

# Asset Management Plan

## Appendix 1.9

### Buildings 2009

#### 1. Introduction

This plan covers the financial management of buildings in the Shire for which Council is the responsible authority. Details on maintenance arrangements are covered by asset management plans for particular types of buildings (e.g. toilets, community halls)

#### 2. Levels of Service

See the Asset Management Plan for each type of building

#### 3. Future Demand

See the Asset Management Plan for each type of building

#### 4. Asset Portfolio

Buildings are a very broad asset type and covers all permanent structures, including

- Offices
- Toilets blocks
- Community halls
- Show pavilions and sheds
- Libraries
- Sporting clubrooms
- Bus shelters
- Kiosks
- Grandstands
- Historical buildings

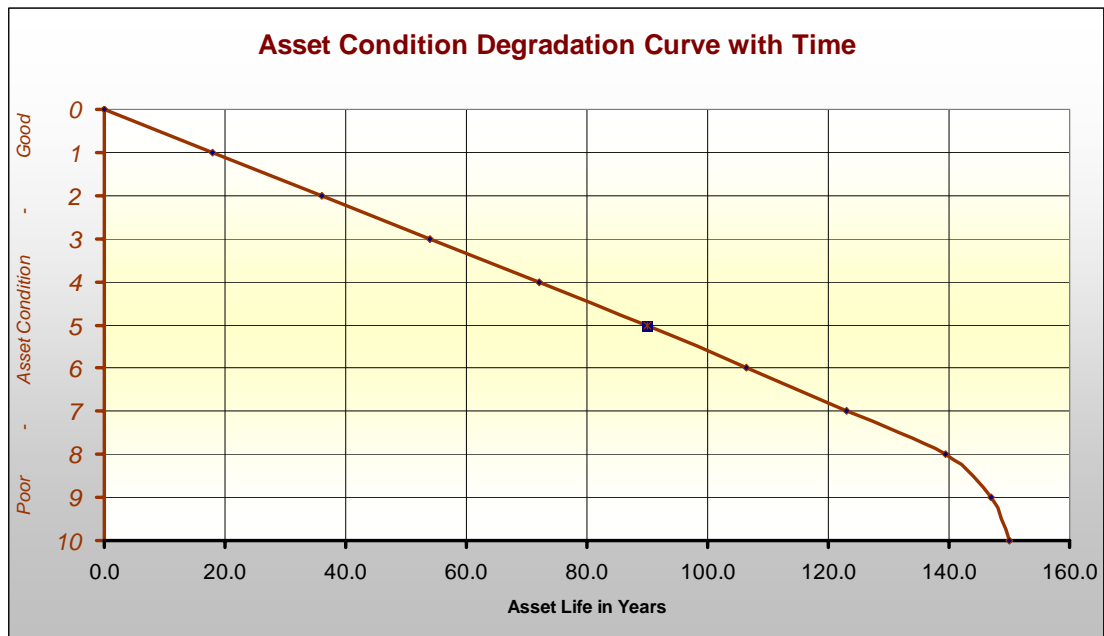
### Componentisation

In order to better determine the rate at which a building ages, each building has been componentised into the following

- Long life buildings (asset life 150 years)
- Short life buildings (asset life 80 years)
- Roofs (asset life 60 years)
- Mechanical services (15 years)
- Fit out (30 years)

