**Responsible** - We are financially responsible and transparent in our decision making to ensure the sustainability of our Council and services.

**Excellence** - We continuously explore ways to improve how we deliver services and infrastructure efficiently and sustainably.

### Council's vision:

*"We are a district of vibrant, engaged communities. Our residents, businesses and visitors enjoy a relaxed lifestyle that our seaside and rural location affords, a pristine natural environment and a regional centre that is not compromised in character or services."*

Relevant Council themes and how these are addressed in this Buildings and Structures Asset Management Plan are:

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

Theme	Strategies	How Themes and Strategies are addressed in AMP
Quality Services and Infrastructure	Continue to develop and review asset management plans and the long term financial management plan to ensure effective management of assets over the short and long term.	Buildings and Structures Plan to be reviewed annually as part of budget process.

## 2.3 Plan Framework

Key elements of the plan are:

- Levels of Service – customer expectations and legislative requirements;
- 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 – financial systems and capitalisation thresholds;;
- Monitoring – how the plan will be monitored to ensure it is meeting Council's outcomes and strategies;

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### 3. LEVELS OF SERVICE

#### 3.1 Customer Research and Expectations

Council conducted an extensive survey of its communities during its recent Strategic Plan review and received an excellent participation rate in excess of 25%. This information has been used in the formation of Council's current suite of strategic plans including this version 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, 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	2610 residents	It is envisaged that population will not vary greatly unless a major development such as a port or mine were to be established on the Peninsula.	Facilities may 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

Should new assets be required to meet growth; Council may need to consider a combination of funding options including loans, grants and general revenue in determining the affordability of such items. Un-forecast growth would also provide additional rate revenue to assist Council in funding any new services and facilities that may be required.

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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 can be seen in the attached report "Assessment of Asset Condition And Remaining Useful Life for Council Buildings and Structures".

#### 5.1.2 Asset condition

The condition profile of Council's assets at last valuation (1 July 2016) can be seen in the attached report "Assessment of Asset Condition And Remaining Useful Life for Council Buildings and Structures".

Condition is measured using a 1 – 5.5 rating system.

Rating	Description of Condition
1	New or as new condition
2	Very Good condition / well maintained
3	Minor maintenance required
4	Substantial maintenance or restoration required
5	Very poor - unserviceable
5.5	An asset that has reached end of its Total Useful Life and is no longer depreciating.

#### 5.1.3 Asset valuations

The value of assets as at 1<sup>st</sup> July, 2019 covered by this Buildings and Structures Asset Management Plan is summarised below. Assets were last re-valued as at 1 July 2016 by Graham Martin B Bus Property (Valuation) AAPI, of Maloney Field Services.

Current Replacement Cost	\$20,028,000
Accumulated Depreciation	\$10,848,000
Depreciated Replacement Cost	\$ 9,180,000
2018/2019 Depreciation Expense	\$ 498,000

### 5.2 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.

#### 5.2.1 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.

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Planned maintenance is repair work that is identified through inspection, assessing the condition against failure experience, prioritising, scheduling, actioning the work.

Cyclic maintenance is replacement of higher value components/sub-components of assets that is undertaken on a regular cycle including repainting, gutter replacement, etc. This work generally falls below the Council's current \$10,000 capitalisation threshold.

Council does not segregate their expenditure into these categories. Maintenance expenditure estimates are shown in Table 5.2.1

**Table 5.2.1 - Maintenance Expenditure Estimates**

Year	Maintenance Expenditure
2016/17	\$99,100
2017/18	\$85,000
2018/19	\$83,700

Maintenance expenditure levels are considered to be adequate to meet required service levels.

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

#### 5.2.2 Summary of future maintenance expenditures

Future maintenance expenditure is forecast based on present day values.

### 5.3 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.

#### 5.3.1 Renewal plan

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

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.

#### 5.3.2 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.

### 5.4 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,

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social or environmental needs. Assets may also be acquired at no cost to the Council from community organisations.

New assets and upgrade of existing assets are identified from various sources such as councillors, staff, Progress Associations and community suggestions. Proposals are considered by Council as part of the Long Term Financial Plan process and during annual budget preparation's.

#### Summary of future upgrade/new assets expenditure

The following items have been identified for future upgrade/new assets expenditure

- Tumby Bay Mangrove Board Walk
- Tumby Bay Soldiers Memorial Hall Access
- Tumby Bay Open Space Project – Yet to be Identified

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

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## 6. FINANCIAL SUMMARY

This section contains the financial requirements resulting from all information presented in the previous sections of this Buildings and Structures Asset Management Plan.

