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Our City Our future



ASSET MANAGEMENT PLAN BUILDINGS AND FACILITIES

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EXECUTIVE SUMMARY

The Buildings and Facilities Asset Management Plan (AMP) outlines all the tasks and resources required to manage and maintain Council's buildings to an agreed standard. The AMP sets out a detailed overview of the all Council's Buildings (valued at approximately \$210 million). This AMP forecasts the resourcing required for maintaining the current condition of Council's buildings.

Overall Council's buildings are maintained at an average condition with only a small percentage of the buildings rated in poor condition. In 2011/12 Council invested \$1.4 million in the building maintenance/renewal.

Whilst this is a significant investment of funds by Council it has been calculated that there is a shortfall of \$1.7 million per annum if Council seeks to maintain its buildings at the current condition. Without this funding shortfall being addressed the condition of Council's buildings will deteriorate over time, as identified in this Asset Management Plan.

1. INTRODUCTION

Fairfield City Council is responsible for the management of building assets valued at approximately \$210m built up over many generations. This presents significant challenges as many assets were constructed many decades ago. Some of these are approaching the end of their useful asset life. The cost of maintaining and renewing these depreciating assets is likely to be a significant impact on scarce financial resources over the coming decades.

1.1 Fairfield City Plan Link

The Fairfield City Plan goals and objectives in this Asset Management Plan are:

Broad Theme	Goal	Outcomes	How objectives are addressed in AMP
Theme 1 – Community Wellbeing	Goal 1: Being Healthy and Active we enjoy good health(physical, psychological, social and environmental), have access to high quality facilities and services and contribute to our own wellbeing through a healthy lifestyle	2.1 A healthy and safe environment	Sound asset management practices as set out in this building AMP are used to ensure that buildings are accessible, safe and fully functional.
		2.2 Active and creative leisure and recreational opportunities	Introduction of suitability assessments to determine how well buildings meet user needs. Analysis of usage to aid prioritisation. Planned maintenance to ensure continued functionality and the allocation of capital to help address deficiencies in provision. The building inspection also considers accessibility and any adjustments required are prioritised and actioned as funding is available.
	Goal 5: Having access to opportunities	2.1 Access to community facilities and services	Planned maintenance and renewal program to ensure continuing availability of community facilities. The majority of the building portfolio comprises community and recreation facilities many of which are associated with sport and outdoor recreation.
Theme 2 – Places and Infrastructure	Goal 2: Buildings and infrastructure meet the changing standards, needs and growth of our community. Our city has activities, buildings and infrastructure to an agreed standard that cater to our diverse needs and future growth	2.1 Infrastructure is planned, managed and resourced to meet community need and service levels	Develop and apply asset management principles to support the maintenance and management of building assets. Provision of adequate funding towards asset renewal to meet adopted level of service.
		2.3 Community facilities and assets including libraries, museums, community accessible and valued by the	Sound asset management practices as set out in this building AMP are used to ensure that buildings are accessible where required and fully functional.

Broad Theme	Goal	Outcomes	How objectives are addressed in AMP
		community	
		2.2 Changing needs and wants of the community inform the provision of community facilities	Introduction of suitability assessments to determine how well buildings meet user needs. Analysis of usage to aid prioritisation. A building asset hierarchy has been developed as part of this AMP. This plan has also suggested technological factors that need to be assessed in determining the scoping requirements for new buildings and building upgrade or replacement projects.
	Goal 1: Our city is a clean and attractive plan where we take pride in our diverse character. Our city takes pride in the diversity of its built environment which is reflected in the quality of new buildings and facilities as well as the care and maintenance of existing places and infrastructure	1.1 Quality design, construction and maintenance help preserve our local character and respects the city's heritage and cultural diversity.	Provision of facilities through quality design (for purpose including whole of life costing), construction of new buildings and building upgrades. Undertake prompt repairs and maintenance of damaged building assets and optimise serviceability and useability of the building network. Ensuring services are delivered at the right price and quality. Provision of adequate funding towards asset renewal.
		1.2 Places, infrastructure and buildings are clean, in good repair and meet important fire, safety, health and environmental standards.	Community focused and technical level of services are established and measured to ensure services are delivered effectively.
Theme 3 – Environmental Sustainability	Goal 3: Supporting Sustainable activities	2.1 Individuals, businesses, industries and government optimize their environmental performance	Energy and water efficient services in the Council buildings are retro-fitted where practical.
Theme 5 – Good Governance and Leadership	Goal 1: We are well represented and governed where all act ethically and in the interest of the community Our City is well led by governments at all levels and efficiently managed by their administrations	1.3 Value for the public money that is spent	Sound asset management practices as set out in this building AMP are used to ensure that buildings are accessible, safe and fully functional.

1.2 Scope of this Plan

Fairfield City Council is responsible for the management of building assets as shown in Table 1.1 with a replacement value of \$210 million.

Table 1.1

Asset Category	Number of Assets	Number of Buildings	Replacement Cost
Office Building	2	2	\$28,299,343
Amenity Building	53	53	\$15,124,287
Childcare	12	12	\$11,509,759
Commercial Building	12	12	\$6,420,749
Depot	1	7	\$4,462,029
Showground	1	31	\$14,752,913
Leisure Centre	3	8	\$37,069,570
Library	3	3	\$15,930,139
Multipurpose Community Facility	43	43	\$34,078,965
Multistorey Car Park	4	4	\$33,333,261
Other Assets	34	34	\$4,116,755
Public Toilet	25	25	4,684,098
Pump House	16	16	\$312,000
		TOTAL	\$ 210,093,868

Distribution of building assets covered by this Asset Management Plan (AMP) are shown in Figure 1.1

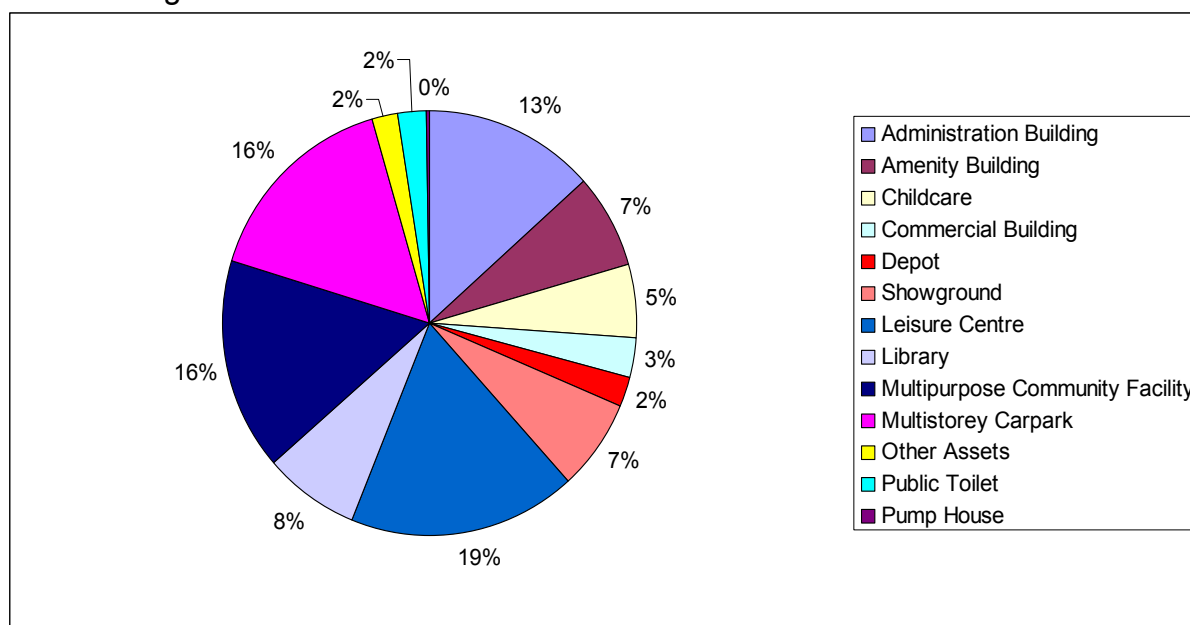


Figure 1.1 - Distribution of Building Assets by Replacement Cost

1.3 Documents that informed the Building Asset Management Plan

- Local Environmental Plan (LEP),
- Strategy on Ageing
- Community Engagement and Consultation Policy.