### Asset Degradation

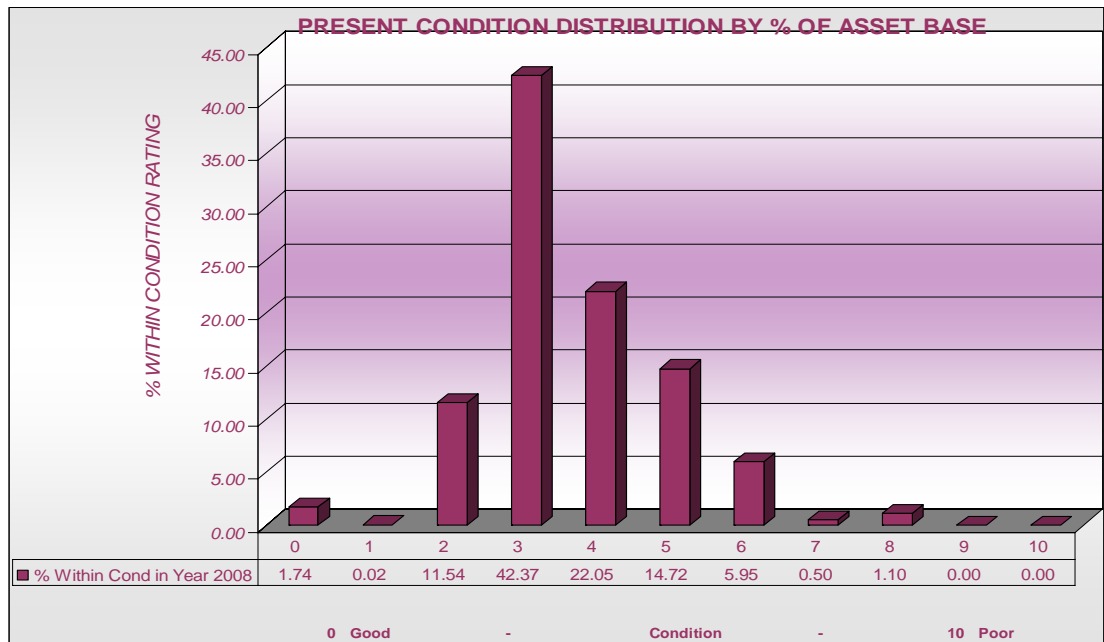
The default degradation curves provided by the MAV Step program has been adopted as typical for these assets in Moira Shire. A copy of a typical graph is shown below.





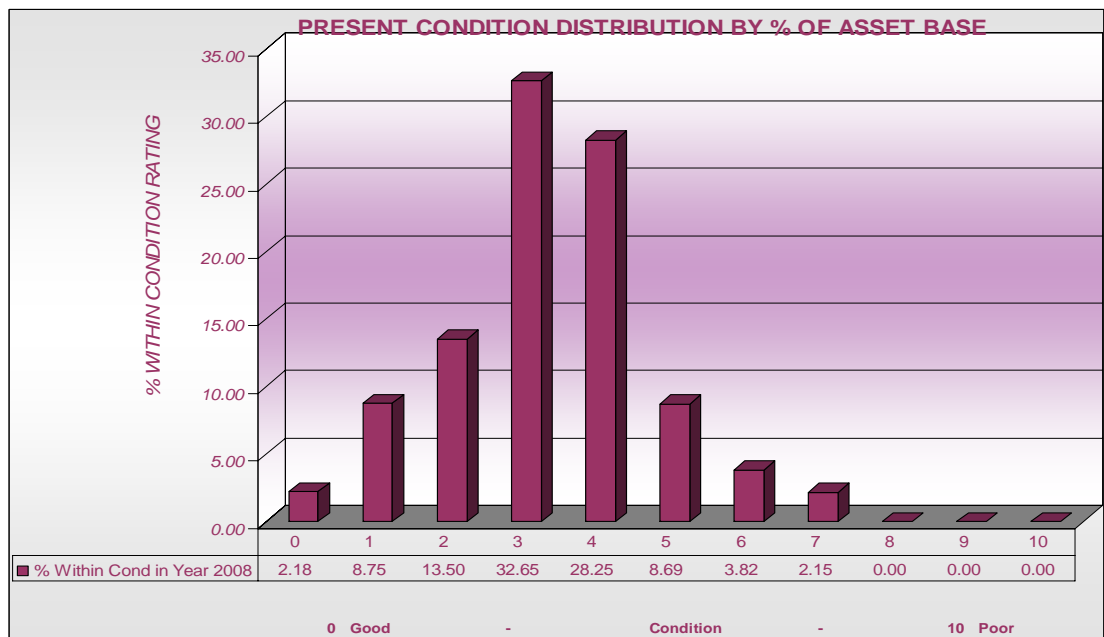


**Mechanical Services**



**Total Replacement Value - \$0.9M**

**Fit Out**



**Total Replacement Value - \$28.5M**

**5. Risk Management**

See the Asset Management Plan for each type of building

**6. Acquisition Plan**

See the Asset Management Plan for each type of building

**7. Operations & Maintenance**

Currently, Council spends \$0.30M each year maintaining buildings.

**8. Renewals / Replacement**

Council has allocated \$50,000 in 2008/09 to fund renewal works identified in the condition assessments and advised by users groups.

**9. Disposal**

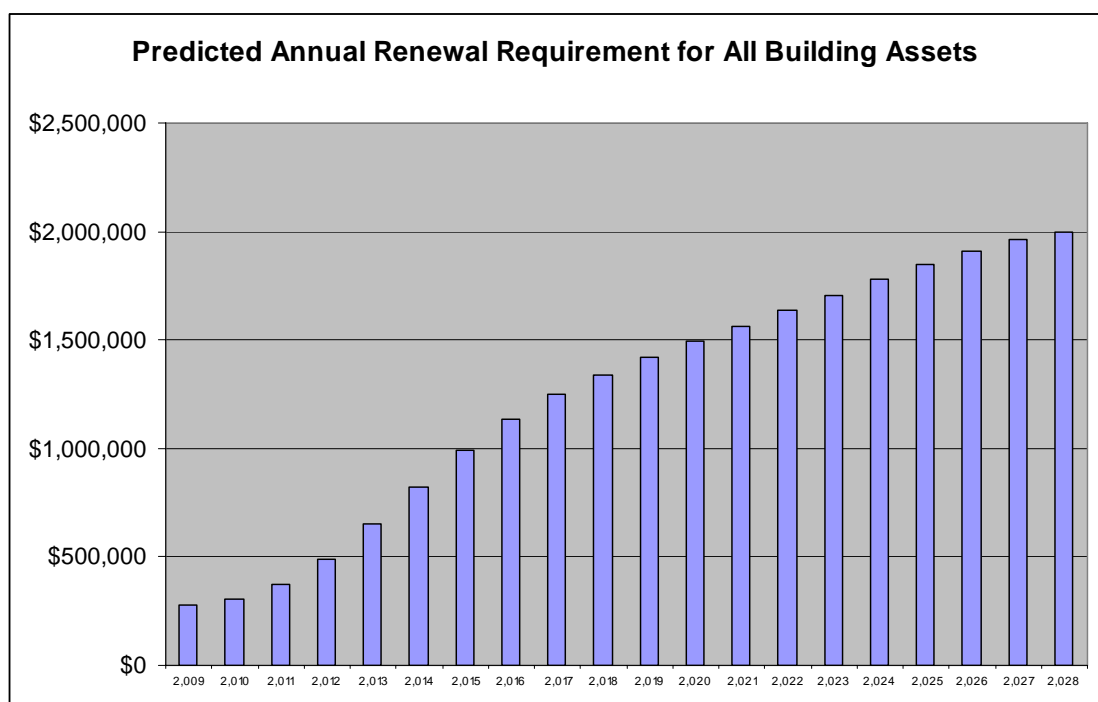
Should use of a building drop substantially, Council will determine the future of the asset.

### 10. Financial Summary

A forecast of the renewal requirement on Council’s pool assets has been made, based on

- Current life expectancy (current maintenance practices)
- Existing condition profile

Investigation into the way buildings and their components age is only a recent study. Further assessments need to be made in this area before the figures below can be comfortably adopted.



### 11. Monitoring & Improvement Program

The service levels adopted in this AMP are based on current levels of service. Community consultation will occur to establish current expectations and this AMP will be reviewed as scheduled in the Asset Management Plan Strategy (to be finalised).