### 6.1 Financial Statements and Projections

#### Planned Capital Renewal Expenditure

<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>
2020/21	\$ 70,000	2025/26	\$ 78,000
2021/22	Nil	2026/27	\$ 85,000
2022/23	\$ 56,000	2027/28	\$ 490,000
2023/24	\$ 30,000	2028/29	\$ 49,000
2024/25	Nil	2029/30	\$ 570,000

**Please Note – Capital Renewal Expenditure has been revised for Version 3.3 of this plan. Details are included in Appendix 3.**

#### Planned Capital Upgrade/Expansion Expenditure

<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>
2020/21	\$ 160,000	2025/26	Nil
2021/22	Nil	2026/27	Nil
2022/23	\$ 285,000	2027/28	Nil
2023/24	Nil	2028/29	Nil
2024/25	Nil	2029/30	Nil

**Please Note – Capital Upgrade/Expansion Expenditure has been revised for Version 3.3 of this plan. Details are included in Appendix 2.**

#### Future Annual Maintenance & Depreciation Expenditure

<u>Year</u>	<u>Mtce</u>	<u>Dep'n</u>	<u>Total</u>
2020/21	\$ 119,600	\$ 497,300	\$ 616,900
2021/22	\$ 96,800	\$ 501,500	\$ 598,300
2022/23	\$ 88,200	\$ 501,500	\$ 589,700
2023/24	\$ 124,200	\$ 508,000	\$ 632,200
2024/25	\$ 96,200	\$ 508,000	\$ 604,200
2025/26	\$ 88,200	\$ 508,000	\$ 596,200
2026/27	\$ 88,200	\$ 508,000	\$ 596,200
2027/28	\$ 88,200	\$ 508,000	\$ 596,200
2028/29	\$ 88,200	\$ 508,000	\$ 596,200
2029/30	\$ 96,200	\$ 508,000	\$ 604,200

**Please Note – Future Annual Maintenance & Depreciation Expenditure has been revised for Version 3.3 of this plan. Details are included in Appendix 3.**

Note that all costs are shown in present day values.

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### 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 \$603,000.

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 \$142,800 per annum. The average maintenance costs are estimated to be \$97,400 giving a total of \$240,200 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 \$362,800 per annum. However much of this gap can be attributed to long lived assets such as the Soldiers Memorial Hall, Council Chambers etc which have very long lives and only require minimal maintenance works on an annual basis.

#### 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.

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 \$2.4m.

## 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 through construction and acquisition and from assets donated to Council.

Depreciation expense values are forecast in line with asset values.

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.

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## 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;
- New asset valuation due 1 July 2021.

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## 7. ASSET MANAGEMENT PRACTICES

### 7.1 Accounting/Financial Systems

Civica - Local Government Authority Software.

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 threshold applies:-

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

### 7.2 Asset Management Systems

Details of all buildings and structures held by Council are maintained in asset registers within Council's Authority software system.

The buildings and structures are linked to Council's 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.

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## 8. PLAN MONITORING

### 8.1 Performance Measures

The effectiveness of the Buildings and Structures Asset Management Plan can be measured in the following ways:

- The degree to which the required cashflows identified in this Buildings and Other Structures Asset Management Plan are incorporated into council's Long Term Financial Plan;

### 8.2 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 as a result of the budget decision process.

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

## REFERENCES

Council, 'Strategic Management Plan 2020 – 2030,

10 Year Long Term Financial Plan

Council Annual Budget.


## APPENDICES

Appendix 1 – V3.3	Schedule of Buildings and Structures
Appendix 2 - V3.3	Buildings and Structures Capital Renewal Program Buildings and Structures New Capital Program
Appendix 3 - V3.3	Schedule of Planned Maintenance, Depreciation & Capital Renewal Expenditure for Buildings and Structures
Report - V3.3	Assessment of Asset Condition and Remaining/Useful Life for Council Buildings and Structures