2. LEVELS OF SERVICE

2.1 Legislative Requirements

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

Legislation	Requirement
Local Government Act	Sets out role, purpose, responsibilities and powers of local governments including the preparation of a long term financial plan supported by asset management plans for sustainable service delivery.
Disability Discriminations Act, 1992	(a) to eliminate, as far as possible, discrimination against persons to the ground of disability in the areas of: <ul style="list-style-type: none"> (i) work, accommodation, education, access to premises, clubs, and sport; (ii) the provision of goods, facilities, services and land; (iii) existing laws; and (iv) the administration of Commonwealth laws and programs; and (b) to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and To promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.
Heritage Act, 1977	An Act to conserve the environmental heritage of the State. Several properties are listed under the terms of the Act and attract a high level of maintenance cost, approval and monitoring.
Occupational Health, Safety and Welfare Act & Regulations	Sets out roles and responsibilities to secure the health, safety and welfare of persons at work.
Building Code of Australia	The goal of the BCA is to enable the achievement of nationally consistent, minimum necessary standards of relevant, health, safety, (including structural safety and safety from fire), amenity and sustainability objectives efficiently.
Building Fire and Safety Regulation, 1991	This Act sets out the regulations for things such as means of escape, limitation of people in buildings, fire and evacuation plans and testing of special fire services and installations.
Electrical Safety Act, 2002	This Act sets out the installation, reporting and safe use with electricity.
Environmental Planning and Assessment Act, 1979 (POPE)	This Act sets out requirements in respect to planning legislation.
Building Regulation, 2003	This Act sets out requirements in respect to Building Requirements.
Plumbing and Drainage Act, 2002	This Act sets out Plumbing Requirements.
Plant Protection Act, 1989	This Act sets out the requirements in respect to Flora protection.

Legislation	Requirement
Valuation of Land Act, 1916	This Act sets out the requirements in respect to Land Valuation.
Public Records Act, 2002	This Act sets out the requirements in respect to maintaining public records.
Surveillance Devices Act, 2007	This Act sets out requirements in respect to the use of surveillance devices.
AS 3661.1 1996	Standard for floor and pavement slip resistance.

2.2 Adopted Levels of Service

The adopted Levels of Service that are considered appropriate to Fairfield City Council are scheduled in Table 2.2.1.

Table 2.2.1

External (Community Based) and Internal (Operations Based –Technical)					
Key Performance Indicator	Level of Service	Target Performance	Current Performance	Performance Measure Process	Comments
Social Needs	Ensure that buildings are fully functional for community needs	Importance and satisfaction levels are surveyed	Unknown	Community Survey Results	
Appearance	Building assets in clean and presentable condition	>75% customer surveyed satisfied	Unknown	Annual facility users survey	
Legislative Compliance	All Facilities comply with OHS and Building Act.	100% compliance	Unknown	Testing carried out in accordance with Statutory requirement and inspection program formulated and implemented	
	Public buildings to provide equal access to all community members.	<25 complaints per year regarding lack of accessibility and 100% DDA compliance	Unknown	Number of complaints about access to buildings and DDA compliance	
Availability	Building is available when needed	> 75% satisfaction level	Unknown	Log of unmet requests for use of Council buildings	

External (Community Based) and Internal (Operations Based –Technical)					
Key Performance Indicator	Level of Service	Target Performance	Current Performance	Performance Measure Process	Comments
Utilisation	Facilities are managed for maximum utilisation as applicable	Utilisation 80% (7 days per week)	80%	Through tenancy/usage data.	
Health and Safety	Facilities are accessible, safe and free from hazards	<5 per year Incident Reports <5 per year request related to safety	Unknown Unknown	Incident reports Customer service requests	
	Security provided in accordance with building category	Security levels delivered to set standard Alarms and break-in's <10 per year	Unknown	Annual security audit and review Alarm logs and break-in police reports by Council	Monitoring, periodic reviews to be documented
Quality	Ensure that buildings are clean, inviting, damage and graffiti free	<20 complaints per annum	Unknown	Number of customer complaints per annum Facility surveys	
Quantity	Are there enough buildings to meet community needs	Benchmark Study	Varied - Use	Improved according to benchmark	
Reliability and Performance	Percentage of customer request actioned within twenty eight days	100%	80%	Audit of work orders generated Customer Request Management statistics	
Responsiveness	All works relating to building assets are completed with agreed timeframes depending on task and rating as specified in risk register and maintenance plan	90% of work identified completed within designated response times	80%		Rating 1 responds to request within 24 hours and make safe as soon as practical. Repair within 7 workdays.

External (Community Based) and Internal (Operations Based –Technical)					
Key Performance Indicator	Level of Service	Target Performance	Current Performance	Performance Measure Process	Comments
					Rating 2 responds to request within 24 hours and make safe as soon as practical. Repair within 6 months.
					Rating 3 responds to request within 48 hours and make safe as soon as practical. Repair within 6 - 18 months depending on risk assessment.
					Rating 4 respond to request within 10 workdays, prioritise and program work annually depending on condition rating and availability of resources
Condition	Average Asset Condition	Average condition will fall to maximum 2.6in 20 years	Average condition of 1.9	Condition Data Analysis	Undertake regular condition inspection and modelling of building assets

External (Community Based) and Internal (Operations Based –Technical)					
Key Performance Indicator	Level of Service	Target Performance	Current Performance	Performance Measure Process	Comments
	Overall Asset Condition	Maximum 19.7 % of building asset will be in condition 4 & 5 in 20 years with current level of funding	3.6 % of building assets base in condition 4 and 5	Condition Data Analysis	Undertake regular condition inspection and modelling of building assets
	Buildings are cleaned where appropriate	5 Inspections per week	5 Inspections per week	Cleaning inspection schedule	
Environmental Impacts	The use of energy and water in buildings is controlled to reduce running costs and the impact on the environment	30% reduction	Data split for utilities not always available.	Electricity consumption kwh/sqm and \$sqm, Water consumption ml3/sqm and \$sqm, Carbon footprint	Use of meters fitted to existing supplies could provide the data to assist energy performance management
Financial Sustainability	Buildings are managed for future generations	Asset Renewal Ratio 46%	Asset Renewal Ratio 68%	Annual Budget Expenditure Review	Target cannot be met with funding shortfall
	To provide an appropriate and cost effective building maintenance service	Need to benchmark against other authorities to inform target setting. IPWEA suggests 1-1.5%	1.10%	Maintenance cost as % of replacement cost	Undertake regular condition inspection and provide optimum maintenance program and reduce cost
	Projects are delivered within budget	100%	Unknown	Percentage of projects completed within 5% of commit to build budget	

3. FUTURE DEMAND

3.1. Demand Forecast

3.1.1 Technological Change

Table 3.1.1.1 Changes in Technology and Forecast effect on Service Delivery

Technological Change	Effect on Service Delivery
Change in building construction methods and the materials used	May increase the life of building components, reducing the susceptibility to damage, or by reducing the cost of construction or maintenance. e.g. improved graffiti removal methods
Management Technology	Knowledge of buildings, component, lives and costs is continually being improved
Changes in efficiency and economic viability of solar electricity, solar hot water services, water saving methods and water storage methods	Buildings can increasingly incorporate sustainable energy and water saving measures in new and replacement projects
Increased efficiencies of low energy building design	New building designs can incorporate energy efficient and sustainable practices

3.1.2 Increased demand for asset renewal and maintenance

The table below indicates that there has been a significant increase in new building assets in 2009/2010 and 2010/2011 arising from Federal Government funding under stimulus package. These figures have been averaged out to provide some long-term estimates that can be used in determining the likely impact on future renewal, maintenance and operational costs.

Financial Year	Asset Value ('000)
2009/2010	\$6,381
2010/2011	\$5310
2010/2012	\$1,196

The above figures indicate an average annual growth rate of 2 % for the building network. Using this growth rate as guide, this predicted growth will add 40% more building assets and its components to the current building portfolio in the next 20 years.

As the growth rate is mainly based on stimulus funding, the additional maintenance cost and operating costs resulting from these new assets are not included in the financial projections of this AMP.

Further research is required on projections of growth and the possible impact of this growth and change. This will be considered as part of the improvement plan for the total asset management plan. On this basis this plan does not allow for accelerated asset consumption or usage.

3.1.3 Change in Community Expectation

When community expectations change demand management strategies may provide alternatives to the creation of new assets in order to meet demand and look at ways of modifying customer demands in order that the utilisation of existing assets is maximised and the need for new assets is deferred or reduced.

Demand for new services will be managed through a combination of managing existing assets, upgrading and replacing existing assets as given in the renewal plan. Demand management practices include non-asset solutions, insuring against risks and managing failures.

The community facility review will identify need based on agreed benchmarks which will inform this asset management plan. Opportunities identified to date for demand management are shown in Table 3.1.3.1. Further opportunities will be developed in future revisions of this building asset management plan.

Table 3.1.3.1: Demand Management Strategies Summary

Service Activity	Demand Management Strategies
Provision of community meeting facilities	Explore joint use of facilities owned or operated by other parties.
Provision of Arts and Cultural facilities	Explore joint use of facilities owned or operated by other Parties

4. RISK MANAGEMENT

In order to establish those risks that will be covered by the risk management program a table has been developed showing sources of risk, their potential impacts, current controls and action plans (refer to Table 4.1). The risk register has established the responsibilities of the relevant departments (City Assets and Works) and person.

This table will be further developed, as the sources of risk become better understood.

Table 4.1: Building Asset Risk Register (to use this sheet refer to Generic Asset AMP - Section 1: Table 4.1, 4.2, 4.3 and 4.4)

Hazards	Risk (what can happen?)	Likelihood	Consequence	Risk Score	Current Controls	Are Existing Controls Adequate?	Action Needed	Responsibility
Asset Condition	Ongoing deterioration of building assets	4	3	12	Repaired after receiving request from resident	No	1. Regular condition inspections 2. Asset modelling 3. Annual allocation of sufficient funding and resources 4. Planned maintenance program	Manager City Assets
Asset Condition	Poor asset condition causes damage and injury to staff and community member	3	4	12	Repaired after receiving request from resident	No	1. Prioritise capital and maintenance works based on condition and hierarchy 2. Submit appropriate funding requests for building inspections and maintenance 3. Planned maintenance program	Manager City Assets
Insufficient Maintenance	Insufficient maintenance over the years increases the risk of injury to users	3	3	9	Reactive type	No	Planned maintenance program - Prepare program work as per AMP for budget consideration	Manager City Assets
Natural Events (flooding, bushfire, earthquake etc)	Significant asset loss due to Natural events	3	3	9		Yes	Preparation of business continuity plan for major buildings	Manager City Assets
Trips	Member of the public trips and injures themselves	3	3	9	Reactive Inspection	Yes	Building inspection as specified in Inspection Plan and determine the maintenance budget	Manager City Works
Slips	Building user slips on surface that has insufficient traction	2	3	6	Reactive Inspection	Yes	Building inspection as specified in Inspection Plan and determine the maintenance budget	Manager City Works

Hazards	Risk (what can happen?)	Likelihood	Consequence	Risk Score	Current Controls	Are Existing Controls Adequate?	Action Needed	Responsibility
Vandalism	Illegal or unauthorized entry into public buildings results in damage to property.	2	3	6	Better lighting in amenity building and public toilets. Any attacks are reported to the police. Toilets are locked at nights	Yes		Manager City Assets & Works
Disability Access	Buildings unable to provide access for disable people	2	3	6			Implement audit of community facilities as identified in the disability action plan	CPO Aging and Disability, Manager City Assets & Works
OHS Practices	Injury due to poor OHS practices	2	3	6		Yes	Need to ensure they are followed	Manager City Assets & Works
Inappropriate works	Damage and injury caused by inappropriate works	2	3	6		No	Improvements to conditions in lease agreements	Manager City Works
Poor Design and Construction	Injury caused by poor design and construction	4	3	12	Some design check in place	No	Adopt more rigours design to ensure that standards are achieved for design and documentation. Implement quality control & quality assurance processes in construction. Establish post construction review with design	Manager City Assets & Works

* Council has identified the following flood affected buildings as critical assets where risk management strategies need to be targeted through specific action plans.¹

Asset ID	Asset Description	Depth of Above Floor Flooding (m)	Floodplain	Comments
142453	Cabramatta Sportsground Curators Shed Amenity Building	0	Cabramatta Creek	Floor level above 1 in 100 year flood level
TBD	Cabramatta Childcare Fixed Play Equipment (1)	0	Cabramatta Creek	Floor level above 1 in 100 year flood level
142611	Joe Broad Reserve Soccer Toilet Block	0	Cabramatta Creek	Floor level above 1 in 100 year flood level
142507	Westacott Cottage	0	Canley Corridor Overland	Floor level above 1 in 100 year flood level
142657	Westacott Cottage Toilet Block	0	Canley Corridor Overland	Floor level above 1 in 100 year flood level
142597	Nelson Street Car Park Multi-Storey Car Park	0	Fairfield Overland	Floor level above 1 in 100 year flood level
142597	Horsley Park Reserve Toilet Block	0	Reedy Creek	Not affected in new study
TBD	Horsley Park Reserve Amenity Building	0	Reedy Creek	Not affected in new study
142615	Horsley Park Reserve Band Stand	0	Reedy Creek	Not affected in new study
142520	Greenfield Park Community Hall Community Hall	0	Three Tributaries	Floor level above 1 in 100 year flood level
142546	Greenfield Park Family Day Care Childcare	0	Three Tributaries	Floor level above 1 in 100 year flood level
142498	Villawood Post School Options Community Hall	0	Old Guildford OLFS	Floor level above 1 in 100 year flood level
142466	Powhaten Park Amenity Building	0.03	Three Tributaries	Borderline- minimal amount of flooding if it does occur
142543	Villawood Childcare Centre Childcare	0.04	Old Guildford Overland	Borderline- minimal amount of flooding if it does occur
142669	Fairfield Showground Pound Stables	0.05	Three Tributaries	Borderline- minimal amount of flooding if it does occur
142491	Rosford Reserve (Janice Crosio Oval) Amenity Building	0.06	Prospect Creek	Borderline- minimal amount of flooding if it does occur
TBD	Bonnyrigg Park Sustainable Toilet Block	0.07	Three Tributaries	Borderline- minimal amount of flooding if it does occur
142530	Villawood Seniors Citizen Centre Community Hall	0.1	Old Guildford Overland	On flood fringe, only very small amount of building affected. I would suggest this building is not flood affected.

¹ Westpool Insurance Data

Asset ID	Asset Description	Depth of Above Floor Flooding (m)	Floodplain	Comments
TBD	Cabramatta Childcare Fixed Play Equipment (2)	0.1	Cabramatta Creek	
142506	Prince Street Reserve Girl Guides Community Hall	0.1	Three Tributaries + Canley Corridor Overland	
142472	Adams Park (Sackville St) Amenity Building	0.1	Canley Corridor	
142480	Joe Broad Reserve Base Ball Amenity Building	0.1	Cabramatta Creek	
142465	Chisholm Reserve (South) Amenity Building	0.1	Three Tributaries	
142571	Building Trades Building Office	0.15	Three Tributaries	
142576	Adams Park Pump House	0.15	Canley Corridor Overland	
TBD	Knight Park 1 & 2 Barbecue Shed	0.15	Old Guildford Overland	
142671	Fairfield Showground Stables	0.15	Three Tributaries	
TBD	Fairfield City Golf Course Steel Shade Structure	0.15	Three Tributaries	
142542	Cabramatta Childcare	0.2	Cabramatta Creek	Recommend detailed survey in this location to determine floor levels
142492	Knight Park 1 & 2 Amenity Building	0.2	Old Guildford Overland	
142617	Adams Park Canteen	0.2	Canley Corridor	
142457	Adams Park (Canley Vale Rd) Amenity Building	0.25	Canley Corridor	
142510	Fairfield Rural Fire Brigade Community Hall	0.25	Reedy Creek	Only have range of values for this location (0.15 to 0.25). This is worst case scenario.
142625	Prince Street Reserve Pigeon Club	0.3	Three Tributaries + Canley Corridor Overland	
142458	Cabramatta Sportsground Amenity Building	0.4	Cabramatta Creek	
142461	Chisholm Reserve (North) Amenity Building	0.4	Three Tributaries	
142601	Canley Vale Public Toilet Block Sustainable Toilet Block	0.5	Three Tributaries + Canley Corridor Overland	
142636	Afford Centre Commercial Building	0.5	Three Tributaries + Canley Corridor Overland	

Asset ID	Asset Description	Depth of Above Floor Flooding (m)	Floodplain	Comments
142459	Parkes Reserve Amenity Building	0.7	Prospect Creek	
142659	Parkes Reserve Basket Ball Shed	0.8	Prospect Creek	
TBD	Parkes Reserve Pump House	0.9	Prospect Creek	
142452	Strong Reserve Amenity Building	0.9	Georges River	
142667	Strong Park Machinery Shed X2	1	Georges River	
142561	Fairfield Library (Vic Winton) Library	1	Fairfield Overland	
142626	Prince Street Reserve RSL Youth Club	1.2	Three Tributaries + Canley Corridor Overland	
TBD	Ireland Bridge Reserve Pump House	1.2	Georges River	
142517	Lansvale Community Hall Community Hall	1.3	Georges River	
142575	Fairfield City Golf Course Pump House	1.3	Three Tributaries	
142656	Downey Lane Car Park Multi-Storey Car Park	1.3	Fairfield Overland	
142467	Irelands Bridge Reserve Amenity Building 1	1.4	Georges River	
142470	Irelands Bridge Reserve Amenity Building 2	1.4	Georges River	
TBD	Cabramatta Sportsground Pumphouse	1.5	Cabramatta Creek	
142487	Carrawood Park Amenity Building	1.5	Prospect Creek	
142596	Fairfield City Golf Course Toilet Block	1.5	Three Tributaries	
142525	Fairfield Community Hall Community Hall	1.5	Fairfield Overland	
142534	Fairfield Community Service Centre Community Hall	1.5	Fairfield Overland	
142574	Carrawood Park Pump House	1.7	Prospect Creek	
142602	Lansvale Reserve Toilet Block	1.9	Georges River	
TBD	Harris St Office	1.9	Fairfield Overland	
142646	Cabramatta Sportsground Kiosk	2	Cabramatta Creek	
142488	Cabramatta Sportsground Amenity Building	2	Cabramatta Creek	
TBD	Harris St Commercial Building Shop	2.2	Fairfield Overland	
142474	Cherrybrook Reserve Amenity Building	2.7	Georges River	

5. LIFE CYCLE MANAGEMENT PLAN

5.1 Objective

The objective of building assets is to provide an efficient and effective service to the Community.

5.2 Asset Inclusions and Exclusions

5.2.1 Inclusions

The assets covered by this plan are shown below:

- Office Building
- Amenity Building
- Childcare
- Commercial Building
- Depot
- Showground
- Leisure Centre
- Library
- Multipurpose Community Facility (includes halls, community centres, arts)
- Multistorey Car Park
- Other Assets
- Public Toilet
- Pump House

5.2.2 Exclusions

Buildings owned by others:

- Wetherill Park Childcare
- Wetherill Park Community Hall
- Wetherill Park Library
- Wetherill Park Occasional Care

- Wetherill Park Offices (Parks Community Group)
- 295 Victoria Street Cottage (only land owned by Council)
- Bonnyrigg Girl Guides Hall
- Bonnyrigg Library
- Cabramatta Public Toilet Block (owned by Railcorp)

Other assets are not covered by this plan:

- Car parks associated with buildings
- Footpath associated with buildings
- Fence associated with buildings
- Fountain
- Seat

These assets are covered in their respective plan

5.3 Life Cycle Issues

Some of the key life cycle issues that affect buildings are:

- Settlement and damage to building resulting from substandard materials used during construction or maintenance
- Ultraviolet light
- Biological attack
- Insect attack
- Vandalism/ terrorism
- Occupier misuse or abuse
- Over use
- Poor design

5.4 Hierarchy

Buildings in all hierarchy levels are important to service delivery and must, at the very least, meet all regulatory compliance requirements as well as minimum

standards acceptable to the community. A hierarchy has been developed to classify buildings, in recognition of the fact that buildings perform a range of functions and have differing levels of importance. A key objective of creating this hierarchy was to achieve more efficient management of Council buildings, with potential to allow, where appropriate, different delivery standards to be applied across relevant levels.

The hierarchy has been used to prioritise spending on the audit of Council buildings. Buildings considered to have a higher level of importance for service delivery were the subject of a more comprehensive audit. Implementation of the recommendations in this plan will allow the hierarchy to be used as one of a suite of tools that inform lifecycle management decisions such as:

- Identifying capital expenditure priorities (renewal, upgrade, disposal);
- Determining the frequency of building inspections; and
- Determining the frequency of routine maintenance activities.

The Categories determined are A, B, C, and D where Category “A” buildings are considered most critical to the delivery of services. For example issues within Category A buildings can generally be expected to have the most significant adverse impacts on:

- Service continuation;
- Activities of multiple community groups, clubs, staff, contractors and volunteers;
- Service accessibility for people of all abilities;
- Council revenue; and
- Council reputation

In future, the hierarchy may define service level standards, including maintenance standards.

The following key factors were considered in assigning the ranking of individual buildings:

Criticality

Key Driver	Score
Building that is crucial to service delivery	4
Building that is reasonably expected to be available for regular service delivery	3
Most services can be provided without the building	2
Services can still be provided without the building	1

Utilisation

Key Driver	Score
Used on regular basis/heavy usage	4
Used on regular basis/low usage	3
Not regularly used	2
Rarely used	1

Customer Expectation

Key Driver	Score
High expectation	4
Medium expectation	3
Low expectation	2
No competition	1

Replacement Cost

Key Driver	Score
>10 million	4
Between 2 and 10 million	3
Between 0.75 and 2.0 million	2
<0.75 million	1

Each factor has its weighting on the base of its contribution to the overall score or ranking of each building. The following weightings have been assigned to each factor:

Factors	Weighting
Criticality	35%
Utilisation	35%
Replacement Cost	15%
Customer Expectation	15%

In order to develop overall score and hierarchy level the weighting was applied to the score for each factor.

Table 5.2 indicates the current score and hierarchy level of each Council building. A higher score suggests a building is more critical to service delivery.

Table 5.2

Hierarchy	Score Range	Number of Buildings
Category A	100-81	31
Category B	61-80	74
Category C	41-60	88
Category D	21-40	63
Category E	0-20	0

Table 5.3 shows the overall score range and hierarchy level of each building. The majority of buildings were assessed as Category B or C buildings.

Table 5.3

Asset Id	Asset Description	Score	Building Category
145317	1 Pevensy St Family Resource Centre	68	Category B
136965	216 Sackville St Cottage	68	Category B
TBA	28 Beelar Street, Canley Heights Cottage	64	Category D
142445	40 Harris St Community Hall	64	Category B
145318	44 Derby Street Commercial Property	76	Category B
136976	50 Harris St House	55	Category C
136870	65 The Avenue Carport	43	Category D
137067	65 The Avenue Commercial Building	89	Category C
136957	65 The Avenue Workshop	76	Category B
137031	7 Eleven Building Commercial Building	89	Category A
136952	Adams Park (Canley Vale Rd) Amenity Building	68	Category B
136995	Adams Park (Sackville St) Amenity Building	59	Category C
136866	Adams Park Canteen	25	Category D
136853	Adams Park Pump House	34	Category D
137093	Administration Centre Admin Building	100	Category A
137076	Afford Centre Commercial Building	93	Category A
142905	Allambie Reserve Awning	55	Category C
137021	Allambie Reserve Amenity Building	68	Category B
136999	Arthur West Community Hall	68	Category B
136919	Avenel Street Reserve Toilet Block	25	Category D
136969	Avery Reserve Amenity Building	68	Category B
136860	Avery Reserve Pump House	34	Category D
142439	Babies Pool Fairfield Leisure Centre	55	Category C
137069	Bonnyrigg Avenue Childcare Centre Childcare	93	Category A
137059	Bonnyrigg Community Hall Community Hall	71	Category B

Asset Id	Asset Description	Score	Building Category
137051	Bonnyrigg Hts Community Hall Community Hall	71	Category B
143856	Bonnyrigg Toilet Block	68	Category B
137079	Bonnyrigg Youth Centre Community Hall	75	Category B
136985	Bosnjak Park Amenity Building	68	Category B
142899	Bosonjack Reserve Awning	55	Category C
137054	Bossley Park Community Hall Community Hall	68	Category B
136949	Brenan Park Amenity Building	59	Category C
142898	Brenan Park Awning	55	Category C
137002	Brenan Park Community Hall	55	Category C
137032	Brenan Park Tennis Court Amenity Building	68	Category B
136971	Brenan Park Top Amenity Building	68	Category B
137070	Brian Wunsch Centre Community Hall	71	Category B
137053	Building Trades Building Office Building	89	Category A
137057	Cabramatta Childcare	93	Category A
137080	Cabramatta Community Service Centre Community Hall	84	Category A
136921	Cabramatta Public Toilet Block (Owned By Railcorp)	68	Category B
136958	Cabramatta Sportsground Amenity Building	68	Category B
137027	Cabramatta Sportsground Amenity Building	50	Category C
136917	Cabramatta Sportsground Curators Shed Amenity Building	25	Category D
136911	Cabramatta Sportsground Kiosk	59	Category C
137092	Cabravale Leisure Centre Leisure Centre	100	Category A
136898	Cabravale Park Band Stand	25	Category D
136930	Cabravale Park Sustainable Toilet Block	68	Category B
137011	Cabravale Senior Citizens Centre Community Hall	59	Category C
136968	Canley Heights Baby Health Centre Community Hall	68	Category B
136923	Canley Heights Public Toilet Block	41	Category C
137062	Canley Vale Childcare Centre Childcare	93	Category A
136924	Canley Vale Public Toilet Block Sustainable Toilet Block	50	Category C
142436	Cardwell St Depot-Garbage Service	76	Category B
142415	Cardwell Street Water Tank	34	Category D
137024	Carrawood Park Amenity Building	59	Category C
142416	Carrawood Park Awning	50	Category C
136849	Carrawood Park Pump House	34	Category D
136997	Cherrybrook Reserve Amenity Building	46	Category C
136963	Chisholm Reserve (North) Amenity Building	59	Category C
136974	Chisholm Reserve (South) Amenity Building	68	Category B
136858	Chisholm Reserve Pump House	34	Category D
137026	City Works Offices Office Building	89	Category A
136961	Cnr The Boulevard and Polding St Early Childhood Centre Community Hall	68	Category B
137048	Cook Park Amenity Building (Including Kiosk)	71	Category B
142440	Depot Awning	46	Category C
136854	Depot Gate Keeper Room Site Office	64	Category C
137016	Depot Tyre/Lube/Washbay Tyre Room	68	Category B
137086	Downey Lane Car Park Multi-Storey Car Park	93	Category A

Asset Id	Asset Description	Score	Building Category
136901	Dutton Lane Bkk Female Toilet Block	76	Category B
145306	Dutton Lane BKK Kiosk	68	Category B
136937	Dutton Lane BKK Kiosk 1	68	Category B
136902	Dutton Lane Bkk Male Toilet Block	76	Category B
136994	Edensor Park Community Hall Community Hall	71	Category B
136925	Emergency Response Shed	64	Category C
137012	Emerson Park Amenity Building	59	Category C
136947	Emerson Park Tennis Court Amenity Building	46	Category C
137013	Endeavour Park Avenel St Amenity Building	33	Category D
137017	Endeavour Park Middle Amenity Building	68	Category B
137060	Endeavour Park Netball Association Headquarters Amenity Building	71	Category B
137014	Endeavour Park The Boulevarde Amenity Building	29	Category D
145307	Excel Loo Kenyon St Fairfield Toilet Block	76	Category B
136942	Fairfield City Golf Course Cottage	46	Category C
136878	Fairfield City Golf Course Machinery Shed 1	46	Category C
137020	Fairfield City Golf Course Pro Shop	85	Category A
136852	Fairfield City Golf Course Pump House	34	Category D
136910	Fairfield City Golf Course Toilet Block	50	Category C
137064	Fairfield Community Hall Community Hall	71	Category B
137082	Fairfield Community Service Centre Community Hall	84	Category A
140141	Fairfield Heights Park Sustainable Toilet Block	25	Category D
137009	Fairfield Leisure Centre Cottage	29	Category D
137088	Fairfield Leisure Centre Main Building	96	Category A
136951	Fairfield Leisure Centre Swimming Club House	46	Category C
137040	Fairfield Leisure Centre Tennis Court Club House	68	Category B
137078	Fairfield Library (Vic Winton) Library	96	Category A
142432	Fairfield Museum - Wheatleys Store	38	Category D
136893	Fairfield Museum Biz Library	38	Category D
136879	Fairfield Museum Black Smith Library	38	Category D
136886	Fairfield Museum Caversham Library	38	Category D
136946	Fairfield Museum Coach House/Machinery Shed	46	Category C
136900	Fairfield Museum Garage Library	38	Category D
136872	Fairfield Museum Hay Shed Library	25	Category D
136891	Fairfield Museum School Building Library	38	Category D
136882	Fairfield Museum Slab Hut Library	38	Category D
137039	Fairfield Museum Stein Gallery Library	68	Category B
136889	Fairfield Museum The Shed Library	38	Category D
136857	Fairfield Museum Toilet Block Library	25	Category D
137071	Fairfield Nursery School Child Care	80	Category B
145308	Fairfield Park Baseball Amenity Building	46	Category C
137037	Fairfield Park Grandstand Amenity Building	71	Category B
136845	Fairfield Park Pump House Pump House	34	Category D
142418	Fairfield Park Shelter 1	34	Category D
142419	Fairfield Park Shelter 2	29	Category D

Asset Id	Asset Description	Score	Building Category
142420	Fairfield Park Shelter 3	25	Category D
136848	Fairfield Park Store	25	Category D
136935	Fairfield Park Sustainable Toilet Block	46	Category C
136933	Fairfield Park Toilet Block	38	Category D
136992	Fairfield Rural Fire Brigade	46	Category C
137085	Fairfield Showground Parklands Function Centre (including Grandstand)	84	Category A
142424	Fairfield Showground Pump House	34	Category D
137081	Fairfield Showground Awning	75	Category B
136880	Fairfield Showground Bike Shed (Community Facility)	46	Category C
136993	Fairfield Showground Caretaker Cottage	46	Category C
136885	Fairfield Showground Cleaner Shed	43	Category D
142425	Fairfield Showground Dog Ring Office	46	Category C
136897	Fairfield Showground Dog Training Club House	34	Category D
136850	Fairfield Showground Electrical Switch Room	59	Category C
137028	Fairfield Showground Exhibition Hall	46	Category C
136876	Fairfield Showground First Aid Building	43	Category C
136922	Fairfield Showground Gemstone Club	46	Category C
136861	Fairfield Showground Horsecwash Bay	25	Category D
136912	Fairfield Showground Lean-To Awning	68	Category B
136908	Fairfield Showground Lunch Room	38	Category D
136887	Fairfield Showground Main Entrance/Turnstile Building	46	Category C
136913	Fairfield Showground Mower Shed/Workshop	46	Category C
137043	Fairfield Showground Nalawala Community Hall	38	Category B
136864	Fairfield Showground Nursery Shed	46	Category C
137019	Fairfield Showground Office Building	68	Category B
136991	Fairfield Showground Poultry & Pigeon Pavilion Club	43	Category C
136929	Fairfield Showground Pound Stables	25	Category D
136896	Fairfield Showground Sand Roll	34	Category D
142428	Fairfield Showground Shade Cover	59	Category C
142429	Fairfield Showground Shed (Workshop)	25	Category D
136934	Fairfield Showground Shower Block	43	Category C
136862	Fairfield Showground Site Office (Next To First Aid)	25	Category D
136986	Fairfield Showground Stables X2	25	Category D
136904	Fairfield Showground Steam Trains Shed	38	Category D
136859	Fairfield Showground Steel Shade Structure	50	Category C
137030	Fairfield Showground Timber Grandstand	25	Category D
137018	Fairfield Showground Toilet Block Apricot Brick	68	Category B
136948	Fairfield Showground Toilet Block Red Brick	68	Category B
142430	Fairfield Showground-Gear Room Trotters	25	Category D
143852	Fisher Street Car Park	93	Category A
137077	Garage/Stores/Refuel Canopy Store And Garage	80	Category B
137047	Greenfield Park Community Hall Community Hall	80	Category B
137066	Greenfield Park Family Day Care Childcare	80	Category B
136979	Harris St Commercial Building Shop	71	Category B

Asset Id	Asset Description	Score	Building Category
136998	Hartley Oval Amenity Building	41	Category C
136875	Hartley Oval Pump House	34	Category D
142433	Hassall Street Machinery Shed	68	Category C
143850	Hassall Street Storage Bay	73	Category C
136939	Historic Slab Hut (Care Taker Cottage) Library	64	Category B
142423	Horsley Park Entry	25	Category D
142421	Horsley Park Reserve Amenity Building	59	Category C
136888	Horsley Park Reserve Band Stand	25	Category D
136962	Horsley Park Reserve Community Hall	55	Category C
136915	Horsley Park Reserve Toilet Block	59	Category C
137090	Hughes Street Car Park Multi-Storey Car Park	96	Category A
136867	Ireland Bridge Reserve Pump House	34	Category D
136983	Irelands Bridge Reserve Amenity Building 1	68	Category B
136989	Irelands Bridge Reserve Amenity Building 2	59	Category C
137055	Janice Crosio Childcare Centre Childcare	93	Category A
137010	Joe Broad Reserve Base Ball Amenity Building	41	Category C
136894	Joe Broad Reserve Base Ball Toilet Block	59	Category C
137003	Joe Broad Reserve Soccer Toilet Block	59	Category C
137044	Karella Ave Childcare Centre Community Hall	76	Category B
136883	King Park Humphries Rd Amenity Building	50	Category C
136868	King Park Pump House	34	Category D
136892	King Park Toilet Block	59	Category C
143858	King Park Toilet Block	59	Category C
136996	King Park Townsville Rd Amenity Building	59	Category C
137036	Knight Park 1 & 2 Amenity Building	59	Category C
136990	Knight Park 3 Amenity Building	59	Category C
137005	Knight Park 4 Amenity Building	59	Category C
136960	Knight Park 5 Amenity Building	59	Category C
136964	Lalich Ave Reserve Amenity Building	55	Category C
136945	Landon St Community Hall (11a)	68	Category B
136943	Lansdowne Bridge Reserve Toilet Block	38	Category D
137029	Lansvale Community Hall Community Hall	38	Category C
136928	Lansvale Reserve Toilet Block	25	Category D
136944	Lawson St Cottage	68	Category B
137007	Makepeace Oval Amenity Building	59	Category C
137049	Marlborough Street Childcare	93	Category A
136970	Mcburney Rd Baby Health Centre Community Hall	68	Category B
137072	Meals On Wheels/Fairfield Senior Citizens Hall	93	Category A
136955	Mt Pritchard Baby Health Centre Community Hall	68	Category B
137001	Mt Pritchard Community Hall Community Hall	68	Category B
137089	Nelson Street Car Park Multi-Storey Car Park	93	Category A
136988	Park/Garden Building Office Building	68	Category B
136959	Parkes Reserve Amenity Building	68	Category B
136846	Parkes Reserve Basket Ball Shelter Shed	51	Category D

Asset Id	Asset Description	Score	Building Category
136869	Parkes Reserve Pump House	34	Category D
142431	Polding Street, Prospect View Park Club House	59	Category C
136981	Powhaten Park Amenity Building	68	Category B
136863	Powhaten Park Pump House	34	Category D
137075	Prairiewood Community Centre Community Hall	71	Category B
137084	Prairiewood Leisure Centre 50m Pool/Kiosk/Grandstand/Amenities	96	Category A
137087	Prairiewood Leisure Centre Leisure Centre	96	Category A
136973	Prince Street Reserve Girl Guides Community Hall	25	Category D
136967	Prince Street Reserve Pigeon Club	25	Category D
136977	Prince Street Reserve RSL Youth Club	34	Category D
136936	Prospect View Park Amenity Building	59	Category C
137034	Rosford Reserve (Janice Crosio Oval) Amenity Building (Including Grandstand)	68	Category B
142904	Rosford Reserve Awning	46	Category C
137068	School Of Arts Community Hall	75	Category B
137050	Ses Head Quarter Bushido Judo Club	41	Category C
136871	SES Head Quarter Command Room	59	Category C
137025	SES Head Quarter Operation Centre	59	Category C
137061	Smithfield Library Library	66	Category B
136884	Smithfield Park Amenity Building	50	Category C
136855	Smithfield Park Pump House	34	Category D
136903	Smithfield Park Toilet Block	41	Category C
145310	Smithfield RSL Youth Club	38	Category C
137008	Springfield Park Amenity Building	41	Category C
137015	St Johns Park Amenity Building	50	Category C
137056	St Johns Park Childcare	93	Category A
136956	St Johns Park Cottage Community Hall	76	Category B
136877	St Johns Park Pump House	34	Category D
136905	St Johns Park Tennis Court Amenity Building	33	Category D
136865	St Johns Park Tennis Court Toilet Block	46	Category C
136895	St Johns Park Toilet Block	50	Category C
136906	Stanbrook St Public Toilet Block	43	Category C
136984	Stockdale Reserve Amenity Building	68	Category B
142897	Stockdale Reserve Awning	55	Category C
136847	Stockdale Reserve Pump House	34	Category D
136918	Strong Park Machinery Shed X2	34	Category D
136914	Strong Reserve Amenity Building	38	Category D
136926	Sustainable Resource Centre Administration Office	76	Category B
137035	Sustainable Resource Centre Machinery Shed/Soil Lab	73	Category B
136856	Sustainable Resource Centre Portable Shower And Toilet Block	46	Category C
136851	Sustainable Resource Centre Weighbridge Office	85	Category A
137041	Tarlington Pde Community Centre	46	Category C
137063	Tasman Parade Childcare Centre Childcare	93	Category A
137004	Terone Park Amenity Building	68	Category B

Asset Id	Asset Description	Score	Building Category
136907	Terone Park Toilet Block	50	Category C
137058	Villawood Childcare Centre Childcare	84	Category A
137073	Villawood Seniors Citizen Centre Community Hall	71	Category B
140179	Vine Street (89-97) House	68	Category B
137042	Wakeley Childcare	93	Category A
142895	West Cottage Toilet Ramp	64	Category B
136975	Westacott Cottage	46	Category C
136932	Wetherill Park Sustainable Toilet Block	46	Category C
137091	Whitlam Library Library	100	Category A
136987	Youth Refuge	68	Category B

5.5 Asset Description

The Fairfield City Council manages 256 building assets. The total replacement value is in the order of 210 million dollars. Generally each building has been broken down into the following asset components for condition assessment, maintenance and renewal works and expenditure forecasts.

- i. **Fit-out:**

The fit-out has been broken down into the following sub assets:

 - External Fit-out:* The external elements of the building windows, exterior paint finish, roller shutter
 - Internal Fit-out:* The interior elements of the building comprise the interior walls, doors, stairs, ceilings, floor finishes, handrail and barrier, kitchen and bathroom fitting & fixtures
- ii. **Structural Shell:** The structure comprises the foundation, roof structure, wall structure.
- iii. **Hydraulic:** The hydraulic service comprise the potable water system, reticulation system, sewerage drainage, stormwater drainage and, internal and external plumbing fixtures
- iv. **Electrical services:** The electrical services comprised general lighting and power, reticulation systems, protection and control equipment.
- v. **Mechanical Service:** Air-conditioning/ventilation motor controls.
- vi. **Roof:** The roof comprises the roof covering, eaves, bargeboard, and valley

vii. Transportation

Systems to move personnel and/or goods from floor to floor or area (lifts, hoist and conveying system)

viii. Fire Services

Fire equipment is installed to mitigate the threat of fire within the Facility. The fire equipment includes extinguishers and fire blankets.

5.6 Physical Parameters

5.6.1 Asset Capacity, Performance and Compliance

This information is not currently available and will be included in subsequent AMPs. All buildings will be audited to ensure legislative compliance with, for example, building codes, disabled access and electrical safety requirements.

5.6.2 Asset Condition

Results included in the following table were gathered through an audit of the building assets by Council staff. Condition is measured using a 1-5 rating system as defined in Table 5.6.2.1 below:

Level	Condition	Description	% Life Consumed
1	Excellent	No work required (normal maintenance)	0
2	Good	Only minor work required	25
3	Average	Some work required	50
4	Poor	Some renovation needed within 1 year	75
5	Very Poor	Urgent renovation/upgrading required	100

Examples across asset components are shown below:

Condition 1: No work required (normal maintenance)



Roof

Condition 2: Only minor work required



Roof

Condition 3: Some work required



Roof

Condition 4: Some renovation needed within 1 year



Roof

Condition 5: Urgent renovation/upgrading required



Roof

Audit results for all Council buildings result in the condition profile shown below:

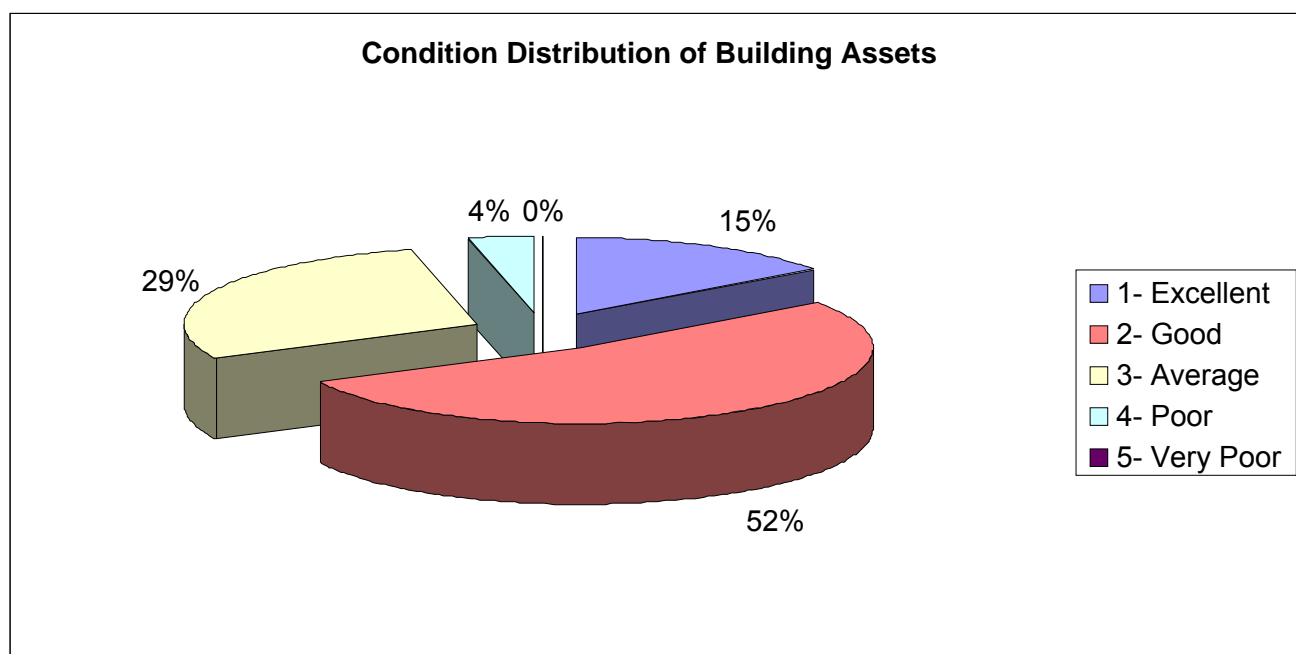


Table 5.6.2.2 – Individual Condition Assessments on Council owned buildings

Asset Description	Structural Shell	Electrical Services	Fire Services	Fit - out	Mechanical Services	Roof	Hydraulics
1 Pevensey Street Family Resource Centre	2	3	3	3	3	2	4
216 Sackville St Cottage Cottage	2	3	N	2	3	2	2
40 Harris St Community Hall	2	3	3	2	N	3	3
44 Derby Street Commercial Property							
50 Harris St Community Hall	3	3	N	4	3	3	3
65 The Avenue Carport	4	N	N	N	N	3	N
65 The Avenue Commercial Building	3	3	N	3	N	3	3
65 The Avenue Workshop	3	3	3	4	N	3	3
7-11 Building Commercial Building	2	3	3	N	3	3	3
Adams Park (Canley Vale Rd) Amenity Building	2	3	3	3	N	3	3
Adams Park (Sackville St) Amenity Building	2	3	3	3	N	3	3
Adams Park Canteen	2	3	N	4	N	4	3
Adams Park Pump House	2	3	N	3	N	2	3
Administration Centre Admin Building	3	3	3	3	4	3	4
Afford Centre Commercial Building	2	2	2	2	2	2	2
Allambie Reserve Amenity	1	3	N	N	N	1	N

Asset Description	Structural Shell	Electrical Services	Fire Services	Fit - out	Mechanical Services	Roof	Hydraulics
Building							
Allambie Reserve Awning	1	3	N	2	N	2	2
Arthur West Community Hall	2	3	3	3	N	3	3
Avenel Street Reserve Toilet Block	2	4	N	4	N	4	4
Avery Reserve Amenity Building	2	2	N	2	2	1	2
Avery Reserve Pump House	2	3	N	4	N	2	3
Babies Pool F'ld Leisure Cntr	3	N	N	3	N	N	N
Bonnyrigg Ave Childcare Centre Childcare	3	3	3	4	3	3	3
Bonnyrigg Community Hall Community Hall	2	3	3	3	3	2	3
Bonnyrigg Hts Community Hall Community Hall	2	3	3	3	3	2	3
Bonnyrigg Toilet Block	1	3	N	3	N	1	3
Bonnyrigg Youth Centre Community Hall	2	3	3	2	3	2	3
Bosnjak Park Amenity Building	2	3	3	4	N	3	3
Bosnjak Reserve Awning	1	2	2	N	N	1	N
Bossley Park Community Hall Community Hall	2	4	3	4	3	2	3
Brenan Park Amenity Building(Middle)	2	3	3	4	N	3	4
Brenan Park Awning	2	2	N	N	N	2	N
Brenan Park Community Hall	2	3	3	3	N	3	3
Brenan Park Tennis Court Amenity Building	2	3	N	3	N	3	3
Brenan Park Top Amenity Building	2	3	3	2	N	1	2
Brian Wunsch Centre Community Hall	1	3	3	2	3	2	3
Building Trades Building Office Building	2	3	3	3	3	3	3
Cabramatta Childcare Childcare	2	3	3	4	3	3	3
Cabramatta Community Service Centre Community Hall	2	3	3	3	3	3	3
Cabramatta Sportground Amenity Building (Begonia)	2	2	2	N	2	2	2
Cabramatta Sportground Amenity Building(Sussex)	2	3	N	3	N	2	3
Cabramatta Sportground Curators Shed Amenity Building	5	4	N	5	N	5	5
Cabramatta Sportground Kiosk	2	2	2	2	2	2	3
Cabravale Leisure Centre Leisure Centre	2	3	3	3	3	2	3
Cabravale Park Band Stand	4	4	N	4	N	4	4
Cabravale Park Sustainable	1	3	N	3	N	1	3

Asset Description	Structural Shell	Electrical Services	Fire Services	Fit - out	Mechanical Services	Roof	Hydraulics
Toilet Block							
Cabravale Senior Citizens Centre Community Hall	2	3	3	3	N	3	3
Canley Heights Baby Health Centre Community Hall	3	3	3	3	3	3	3
Canley Vale Childcare Centre Childcare	2	3	3	4	3	3	3
Canley Vale Public Toilet Block Sustainable Toilet Block	1	2	N	3	N	1	3
Cardwell St Depot-Garbage Serv	2	3	3	3	3	2	3
Cardwell Street Water Tank	N	3	N	N	N	N	3
Carrawood Park Amenity Building	2	3	3	3	N	3	3
Carrawood Park Awning	1	2	N	N	N	3	N
Carrawood Park Pump House	2	3	N	3	N	2	3
Cherrybrook Reserve Amenity Building	3	4	3	4	N	4	4
Chisholm Reserve (North) Amenity Building	2	4	3	3	N	3	3
Chisholm Reserve (South) Amenity Building	2	3	N	3	3	3	4
Chisholm Reserve Pump House	2	3	N	3	N	2	3
City Works Offices Office Building	2	3	3	2	3	2	3
Cnr The Boulevard And Polding St Early Childhood Centre Community Hall	3	3	3	3	3	3	3
Cook Park Amenity Building (Including Kiosk)(Under Lease To Mounties)	2	2	2	2	3	2	2
Depot Awning	2	N	N	N	N	2	3
Depot Gate Keeper Room Site Office	1	3	N	2	N	2	N
Depot Tyre/Lube/Washbay Tyre Room	3	3	3	3	N	2	3
Downey Lane Car Park Multi-Storey Car Park	2	3	3	4	3	N	3
Dutton Lane Bkk Female Toilet Toilet Block	2	3	N	4	N	3	4
Dutton Lane Bkk Kiosk Kiosk(2 Available)	2	3	N	3	N	2	2
Dutton Lane Bkk Male Toilet Toilet Block	2	3	N	3	N	4	3
Edensor Park Community Hall Community Hall	2	3	3	3	3	2	3
Emergency Response Shed Shed	1	2	N	N	N	1	N
Emerson Park Amenity Building	3	3	3	4	N	3	3
Emerson Park Tennis Court	2	3	N	3	N	4	3

Asset Description	Structural Shell	Electrical Services	Fire Services	Fit - out	Mechanical Services	Roof	Hydraulics
Amenity Building							
Endeavour Park Avenel St Amenity Building	3	3	3	3	N	3	4
Endeavour Park The Boulevarde Amenity Building	2	3	N	4	N	3	3
Endeavour Park Middle Amenity Building	2	3	3	3	3	3	3
Endeavour Park Netball Association Headquarters Amenity Building	2	2	2	3	N	2	3
Excel Loo Kenyon St Fairfield Toilet Block	1	1	1	1	N	1	1
Fairfield City Golfcourse Cottage	3	3	N	4	N	3	4
Fairfield City Golfcourse Machinery Shed 1	2	3	N	3	N	3	N
Fairfield City Golfcourse Pro Shop	2	3	3	3	3	3	3
Fairfield City Golfcourse Pump House	2	3	N	3	N	2	3
Fairfield City Golfcourse Toilet Block	2	3	N	3	N	3	3
Fairfield Community Hall Community Hall	2	3	3	3	3	3	3
Fairfield Community Service Centre Community Hall	2	3	3	3	3	2	3
Fairfield Heights Park Sustainable Toilet Block	1	1	N	3	N	1	3
Fairfield Leisure Centre Cottage	2	3	3	3	N	2	3
Fairfield Leisure Centre Main Building	2	3	3	3	3	2	3
Fairfield Leisure Centre Swimming Club House	2	3	N	3	N	3	3
Fairfield Leisure Centre Tennis Court Club House	2	3	3	2	N	3	2
Fairfield Library (Vic Winton) Library	2	3	3	2	3	2	2
Fairfield Museum Biz Library	3	3	N	4	N	3	3
Fairfield Museum Black Smith Library	3	3	N	3	N	3	4
Fairfield Museum Caversham Library	3	3	N	4	N	3	4
Fairfield Museum Coach House/Machinery Shed Shed	3	3	N	N	N	3	4
Fairfield Museum Garage Library	3	3	N	3	3	3	3
Fairfield Museum Hay Shed Library	3	3	N	3	N	3	3
Fairfield Museum School Building Library	3	3	N	4	N	3	4
Fairfield Museum Slab Hut Library	3	3	N	3	N	4	3

Asset Description	Structural Shell	Electrical Services	Fire Services	Fit - out	Mechanical Services	Roof	Hydraulics
Fairfield Museum Stein Galery Library	2	3	3	2	3	3	3
Fairfield Museum The Shed Library	3	3	N	N	3	3	4
Fairfield Museum Toilet Block Library	3	3	N	3	N	3	3
Fairfield Nursery School Community Hall	2	3	3	3	3	2	3
Fairfield Park Grandstand Amenity Building	2	3	3	2	N	3	3
Fairfield Park Pump House Pump House	2	3	N	4	N	2	3
Fairfield Park Baseball	2	3	N	3	N	3	3
Fairfield Park Shelter 1	3	N	N	3	N	3	N
Fairfield Park Shelter 2	3	N	N	3	N	3	N
Fairfield Park Shelter 3	3	N	N	3	N	3	N
Fairfield Park Store	2	N	N	N	N	3	N
Fairfield Park Sustainable Toilet Block	1	2	N	3	N	1	3
Fairfield Park Toilet Block	3	3	N	3	N	3	3
Fairfield Rural Fire Brigade Community Hall	3	3	3	3	3	3	3
Fairfield Showground Parklands Function Centre (Inc. Grandstand)	2	3	3	2	3	3	3
Fairfield Showground Pump House	1	3	N	N	N	2	3
Fairfield Showground Awning	2	3	3	N	3	2	3
Fairfield Showground Bike Shed (Community Facility)	2	2	N	3	N	3	N
Fairfield Showground Caretaker Cottage	2	3	N	3	3	2	N
Fairfield Showground Cleaner Shed	3	N	N	N	N	3	N
Fairfield Showground Dog Ring Office	2	3	N	N	N	3	N
Fairfield Showground Dog Training Club House	2	3	N	N	N	3	N
Fairfield Showground Electrical Switch Room	2	4	N	4	4	4	N
Fairfield Showground Exhibition Hall	3	3	3	4	N	3	3
Fairfield Showground First Aid Building	3	3	N	3	N	3	N
Fairfield Showground Gemstone Club	3	3	N	4	N	3	N
Fairfield Showground Horsewash Bay	4	N	N	N	N	N	3
Fairfield Showground Lean-To Awning	N	3	3	N	N	2	3
Fairfield Showground Lunch Room	2	3	N	2	3	3	3
Fairfield Showground Main Entrance/Turnstile Building	2	N	N	2	N	2	N

Asset Description	Structural Shell	Electrical Services	Fire Services	Fit - out	Mechanical Services	Roof	Hydraulics
Fairfield Showground Mower Shed/Workshop	3	N	N	3	N	3	N
Fairfield Showground Nalawala Community Hall	2	3	3	2	3	2	3
Fairfield Showground Nursery Shed	3	N	N	N	N	3	3
Fairfield Showground Office Building	2	3	N	3	3	3	4
Fairfield Showground Poultry & Pigeon Pavilion Club	2	3	N	N	N	3	N
Fairfield Showground Pound Stables	4	4	N	N	N	4	N
Fairfield Showground Sand Roll	4	3	N	3	N	2	3
Fairfield Showground Shade Cover	1	N	N	N	N	3	N
Fairfield Showground Shed (Workshop)	3	N	N	N	N	3	N
Fairfield Showground Shower Block	3	3	N	3	N	4	3
Fairfield Showground Site Office (Next To First Aid)	3	N	N	N	N	3	N
Fairfield Showground Stables X2	4	N	N	N	N	4	N
Fairfield Showground Steam Trains Shed	2	2	N	2	N	3	3
Fairfield Showground Steel Shade Structure	2	N	N	N	N	3	3
Fairfield Showground Timber Grandstand	4	4	4	4	4	4	3
Fairfield Showground Toilet Block Apricot Brick	3	3	N	3	N	4	4
Fairfield Showground Toilet Block Red Brick	2	3	N	3	N	4	4
Ffld Museum - Wheatleys Store	3	3	N	3	N	3	3
Ffld Sgrnd-Gear Room Trotters	2	3	N	3	N	2	3
Fisher Street Car Park	1	3	3	1	3	1	3
Garage/Stores/Refuel Canopy Store And Garage	2	3	3	N	3	2	3
Greenfield Park Community Hall Community Hall	2	3	3	3	3	2	3
Greenfield Park Family Day Care Childcare	2	2	3	2	3	2	3
Harris St Commercial Building Shop	3	3	3	2	3	3	3
Hartley Oval Amenity Building	4	4	4	4	N	4	4
Hartley Oval Pump House	2	2	2	4	N	2	3
Hassall St Storage Bay	N	N	N	N	N	N	N
Hassall Street Machinery Shed	2	3	3	N	N	2	3
Historic Slab Hut (Care Taker	3	3	N	3	N	3	3

Asset Description	Structural Shell	Electrical Services	Fire Services	Fit - out	Mechanical Services	Roof	Hydraulics
Cottage) Library							
Horsley Park Entry	2	N	N	5	N	3	5
Horsley Park Reserve Amenity Building	1	3	3	1	N	2	3
Horsley Park Reserve Band Stand	2	N	N	2	N	3	N
Horsley Park Reserve Community Hall	3	3	3	3	N	4	3
Horsley Park Reserve Toilet Block	2	3	N	2	N	4	3
Hughes Street Car Park Multi-Storey Car Park	3	3	3	3	N	N	3
Ireland Bridge Reserve Pump House	2	3	N	3	N	2	3
Irelands Bridge Reserve Amenity Building 1	2	3	3	4	N	3	3
Irelands Bridge Reserve Amenity Building 2	2	3	N	3	N	3	3
Janice Crosio Childcare Centre Childcare	2	3	3	2	3	3	3
Joe Broad Reserve Base Ball Amenity Building	2	3	3	2	N	2	2
Joe Broad Reserve Base Ball Toilet Block	3	3	N	3	N	5	3
Joe Broad Reserve Soccer Toilet Block	2	3	3	3	N	4	3
Karella Ave Childcare Centre Community Hall	2	3	3	2	2	2	3
King Park Humphries Rd Amenity Building	2	3	N	3	N	2	3
King Park Pump House	2	3	N	3	N	2	3
King Park Toilet Block	2	3	N	3	N	4	3
King Park Toilet Block 2	1	2	N	2	N	2	3
King Park Townsville Rd Amenity Building	2	3	3	4	N	2	3
Knight Park 1 & 2 Amenity Building	2	3	3	3	N	2	3
Knight Park 3 Amenity Building	2	3	3	3	N	4	3
Knight Park 4 Amenity Building	2	2	3	3	3	3	4
Knight Park 5 Amenity Building	2	3	3	4	3	4	4
Lalich Ave Reserve Amenity Building	2	3	3	3	N	3	3
Landon St Community Hall (11a)	2	3	N	3	N	3	3
Lansdowne Bridge Reserve Toilet Block	2	3	N	3	N	3	3
Lansvale Community Hall Community Hall	2	3	3	3	N	3	3
Lansvale Reserve Toilet Block	2	3	N	3	N	3	3
Lawson St Cottage	2	3	N	3	N	3	3

Asset Description	Structural Shell	Electrical Services	Fire Services	Fit - out	Mechanical Services	Roof	Hydraulics
Makepeace Oval Amenity Building	2	3	3	3	N	3	3
Marlborough Street Childcare	2	3	3	3	3	2	3
Mcburney Rd Baby Health Centre Community Hall	3	3	3	3	3	3	3
Meals On Wheels/Fairfield Senior Citizens Community Hall	2	3	3	3	3	3	3
Mt Pritchard Baby Health Centre Community Hall	3	3	3	3	3	3	3
Mt Pritchard Community Hall	2	3	2	2	N	3	3
Nelson Street Car Park Multi-Storey Car Park	3	3	3	4	N	N	3
Park/Garden Building Office Building	2	3	3	3	3	2	2
Parke Reserve Amenity Building	2	3	3	3	3	4	3
Parke Reserve Basket Ball Shelter Shed	2	N	N	N	N	2	N
Parke Reserve Pump House	2	2	N	N	N	N	3
Polding Street, