City of
Mount Gambier

Buildings and Structures Asset Management Plan

2025-2034

May 2024

Document Control	

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1. Executive Summary

The B&S-AMP aims to strategically manage Building and Structure Assets owned by the City of Mount Gambier, ensuring they meet community service expectations and align with the Council's strategic goals.

The plan addresses the management of:

- Buildings with components, including sub-structures, envelopes, roofs, fitouts, and services.
- Standalone buildings, which cover public toilet upgrades, sheds, and sports amenities.
- Structures like bus shelters, playgrounds, and other shelters.

Council has recently adopted the Sports, Recreation and Open Spaces Strategies (SROSS), which underscored the need for a strategic focus on the highly utilized City of Mount Gambier assets requiring significant future investments to maintain their serviceability. Following an extensive community consultation, SROSS has systematically organized the current assets related to recreation and sporting functions and prioritized for future investment on these assets based on community benefit. The strategy also highlighted the necessity for master planning activities at key locations within the council's boundaries.

It should be noted as part of this plan, to ensure the strategic direction from SROSS could be achieved to its fullest capacity is to identify the recreation and open spaces assets and create a new asset class to have its own future planning and investment priorities. Therefore, it is proposed that, over the next three years, the strategic priorities will include:

- Identifying assets within Building and Structure Assets to move into a separate register for Recreation and Open Space Assets with relevant attributes and their financial values.
- Developing an individual Asset Management Plan (AMP) for both asset classes.
- Planning and preparing budgets in alignment with the newly developed AMPs and the Council’s Long-Term Financial Plan (LTFP).

2. Introduction

2.1. Background

The Buildings and Structures Asset Management Plan (B&SAMP) is to outline a broad approach asset management, demonstrate proactive management of assets (and services provided from those assets) and model the funding required from the assumptions developed for those assets. This AMP is to be read in conjunction with Council's Asset Management Policy, Asset Management Strategy and the following associated planning documents:

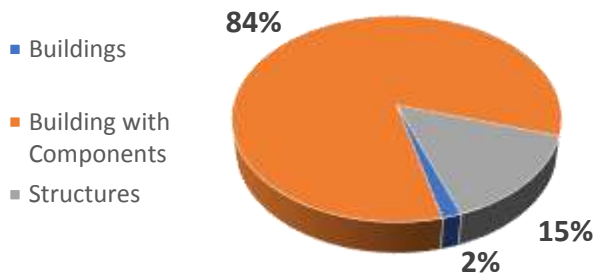
- City of Mount Gambier Strategic Plan
- Long Term Financial Plan (LTFP)
- Annual Business Plan
- Asset Management Policy
- Asset Accounting Policy
- Land Development Policy L130
- Risk Management Framework
- Community land (reserves) lease / license / rental arrangements policy
- Disability Access and Inclusion Plan (DAIP)
- Sports recreation and Open Space Strategic (SROSS) Plan

This AMP covers all Council controlled buildings and structures within the City of Mount Gambier as indicated in the following summary:

Table 1 : Building and Structures covered by this Plan (as of 01 July 2023)

Asset Category	Fair Value ($)	Annual Depreciation ($)
Buildings	$110.8M	$3.9M
Structures	$19.8M	$0.8M
TOTAL	**$130.6M**	**$4.73M**

Figure 1: Asset Types Distribution



2.2. Goals and objectives of Asset Management

Council exists to provide services to its community. Some of these services are provided by building and structure assets. Council has acquired assets by purchase, construction and by donation/gift.

Council's goal in managing building and structure assets is to meet the defined level of service in the most cost-effective manner for present and future consumers. The principles adopted in this Building and Structure Asset Management are:

- Taking a life cycle approach to developing cost-effective management strategies for the long term.

- Identifying life expiry of critical assets over next 10 years and consider wholistic impact on the renewal budget.
- In the absence of more component specific data and a robust Asset Management System, Consideration has been made understand the overall impact on the Long-Term Financial Plan (LTFP) over the next 10 years as more uniform expenditure and Council's capacity to deliver projects.
- Managing risks associated with critical asset failures and disasters.
- Having an LTFP which includes required, affordable expenditure and how it will be financed.
- Continuous improvement in asset management practices.[1]

This AMP is prepared under the direction of Council's existing Strategic Plan which represents the vision, aspirations, and priorities of the community now and into the future.

A 'top down' approach has been used where analysis is applied at the system or network level to meet minimum legislative and organisational requirements for sustainable service delivery and long-term financial planning and reporting.

Future versions of the AM Plan will move towards 'advanced' asset management using both a hybrid 'top down' and 'bottom up' approach for reporting up to date information about individual assets.

2.3. Plan Framework

Key elements of the Plan are: -

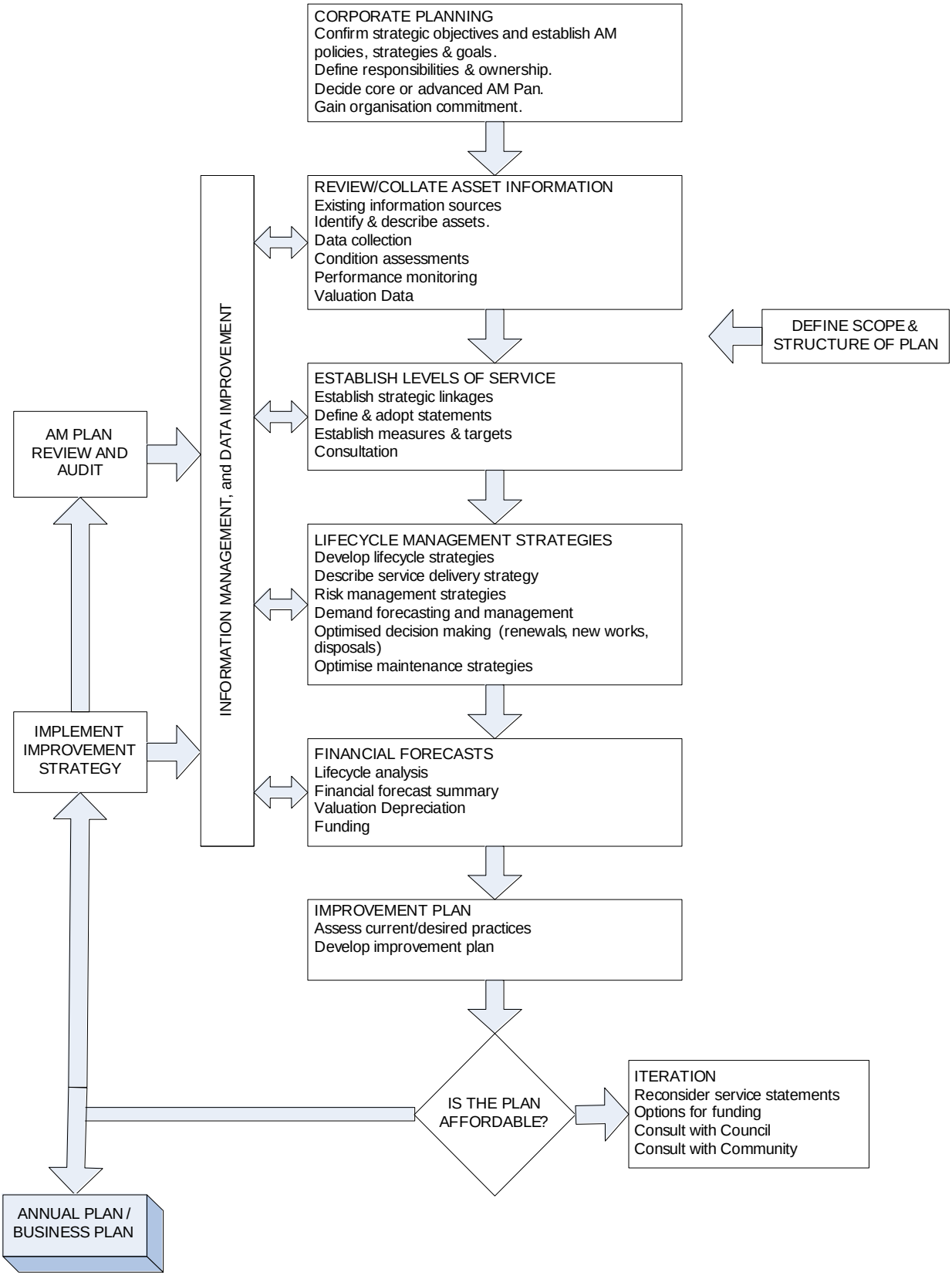
- Levels of service – specifies the services and levels of service to be provided by Council.
- Future demand – how this will impact on future service delivery and how this is to be met.
- Life cycle management – how Council will manage its existing and future assets to provide the required services.
- Financial summary – what funds are required to provide the required services.
- Asset management improvement plan.

2.4. Core and Advanced Asset Management

This asset management plan is prepared as a 'core' asset management plan over a 10-year planning period in accordance with the International Infrastructure Management Manual[2]. Core asset management is a 'top down' approach where analysis is applied at the system or network level. An 'advanced' asset management approach uses a 'bottom up' approach for gathering detailed asset information for individual assets. A road map for preparing an Asset Management Plan is shown below.

[1] IIMM 2006 Sec 1.1.3, p 1.3
[2] IPWEA, 2015, IIMM.

Figure 2. Road Map for preparing an Asset Management Plan[3]



[3] Source: IIMM Fig 1.5.1, p 1.11

3. Levels of service

This 'core' asset management plan is prepared to facilitate consultation prior to adoption by the Council. Future revisions of the asset management plan will incorporate community consultation on service level satisfaction and costs of providing those services. This will assist the Council and stakeholders in matching the level of service required, service risks and consequences with the community's ability and willingness to pay for the service.

3.1. Legislative Requirements

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

Table 2 : Legislative requirements

Legislation	Requirement
Local Government Act, 1999	Sets out role, purpose, responsibilities and powers of local governments including the preparation of a long-term financial plan supported by infrastructure and asset management plans for sustainable service delivery.
Development Act and subordinate legislation (example Development Plan and Building Code)	Provides Council with the legislative framework to guide the preservation and enhancement of its buildings and structures.
Heritage Act, 2004	An Act that conserves places with heritage value
Building Code of Australia, 2016	States the minimum requirements for the design, construction and maintenance of buildings
Work Health and Safety Act, 2012	Secures the health, safety and welfare of persons at work
Asbestos Removal Code of Practice	The management and maintenance of asbestos in accordance with the code
Disability Discrimination Act (DDA), 2012	An Act that bans discrimination of people based on a disability
Environmental Protection Act, 1997	An Act that covers the protection of the environment

3.2. Strategic and Corporate Goals

This Asset Management Planning Approach has been identified as one of the Council Strategic Priority Projects for 2024-2026.

In the three years Asset Management Planning approach the following steps are identified.

Figure 3. Scope of the Asset Management Planning Approach Priority Project

3.3. Current Levels of Service

These relate to how the community receives the service in terms of safety, quality, function, quantity, reliability, responsiveness and cost/efficiency.

These measures relate to the allocation of resources to service activities that the Council undertakes to best achieve the desired community outcomes, whilst meeting all legislative requirements.

Council has defined service levels in two terms:

1. Community Service Levels
2. Operational or Technical Service Levels

Council's current service levels are detailed in Table 4.

Table 3 : Current Service Levels

Key Performance Measure	Level of Service	Performance Measure Process	Performance Target	Current Performance
COMMUNITY LEVELS OF SERVICE				
Quality	Provide buildings that are fit for purpose	Customer service requests Condition rating	Less than 3 per month for any particular building or structure	Currently Not meeting target for Library (Avg.7.4), Visitor Information Centre (Avg.3.2)
Function	Buildings and structures are available and accessible for intended use at all times (apart from during times of maintenance)	Customer complaints relating to unavailability of building or structure	Less than 1 per month for any particular building or structure	Less than 2 per month for any particular building or structure

	Building facilities meet user requirements	Usage of facility	Average usage of facility 50% occupancy for each building	TBC
Safety	Provide buildings that comply with the principles of the BCA and DDA Buildings are free from hazards	Number of injury incidents relating to health, safety and disability for Council owned buildings and structures	Less than 2 per month per building or structure	Currently received less that 2 per year
Asbestos	Ensure that all building facilities meet asbestos regulations	Asbestos registers onsite and program in place to remove and/or manage asbestos from, in and around buildings	<2 incidents per year	0 incidents reported

TECHNICAL LEVELS OF SERVICE				
Condition	Carry out routine maintenance on buildings and structures	Number of complaints relating to minor maintenance matters	Less than 5 per month for any particular building or structure	Less than 5 per month for any particular building or structure
Compliance	Compliance with Building Codes and technical standards	All new work and significant refurbishment to comply with current standards	Development Act approval and compliance with Building Code of Australia	Plans and specifications are submitted to gain development approval
Costings/Affordability	Operational expenditure costs are known	Introduction of work order costing system to track maintenance of buildings	All plant, labour and material costs booked to work orders for individual buildings	All plant, labour and material costs booked to work orders for individual buildings
Safety	Condition assessment surveys to identify any issue relating to occupier safety	Building and structure condition assessments to be carried out on a one in three year cycle	Identified safety issues are documented and included in works program for the following financial year budget	Issues addressed as they are identified, assessment frequency not currently stipulated

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, changing legislative requirements, risk management practices, etc.

Demand factor trends and impacts on service delivery are summarised in Table 5.

Table 4 : Demand Factors, Projections, and Impact on Services

Demand factor	Present position	Projection	Impact on services
Population and Demographics *	27,749 (based on 2022 Census data) 2.3% increase in people from 2016 to 2021.	A steady increase of 0.47% per annum, with the increase expected to occur mainly in the older demographic 60+.	Aging population will increase demand for more accessibility across the council buildings.
Changing Community Expectation	Council received the following number of CRM in past 5 years in relation to services provided by this asset class. Year Number of CRM 2019 67 2020 56 2021 60 2022 71 2023 158	Last 5 years of CRM statistic shows steady growth in Customer Expectation for services.	The increase expectation of services may impact on the quality and nature of facilities, provided by Council and this has been a discernible trend where community groups require (demand) higher standards in the facilities they use. Simple examples include requests for state of the art kitchen facilities, air conditioning in sports stadiums, increased storage requirements and supply of computing facilities in Council libraries.
Legislative changes	Compliance with BCA	Increasing legislative and governance demands, long term financial sustainability, environmental sustainability for the existing building stock as well as pressure for additional buildings	Demand for retrofitting buildings for, environmental sustainability etc. and impact on financial resources in the provision of new buildings

4.2. Changes in Technology

Technology changes are forecast to have little effect on the delivery of services covered by this plan, but will likely improve customer feedback and advice to Council (e.g. Web based communication to Council, smart phone technology, automated monitoring of building services, online/interactive building lighting/art).

Council will face increasing community pressure to retrofit existing facilities with technology that will improve the overall environmental sustainability of the facility and safety.

Technology changes forecast to affect the delivery of services covered by this plan are detailed below.

Table 5 : Potential changes in technology and effect on service delivery

Technology Change	Effect on Service Delivery
Artificial Intelligence (AI)	AI embedded asset management system may be able to optimise asset use and investment need by identifying trends and subsequence forecast modelling. Council will follow the industry trend and advice from LGA to determine the use and embedding into its asset management system.
CCTV Cameras	Council have CCTVs at various locations for the surveillance of its public areas and buildings. However, some CCTVs are there purely for the security surveillance and are controlled and used by SAPOL, where as other locations are Council operated and is required be integrated into one access system for effective use and monitoring of Council Assets.
Automatic detection and safety systems	Expansion of electronic access to buildings. Recently automatic gates were installed at the depot entry points to ensure maximum asset security and unnecessary public intrusions.
Plant & Equipment	Updated plant & equipment may result in improved service delivery within a more efficient timeframe and to a better standard.
Mobile computing	Use of improved technology for condition rating may lead to increased data integrity and ability to link to GIS for improved visualisation. Will also mean simpler and more efficient information transfer without double handing of data.
Environment Sustainability	Installation of energy and water saving equipment (i.e. Smart meters, solar panels eyc) for environmental responsibility and for cost efficiency.

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. Demand management practices include non-asset solutions, insuring against risks and managing failures.

Non-asset solutions focus on providing the required service without the need for the organisation to own the assets, such as leasing arrangements or providing services from existing infrastructure which may be located in another community area or contributing to capital improvements of another organisation that provide benefits for our community. An example of this includes, the Mount Gambier Airport, located outside the City of Mount Gambier boundary, however Council has contributed funding to upgrade its facilities.

The current lack of information on the extent of service provision required to meet community demand for buildings makes it difficult to assess the gap between the community desires/needs and existing service provision. Opportunities identified to date for demand management are shown in Table 7. Further opportunities will be developed in future revisions of this AM Plan.

Table 6 : Demand Management Plan Summary

Service Activity	Demand Management Plan
Operations	Utilise office space more efficiently. Identify buildings not being used to their full potential and consult the community on other uses.
Financial	Develop long-term financial management plans to ensure financial sustainability
DDA provision improvements	Currently there is a gap in planned accessibility improvement work and is currently under review for creating a long/medium- and short-term priorities for all council owned buildings.
Environmental sustainability	Council in its procurement polices has incorporated “Value Added Services and Improvement & Innovation” criteria to encourage environmental sustainability.
Public Toilet Facilities	This plan recognises need for investment to replace/upgrade all key public toilet blocks in its future works program. The Valley Lake new toilet block was part of this commitment and will be followed by public toilets at Frew Park, Umpherston Sinkhole, Blue Lake Sports park, Vansittart Park and so on.

5. Lifecycle Management Plan

The lifecycle management plan details how Council plans to manage and operate the assets at the agreed levels of service (defined in the section “Levels of Service”) while optimising life cycle costs.

5.1. Physical Parameters

The assets covered by this Plan are shown in Table 1.

Over 5% of Council’s building and structure assets are identified as heritage. Generally, the building and structure assets are in fair to good condition although asset ages vary considerably across the City. Council has limited data on the age profile of its Asset stock but does have an increasing understanding of the condition data for building and structure asset categories. Council uses a combination of the age and condition data to set future works programs and to prepare risk control strategies.

5.2. Asset Capacity and Performance

As part of the Strategic Priority Project for Asset Strategy, Council plans to undertake the following activities to better understands its assets and their serviceability to the community. The activities will include but not limited to are:

- Collect item specific information for all assets and their functional life expectancy.
- Consult with the community for service expectation.
- Prioritise works to be completed.
- Design and project cost works
- Ensure strategic alliance (both financial and non-financial)

5.3. Asset Condition

Council’s building and structure assets were last assessed for condition as at 1 July 2023 by external consultants as part of the revaluation process. The condition is measured using a 0-5 rating system.

The condition profile of Council's assets will be further assessed by technical building experts and include review of compliance standards, appearance, security, fit for purpose and environmental fitness and be reflected in future updates of this Plan.

Table 7 : Condition Rating Scale

Rating	Description of Condition
1	**Very Good:** only planned maintenance required.
2	**Good:** minor maintenance required plus planned maintenance.
3	**Fair:** significant maintenance required.
4	**Poor:** significant renewal / rehabilitation required.
5	**Very Poor:** physically unsound and / or beyond rehabilitation.

The condition profile of Council's building and structure assets is shown below in figures 2 and 3.

Figure 4. Building and Structure Asset Condition Profile

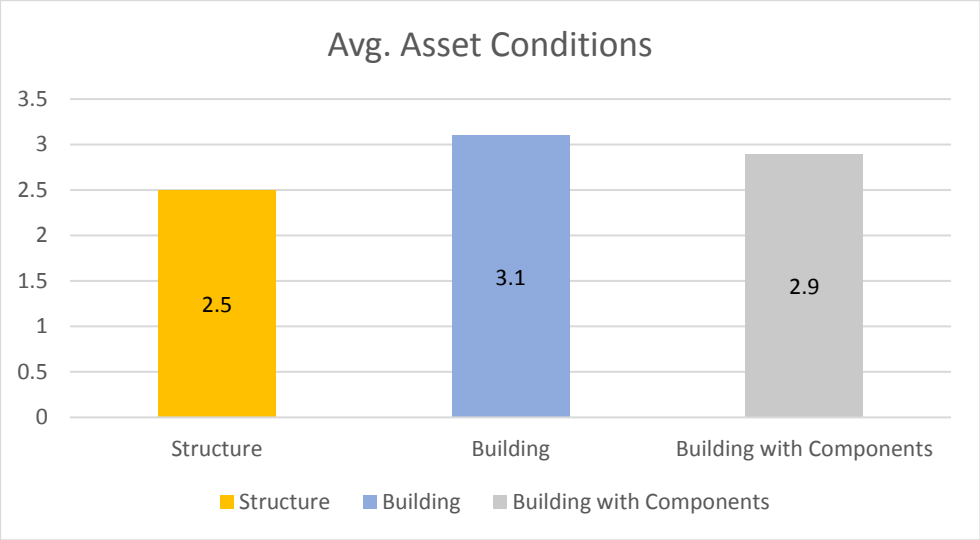
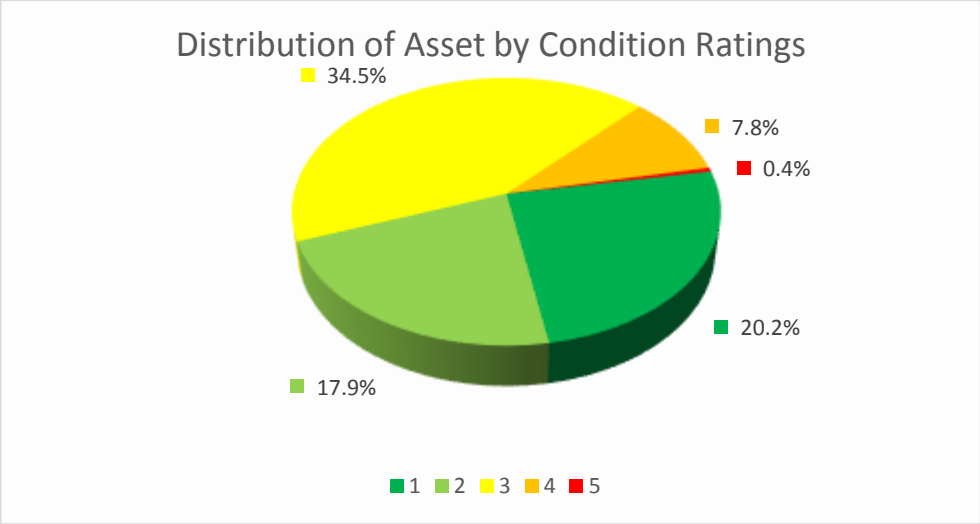


Figure 5. Building and Structure Asset Condition Profile



5.4. Risk Management Plan

An assessment of risks associated with service delivery from infrastructure assets identifies 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.

5.5. Operations and Maintenance

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.

6. Renewal 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.

6.1. Renewal Standards

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

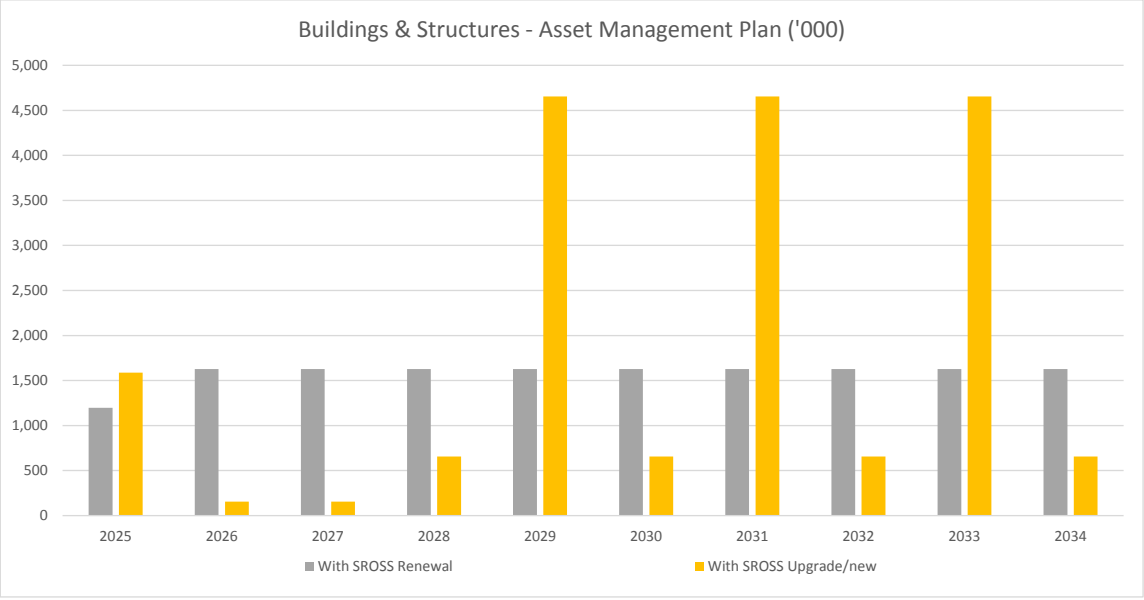
- Current Australian and Industry Standards
- Building Code of Australia 2016
- Disability Discrimination Act (DDA)
- Asbestos Removal Code of Practice
- Electrical Wiring Code AS3000
- Work Health Safety Act and Regulations

6.2. Summary of Future Renewal Expenditure

Projected future renewal expenditures - the optimal level of renewals - are forecast to increase over time as the asset stock ages. The costs are summarised in Figure 6. Note that all costs are shown in nominal dollar values.

Due to planning a master plan each year for the significant open spaces which were identified in the SROSS, costs of three projects to support the implementation of this strategy (with design in year 1 and construction in year 2), excluding inflation for total cost for each project is assumed to be $5m with 50% grant funding) capital Works investment for next 10 years which is shown in Figure 7.

Figure 7. Projected capital expenditure over next 10 years (with planned SROSS expenditure)



Planned capital projects are to be funded from Council's capital works program and grants where available. Council has recently taken the first step towards improving its buildings and structures planned renewal programming by using remaining useful life estimates. Future iterations of this Plan will become more detailed as Council continues to develop its assets categorisation and information.

7. Financial Summary

This section contains the financial requirements resulting from all the information presented in the previous sections of this AMP. The financial projections will be improved as further information becomes available on asset technical details and condition, desired levels of service and current and projected future asset performance.

7.1. 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.

7.2. 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, i.e. depreciation expense. The buildings and structures annual consumption cost for the services covered in this Plan, represented by the

Buildings – Renewals and the Structures – Renewals amounts to $15.8M.

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 AMP is created with the view to include the optimal level and therefore should not show a gap. Such a gap will only appear in case the LTFP drives capital allocation to a different year than as per the AMP, or when Council does for other reasons spend more or less on life cycle costs for the year than the AMP suggests.

Any gap between life cycle costs and life cycle expenditure gives an indication as to whether present consumers are paying their share of the assets that are consumed each year.

The above confirms the purpose of this AMP: 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 so that future generations are not burdened with failing assets.

A gap between projected asset renewal expenditure and actual (planned) expenditure indicates that further work is required to manage required service levels and future planned expenditure funding needs to eliminate any funding gap.

Council will need to manage the ‘gap’ by developing this AM Plan to provide guidance on future service levels and resources required to provide these services, and to ensure that the gap closes to a controllable level.

7.3. Funding Strategy

Projected expenditure identified in Figure 5 is to be funded from Council’s operating and capital budgets. The funding strategy is detailed in Council’s Long-Term Financial Plan (LTFP).

Additional new and renewal of building capital, in addition to the optimal level, or as part of reaching the optimal level, could be funded out of regular Council income. However, taking into account Council’s financial constraints other options to assist reducing a funding gap or fund additional capital expenditure include:

- Grant funding
- Fundraising
- Alternate revenue streams

- Sale of underutilised assets
- Change in services and service levels
- Refinement of CPI and consumption rates and assumptions.

7.4. 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. Depreciation expense values are forecast in line with asset values based on asset condition depreciation and will be adjusted in accordance with asset revaluations which will occur from time to time taking into account condition assessments and additional asset age data.

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. Council may wish to explore the option for limited asset disposal of buildings and structures whilst still maintaining a reasonable and acceptable level of service to the community.

7.5. Key Assumptions made in Financial Forecasts

This section details the key assumptions made in presenting the information contained in this Plan and in preparing forecasts of required operating and capital expenditure and asset values. 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 Plan are:

- Asset condition and valuation has been determined by AssetVal Pty Ltd.
- Straight line depreciation of asset condition has been assumed and AssetVal Pty Ltd have determined the residual value for buildings and structures assets.
- This AM Plan was put together based on the information at hand at the time of preparing the Plan. As asset information is updated and more accurate information becomes available, this Plan will become more accurate.

7.6. Accounting and financial systems

Council uses Civica Authority as its accounting and financial system. This system integrates with Council's asset management system another module of the Civica Authority suite.

The Australian Accounting Standards provide the benchmark against which Council reports on asset accounting. Council's current capitalisation threshold is $5,000.

The link between asset management and the financial system includes:

- The assumed works programs and trends
- The resulting budget, valuation and depreciation projections
- Useful life analysis (including renewal projections)
- Inputs to Council's LTFP and ABP&B

REFERENCES

The City of Mount Gambier Futures Paper

City of Mount Gambier Strategic Plan 2020-2024

City of Mount Gambier Annual Business Plan and Budget

DVC, 2006, 'Asset Investment Guidelines', 'Glossary', Department for Victorian Communities, Local Government Victoria, Melbourne

IPWEA, 2006, 'International Infrastructure Management Manual', Institute of Public Works Engineering Australia, Sydney, www.ipwea.org.au

8. Appendices

8.1. Buildings and Structures Asset management Plan

Buildings and Structures Asset Management Plan - 2025-2035 (With incorporating SROSS Strategy)										
'000	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**
Renewal	1,197	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627
Upgrade/new	1,588	155	155	655	4655	655	4655	655	4655	155
TOTAL	2,785	1,782	1,782	2,282	6,282	2,282	6,282	2,282	6,282	2,282

8.2. Future renewal needs for Building and Structures

Asset renewal needs for next 10 years

Shed

Description	Location	Replacement Cost
Stone Store Shed	Old Gaol	$ 29,000.00
Store Shed	Old Gaol	$ 10,000.00
Brick Pump Shed	Blue Lake Sports Park	$ 14,000.00
Signs Store 1	Council Depot	$ 23,000.00
Implement Shed	Lake Terrace Cemetery	$ 18,000.00
Steel Storage Shed	Marist Park	$ 40,000.00
Pump Shed	Marist Park	$ 42,000.00
Equipment Shed	Valley Lake - Conservation Park	$ 13,000.00
Wash Bay	Council Depot	$ 44,000.00

Sports

Description	Location	Replacement Cost
Football Change Rooms / Grandstand	Vansittart Park - Oval	$ 2,110,000.00
Scoreboard	Vansittart Park - Oval	$ 76,000.00

Playgrounds

Location	Replacement Cost
Railway Lands - Natural Play Compenents	$ 60,000.00
AF Sutton Memorial Park	$ 60,000.00
AF Sutton Memorial Park	$ 9,000.00
AF Sutton Memorial Park	$ 9,000.00
Rosaville Reserve	$ 12,000.00
Heaver Drive Reserve	$ 44,000.00
Elder Street Reserve	$ 6,000.00
Tumut Drive Reserve	$ 60,000.00
Akuna Reserve	$ 42,000.00
Umpherston Sinkhole	$ 11,000.00
Gladigau Park	$ 14,000.00
Hayes Crescent Reserve	$ 60,000.00
Carmel Drive Reserve	$ 76,000.00
Argyle Place Reserve	$ 26,000.00
Hastings Cunningham Reserve	$ 76,000.00
Elm Avenue / Jarrah Street Reserve	$ 60,000.00
Stiles Street Reserve	$ 83,000.00
Valley Lake - Playground	$ 585,000.00
Melalueca Reserve	$ 69,000.00
Quarry Reserve	$ 80,000.00
Max Young Memorial Park	$ 82,000.00
Don McDonnell Reserve	$ 105,000.00

Public Toilets

Location	Replacement Cost
Frew Park	$ 220,500.00
AF Sutton Memorial Park	$ 153,000.00
Blue Lake Sports Park - Football Grounds	$ 112,500.00
Corriedale Park	$ 135,000.00
Vansittart Park - Oval	$ 144,000.00
Vansittart Park - Oval	$ 144,000.00
Valley Lake - Conservation Park	$ 112,000.00
Blue Lake Sports Park	$ 94,500.00
Commerce Arcade	$ 180,000.00

BusShelter

Location	Replacement Cost
163-165 Wireless Road West	$ 17,000.00
20-22 Willow Avenue	$ 33,000.00
Gladigau Road (16 Kooringa)	$ 12,000.00
18 Illawong Drive	$ 12,000.00
101 Lake Terrace East	$ 17,000.00
Newton Crescent (75 Pick Ave)	$ 17,000.00
16 Pressey Street	$ 17,000.00
Wehl Street South (Reidy Park School)	$ 17,000.00
2 Willow Avenue	$ 17,000.00
64 Crouch Street North	$ 12,000.00
227 Commercial Street East	$ 17,000.00
L200 Conroe Drive	$ 29,000.00

Overall Planned Annual Renewal Expenditure

Asset Type	Asset Components	10 Years Total Replacement Cost	Annual Replacement Allocation
Structure	Bus shelter	$ 217,000.00	$ 21,700.00
	Playgrounds	$ 1,693,000.00	$ 169,300.00
	Other (Shed/Shelters etc)	$ 432,000.00	$ 43,200.00
Building	Public Toilet Upgrades	$ 1,548,000.00	$ 154,800.00
	Sheds (Building/Service)	$ 86,000.00	$ 8,600.00
	Sports	$ 2,110,000.00	$ 211,000.00
Building with Components	Sub-structure	$ 756,800.00	$ 75,680.00
	Building Envelope	$ 3,650,000.00	$ 365,000.00
	Roof	$ 1,338,000.00	$ 133,800.00
	Fitouts	$ 1,873,000.00	$ 187,300.00
	Services	$ 4,089,000.00	$ 408,900.00