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## APPENDIX 1

### DISTRICT COUNCIL OF TUMBY BAY


#### SCHEDULE OF BUILDINGS & OTHER STRUCTURES

Asset BLDG001	Site Improvements & Shed – North Coast Rd
Asset BLDG002	Archive Building – Mortlock St
Asset BLDG003	Toilets – Mortlock St
Asset BLDG004	Ritz Café – Tumby Tce
Asset BLDG005	Rotunda Art Gallery – Tumby Tce
Asset BLDG006	Toilets - Tumby Tce
Asset BLDG007	War Memorial – Tumby Tce
Asset BLDG008	Bratten Memorial – Tumby Tce
Asset BLDG009	Foreshore Improvements – Tumby Tce
Asset BLDG010	Toilets & Change Rooms – Peake Tce
Asset BLDG011	Super Shed – Peake Tce
Asset BLDG012	Playground Equipment – Peake Tce
Asset BLDG013	Toilets – Port Neill Oval
Asset BLDG014	Oval Improvements – Port Neill Oval
Asset BLDG015	Garage – West Tce
Asset BLDG016	Toilets – Ungarra Oval
Asset BLDG017	Sundry Improvements – Ungarra Oval
Asset BLDG018	Toilets – Tumby Bay Oval
Asset BLDG019	Sundry Improvements – Tumby Bay Oval
Asset BLDG020	Sealed Pavement – Tumby Bay Oval
Asset BLDG021	Tumby Bay CFS Shed – West Tce
Asset BLDG022	Old SES Shed – West Tce
Asset BLDG023	Brooker CFS Shed – Brooker/Butler Rd
Asset BLDG024	Lipson CFS Shed – Butler Centre Rd
Asset BLDG025	Butler CFS Shed – Brooker/Butler Rd
Asset BLDG026	Port Neill CFS Shed – Wallis St
Asset BLDG027	Koppio CFS Shed - Dennis Rd
Asset BLDG028	Yallunda Flat CFS Shed – Yallunda Flat Rd
Asset BLDG029	Ungarra CFS Shed – Lawrie St
Asset BLDG030	Senior Citizens Building – Tumby Tce
Asset BLDG031	Toilets – Saxon St
Asset BLDG032	Excell Blacksmith Museum – Barraud St
Asset BLDG033	Car Park & Footpaths Travel Rest – Tumby Tce
Asset BLDG034	Toilets Travel Rest – Tumby Tce
Asset BLDG035	Shelter Shed Travel Rest – Tumby Tce
Asset BLDG036	Boat Ramp – Saxon St
Asset BLDG037	Car Park Paving – Saxon St
Asset BLDG038	Playground Equipment – Harvey Dr
Asset BLDG039	Toilets – Harvey Dr
Asset BLDG040	Shelter Shed & BBQ – Harvey Dr


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Asset BLDG041	Playground Equipment – Lakin Cres
Asset BLDG042	Toilets & Light Shed – Lipson Rd
Asset BLDG044	Cemetery Fencing – Lipson Rd
Asset BLDG045	RV Dump Point – Lipson Rd
Asset BLDG046	Toilets – Trinity Haven Rd
Asset BLDG047	Tower & Transceiver Hut – Foothills Rd
Asset BLDG048	Toilets – Koppio Rd
Asset BLDG049	Boat Ramp – Anchor Dr
Asset BLDG050	Lookout – Pioneer Dr
Asset BLDG051	Cemetery Gate & Fence – North Coast Rd
Asset BLDG052	Doctor's Residence – Morialta Dr
Asset BLDG053	Toilets – Lipson Cove Rd
Asset BLDG054	Shelters & Swing Set – Esplanade
Asset BLDG055	Site Improvements – Tumby Tce
Asset BLDG056	Toilets – Tumby Tce
Asset BLDG057	Playground Equipment – Tumby Tce
Asset BLDG058	Gazebo – Lipson Rd
Asset BLDG059	Waste Transfer Station – Winckel Rd
Asset BLDG060	Waste Transfer Station – Ungarra/Stokes Rd
Asset BLDG061	Car Parks – Esplanade
Asset BLDG062	Toilets – Esplanade
Asset BLDG063	Shelters, Picnic Areas - Peake Tce
Asset BLDG064	Trailer Park & Car Park – Saxon St
Asset BLDG065	Shade Shelter – Tumby Tce
Asset BLDG066	Road Reserve & Trailer Park – Anchor Dr
Asset BLDG067	Toilets – Anchor Dr
Asset BLDG068	Workshop – Pumpa St
Asset BLDG069	Vehicle Shed – Pumpa St
Asset BLDG070	Bus Shed – Pumpa St
Asset BLDG071	Trailer Shed – Pumpa St
Asset BLDG072	Wash-down Bay – Pumpa St
Asset BLDG073	Rainwater Tanks – Pumpa St
Asset BLDG074	Security Fence – Pumpa St
Asset BLDG075	Site Improvements – Pumpa St
Asset BLDG076	Paving – Pumpa St
Asset BLDG077	Playground Equipment – Tumby Tce
Asset BLDG078	Shade Shelter – Tumby Tce
Asset BLDG079	Shade Shelter – Tumby Tce
Asset BLDG080	Playground Fence – Tumby Tce
Asset BLDG081	Shade Shelter – Peake Tce
Asset BLDG082	Site Office – Pumpa St
Asset BLDG083	Chemical Sheds – Pumpa St
Asset BLDG084	Signage Store – Pumpa St
Asset BLDG085	Paving – Pumpa St
Asset BLDG086	Storage Bays – Pumpa St
Asset BLDG087	Waste Oil Store – Pumpa St
Asset BLDG088	Council Chambers – West Tce
Asset BLDG089	Foreshore Improvements – Tumby Tce




 DISTRICT COUNCIL of TUMBY BAY	<b>BUILDINGS AND STRUCTURES</b>  <b>DRAFT INFRASTRUCTURE</b> <b>ASSET MANAGEMENT PLAN</b>	Version No:	<b>3.3</b>
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Asset BLDG090	Car Park – Tumby Tce
Asset BLDG091	Exercise Equipment – Peake Tce
Asset BLDG092	Car Park – Peake Tce
Asset BLDG093	Car Park – Peake Tce
Asset BLDG094	Soldiers Memorial Hall – West Tce
Asset BLDG095	Sundry Improvements – Tumby Tce
Asset BLDG096	Viewing Platform – Morialta Dr
Asset BLDG097	Shade Shelter – Lakin Cres
Asset BLDG098	Airstrip Seal – Lipson Rd
Asset BLDG099	Airstrip Pavement – Lipson Rd
Asset BLDG100	Airstrip Formation – Lipson Rd
Asset BLDG101	Site Improvements – Lipson Rd
Asset BLDG102	Boat Ramp Pontoon – Anchor Dr
Asset BLDG103	Fencing – Tumby Tce
Asset BLDG104	Shade Sail – Tumby Tce
Asset BLDG105	Shelter – Tumby Tce
Asset BLDG106	Car Park – Tumby Tce
Asset BLDG107	Exercise Equipment – Tumby Tce
Asset BLDG108	Fencing – Tumby Tce
Asset BLDG109	Gazebo – Lipson Rd
Asset BLDG110	Sports Lights – West Tce
Asset BLDG111	Airstrip Lights – Lipson Rd
Asset BLDG112	Boat Ramp & Mooring Pontoon – Saxon St
Asset BLDG113	Toilets – Ski Beach Rd
Asset BLDG114	Library Path & Fencing – West Tce
Asset BLDG115	Mosaic Bench – Peake Terrace
Asset BLDG116	Steel Channel Markers – Tumby Bay Marina
Asset BLDG117	Foreshore Path & Mosaics – Tumby Tce
Asset BLDG118	Modular Pump Track – West Tce
Asset BLDG119	Public Wi-Fi – Mortlock St
Asset BLDG120	Solar System Office – Mortlock St
Asset BLDG121	Solar System Hall – West Tce
Asset BLDG122	Solar System Depot – Pampa St
Asset BLDG123	Solar System CWMS – Pampa St
Asset BLDG124	Shade Shelter – Peake Tce
Asset BLDG125	Picnic Shelter – Peake Tce
Asset BLDG126	Paved Footpath – Peake Tce
Asset BLDG127	Concrete Footpath – Peake Tce
Asset BLDG128	Solar Lights – Peake Tce
Asset BLDG129	Garden Borders – Peake Tce
Asset BLDG130	Power Boat Club – Ski Beach Rd
Asset BLDG131	Street Lights - Townships
Asset BLDG132	Wetlands Walking Trail – Dutton Tce
Asset BLDG133	Pioneer Light Tower – Tumby Tce
Asset BLDG134	Mangrove Boardwalk & Hut – Berryman St
Asset BLDG135	Island Walking Trail – Morialta Dr
Asset BLDG136	Shade Shelter – Peake Tce
Asset BLDG137	Skate Park – West Tce

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Asset BLDG138	Marina Seawall Sections – Graham Smelt C/way
Asset BLDG139	Marina Seawall Section – Morialta Dr
Asset BLDG140	Walking Trail – Lipson Road
Asset BLDG141	Boat Ramp Breakwall – Anchor Dr
Asset BLDG142	Concrete Seawall – Tumby Tce
Asset BLDG143	Sandbag Seawall – Tumby Tce
Asset BLDG144	Concrete Seawall – Tumby Tce
Asset BLDG145	Shack Seawall – Elfrieda Dr
New Asset	Paved Path – Ritz Café Carpark
New Asset	Sandbag Seawall – Ritz Café Carpark

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## APPENDIX 2

### DISTRICT COUNCIL OF TUMBY BAY

#### BUILDINGS & STRUCTURES CAPITAL RENEWAL PROGRAM

<u>Year</u>	<u>Building/Structure</u>	<u>Capital Cost</u>	
2023/24	Tumby Bay Oval Seal	\$ 30,000	
	Tumby Bay Marina Carpark	<u>\$ 33,000</u>	\$ 66,000
2024/25	Port Neill Oval Toilet Block	\$ 68,000	
	Ungarra Oval Toilet Block	\$ 69,000	
	Seawall adj Seabreeze Carpark	\$ 150,000	
	Concrete Seawall Ritz to Jetty	\$ 790,000	\$ 1,077,000
2025/26	Nil		
2026/27	Tumby Bay Playground Equipment	<u>\$ 53,400</u>	\$ 53,400
2027/28	Nil		
2028/29	Pioneer Lookout	<u>\$ 34,000</u>	\$ 34,000
2029/30	Excell Blacksmith's Museum	\$ 180,000	
	Tumby Bay Shade Shelter & Swing	\$ 15,000	
	Port Neill Waste Transfer Station	\$ 60,000	
	Port Neill Shade Shelters	\$ 120,000	
	Tumby Bay Playground Equipment	\$ 100,000	
	Tumby Bay Shade Sail	\$ 15,000	
	Tumby Bay Viewing Platform	<u>\$ 25,000</u>	\$ 515,000

**Note – Dollar values are in line with 2021/2022 financial year - Adjustments for Indexation are applied within the Long-Term Financial Plan.**

 DISTRICT COUNCIL of TUMBY BAY	<b>BUILDINGS AND STRUCTURES</b>  <b>DRAFT INFRASTRUCTURE ASSET MANAGEMENT PLAN</b>	Version No:	<b>3.3</b>
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## APPENDIX 2

### DISTRICT COUNCIL OF TUMBY BAY

#### BUILDINGS & STRUCTURES NEW CAPITAL PROGRAM

<u>Year</u>	<u>Buildings &amp; Structures</u>	<u>Capital Cost</u>
2023/24	Council Office – Back-up Power Supply	\$26,000
2024/25	Nil	
2025/26	Nil	
2026/27	Nil	
2027/28	Tumby Bay Airstrip Lighting Upgrade	\$300,000
2028/29	Nil	
2029/30	Nil	

*Note – Dollar values are in line with 2021/2022 financial year - Adjustments for Indexation are applied within the Long-Term Financial Plan.*

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## APPENDIX 3

### DISTRICT COUNCIL OF TUMBY BAY

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

<u>Year</u>	<u>Mtce</u>	<u>Depn</u>	<u>Total</u>	<u>Capital</u>
2023/24	\$ 138,400	\$ 679,900	\$ 818,300	\$ 66,000
2024/25	\$ 105,800	\$ 679,900	\$ 785,700	\$ 1,077,000
2025/26	\$ 98,400	\$ 679,900	\$ 778,300	\$ Nil
2026/27	\$ 98,400	\$ 679,900	\$ 778,300	\$ 53,400
2027/28	\$ 98,400	\$ 679,900	\$ 778,300	Nil
2028/29	\$ 98,400	\$ 682,900	\$ 781,300	\$ 34,000
2029/30	\$ 98,400	\$ 682,900	\$ 781,300	\$ 515,000

#### **Notes**

*Dollar values for maintenance and depreciation expenses are based on 2022/2023 budget – Adjustments for indexation are applied within the Long-Term Financial Plan.*

*Dollar values for capital expenses are in line with 2021/2022 financial year - Adjustments for indexation are applied within the Long-Term Financial Plan.*



## REPORT

### Draft 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 in accordance with the valuation carried out as at 1 July 2021. Assets in *Italics* are items added since last valuation.

#### Background

<u>Asset Details</u>	<u>Condition</u> <u>1/7/2021</u>	<u>Total Life</u>	<u>Remaining</u> <u>1/7/2023</u>
Site Improvements & Shed – Nth Coast Rd	9.5	40yrs	Nil
Archive Room – Mortlock St	8.0	60yrs	10yrs
Toilets – Mortlock St	8.0	50yrs	8yrs
Ritz Café – Tumby Tce	7.0	60yrs	16yrs
Rotunda Art Gallery – Tumby Tce	8.0	50yrs	8yrs
Toilets – Tumby Tce	6.5	50yrs	16yrs
War Memorial – Tumby Tce	4.5	100yrs	53yrs
Bratten Memorial – Tumby Tce	4.5	100yrs	53yrs
Foreshore Improvements – Tumby Tce	6.0	25yrs	8yrs
Toilets & Change Rooms – Peake Tce	7.0	50yrs	13yrs
Super Shed – Peake Tce	7.5	50yrs	11yrs
Playground Equipment – Peake Tce	6.0	25yrs	8yrs
Toilets – Port Neill Oval	9.5	50yrs	1yr
Oval Improvements – Port Neill Oval	8.5	30yrs	3yrs
Garage – West Tce	9.5	40yrs	Nil
Toilets – Ungarra Oval	9.5	50yrs	1yr
Sundry Improvements – Ungarra Oval	8.5	30yrs	3yrs
Toilets – Tumby Bay Oval	8.0	50yrs	8yrs
Sundry Improvements – Tumby Bay Oval	7.0	30yrs	7yrs
Sealed Pavement – Tumby Bay Oval	4.5	40yrs	20yrs
Tumby Bay CFS Shed – West Tce	5.0	50yrs	23yrs
Tumby Bay Old SES Shed – West Tce	9.0	40yrs	2yrs
Brooker CFS Shed – Brooker/Butler Rd	5.0	50yrs	23yrs
Lipson CFS Shed – Butler Centre Rd	5.0	50yrs	23yrs
Butler CFS Shed – Brooker/Butler Rd	5.0	50yrs	23yrs
Port Neill CFS Shed – Wallis St	4.0	50yrs	28yrs
Koppio CFS Shed - Dennis Rd	5.0	50yrs	23yrs
Yallunda Flat CFS Shed – Yallunda Flat Rd	6.0	50yrs	18yrs
Ungarra CFS Shed – Lawrie St	5.0	50yrs	23yrs
Senior Citizens Building – Tumby Tce	5.5	60yrs	25yrs
Toilets – Saxon St	4.0	50yrs	28yrs
Excell Blacksmith Museum – Barraud St	9.0	80yrs	6yrs
Car Park & Footpath Travel Rest – Tumby Tce	5.0	40yrs	18yrs
Toilets Travel Rest – Tumby Tce	6.0	50yrs	18yrs
Shelter Shed Travel Rest – Tumby Tce	5.0	30yrs	13yrs
Boat Ramp – Saxon St	7.0	40yrs	10yrs
Car Park Paving – Saxon St	6.0	25yrs	8yrs



<b><u>Asset Details</u></b>	<b><u>Condition</u></b> <b><u>1/7/2021</u></b>	<b><u>Total Life</u></b>	<b><u>Remaining</u></b> <b><u>1/7/2023</u></b>
Playground Equipment – Harvey Dr	5.0	10yrs	3yrs
Toilets – Harvey Dr	7.0	50yrs	13yrs
Shelter Shed & BBQ – Harvey Dr	6.0	30yrs	10yrs
Playground Equipment – Lakin Cres	7.5	20yrs	3yrs
Toilet & Light Shed – Lipson Rd	5.0	50yrs	23yrs
Cemetery Fencing – Lipson Rd	5.0	30yrs	13yrs
RV Dump Point – Lipson Rd	4.5	20yrs	9yrs
Toilet – Trinity Haven Rd	4.0	25yrs	13yrs
Tower & Transceiver Hut – Foothills Rd	9.5	25yrs	Nil
Toilet – Koppio Rd	7.5	50yrs	11yrs
Boat Ramp – Anchor Dr	7.0	40yrs	10yrs
Pioneer Lookout – Pioneer Dr	7.5	25yrs	5yrs
Cemetery Gate & Fence – North Coast Rd	5.0	40yrs	18yrs
Doctor's Residence – Morialta Dr	3.5	60yrs	37yrs
Toilets – Lipson Cove Rd	5.0	20yrs	8yrs
Shelters & Swing Set – Esplanade	6.0	25yrs	8yrs
Site Improvements – Tumby Tce	6.0	20yrs	6yrs
Toilets – Tumby Tce	7.0	50yrs	13yrs
Playground Equipment – Tumby Tce	5.0	20yrs	8yrs
Gazebo – Lipson Rd	4.0	30yrs	16yrs
Waste Transfer Station – Winckel Rd	7.0	25yrs	7yrs
Waste Transfer Station – Ungarra/Stokes Rd	5.0	40yrs	18yrs
Paving & Car Parks – Esplanade	5.0	40yrs	18yrs
Toilets – Esplanade	2.0	40yrs	30yrs
Shelters, Picnic Areas, Parking – Peake Tce	7.0	25yrs	6yrs
Marina Car Park – Saxon St	4.0	40yrs	22yrs
Shade Shelter – Tumby Tce	3.5	30yrs	18yrs
Road Reserve & Trailer Park – Anchor Dr	3.5	40yrs	24yrs
Toilet – Anchor Dr	3.5	40yrs	24yrs
Workshop – Pumpa St	1.5	50yrs	41yrs
Vehicle Shed - Pumpa St	1.5	40yrs	32yrs
Bus Shed – Pumpa St	1.5	40yrs	32yrs
Trailer Shed – Pumpa St	1.5	40yrs	32yrs
Wash-down Bay – Pumpa St	1.5	40yrs	32yrs
Rainwater Tanks – Pumpa St	1.5	30yrs	24yrs
Security Fence – Pumpa St	1.5	50yrs	41yrs
Site Improvements – Pumpa St	4.0	25yrs	13yrs
Paving – Pumpa St	1.5	40yrs	32yrs
Playground Equipment – Tumby Tce	6.0	20yrs	6yrs
Shade Shelter – Tumby Tce	2.5	20yrs	13rs
Shade Shelter – Tumby Tce	6.0	20yrs	6yrs
Playground Fence – Tumby Tce	6.0	25yrs	8yrs
Shade Shelter – Peake Tce	2.0	20yrs	14yrs
Site Office – Pumpa St	1.5	50yrs	41yrs
Chemical Sheds – Pumpa St	1.5	30yrs	24yrs
Signage Store – Pumpa St	1.5	40yrs	32yrs
Paving – Pumpa St	1.5	30yrs	24yrs
Storage Bays – Pumpa St	4.0	40yrs	22yrs
Waste Oil Store – Pumpa St	4.0	25yrs	13yrs
Council Chambers – West Tce	6.0	80yrs	30yrs
Foreshore Improvements – Tumby Tce	4.0	30yrs	16yrs
Car Park – Tumby Tce	3.5	40yrs	24yrs
Exercise Equipment – Peake Tce	2.0	25yrs	18yrs
Car Park – Peake Tce	7.0	40yrs	10yrs
Car Park – Peake Tce	5.5	25yrs	10yrs
Soldiers Memorial Hall – West Tce	7.5	100yrs	23yrs
Sundry Improvements – Tumby Tce	4.5	25yrs	12yrs
Viewing Platform – Morialta Dr	7.0	25yrs	6yrs

<b><u>Asset Details</u></b>	<b><u>Condition Rating</u></b>	<b><u>Total Life</u></b>	<b><u>Remaining 1/7/2023</u></b>
Shade Shelter – Lakin Cres	3.0	20yrs	12yrs
Airstrip - Seal	2.5	20yrs	13yrs
Airstrip - Pavement	3.5	80yrs	50yrs
Airstrip - Formation	3.5	240yrs	154yrs
Site Improvements – Lipson Rd	4.5	25yrs	12yrs
Boat Ramp Pontoon – Anchor Dr	6.0	25yrs	8yrs
Fencing – Tumby Tce	3.5	30yrs	18yrs
Shade Sail – Tumby Tce	3.0	20yrs	12yrs
Shelter – Tumby Tce	6.0	30yrs	10yrs
Car Park – Tumby Tce	3.0	40yrs	26yrs
Exercise Equipment – Tumby Tce	4.5	20yrs	9yrs
Fencing – Tumby Tce	4.0	50yrs	28yrs
Gazebo – Lipson Rd	6.0	30yrs	10yrs
Sports Lights – West Tce	4.0	25yrs	13yrs
Airstrip Lights – Lipson Rd	7.0	20yrs	4yrs
Boat Ramp & Mooring Pontoon – Saxon St	6.5	25yrs	7yrs
Toilet – Ski Beach Rd	3.0	20yrs	12yrs
Library Path & Fencing – West Tce	2.5	40yrs	28yrs
Mosaic Bench – Peake Tce	1.0	20yrs	16yrs
Marina Channel Markers – Marina Entrance	1.0	20yrs	16yrs
Foreshore Path & Mosaics – Tumby Tce	1.0	30yrs	25yrs
Modular Pump Track – West Tce	3.5	15yrs	8yrs
Public Wi-Fi – Mortlock St	2.0	15yrs	10yrs
Solar System Office – Mortlock St	2.0	15yrs	10yrs
Solar System Hall – West Tce	2.0	15yrs	10yrs
Solar System Depot – Pampa St	2.0	15yrs	10yrs
Solar System CWMS – Pampa St	2.0	15yrs	10yrs
Shade Shelter – Peake Tce	1.0	25yrs	21yrs
Picnic Shelter – Peake Tce	1.0	25yrs	21yrs
Paved Footpath – Peake Tce	1.0	30yrs	25yrs
Concrete Footpath – Peake Tce	1.0	30yrs	25yrs
Solar Lights – Peake Tce	1.0	30yrs	25yrs
Garden Borders – Peake Tce	1.0	30yrs	25yrs
Power Boat Club – Ski Beach Rd	6.0	50yrs	18yrs
Streetlights – Townships	1.0	30yrs	25yrs
Walking Trail – Dutton Tce	1.0	20yrs	16yrs
Pioneer Light Tower – Tumby Tce	0.5	40yrs	36yrs
Mangrove Boardwalk & Hut – Berryman St	0.5	30yrs	27yrs
Island Walking Trail – Morialta Dr	0.5	20yrs	17yrs
Shade Shelter – Peake Tce	0.5	30yrs	27yrs
Skate Park – West Tce	0.0	25yrs	23yrs
Marina Seawall Sections – G Smelt C/way	3.5	100yrs	63yrs
Marina Seawall Section – Morialta Dr	5.0	100yrs	48yrs
Walking Trail – Lipson Rd	1.0	25yrs	21yrs
Boat Ramp Breakwall – Anchor Dr	4.0	100yrs	58yrs
Concrete Seawall – Tumby Tce	6.0	40yrs	14yrs
Sandbag Seawall – Tumby Tce	8.0	25yrs	3yrs
Concrete Seawall – Tumby Tce	9.5	40yrs	Nil
Shack Seawall – Elfrieda Dr	6.0	100yrs	38yrs
Paved Path – Ritz Car Park	0.0	30yrs	30yrs
Sandbag Seawall – Ritz Carp Park	0.0	25yrs	25yrs

Council's financial statements report the buildings and structures asset class on 30 June 2022.

Current replacement cost	\$29,911,000
Accumulated depreciation	<u>\$16,775,000</u>
Depreciated replacement cost	\$13,136,000

The depreciation expense for the period ending 30 June 2022 was \$670,000.

Council's accounting policy requires revaluation of buildings and other structures on a 5-year cycle. These assets were last re-valued as at 1 July 2021.

This condition and remaining life 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
Sandbag Seawalls	25 years
Concrete Seawalls	40 years
Stone Seawalls & Breakwalls	100 years
Boat Ramp & Pontoons	25 to 40 years
Buildings – Masonry	20 to 100 years
Buildings – Other Construction	25 to 80 years
Building Component – Structure	60 to 100 years
Building Component – External Fabric	60 to 80 years
Building Component – Roofing	40 to 50 years
Building Component – Internal Fabric	15 to 30 years
Building Component – Services	30 to 50 years
Solar Systems	15 years
Car Parks	25 to 40 years
Memorials	100 years
Park Structures – Fencing, Shades, etc	25 to 50 years
Playground Equipment	10 to 25 years
Site Improvements	25 to 30 years
Walking Paths & Trails	20 to 40 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 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.

R.E. Hayes  
Chief Executive Officer

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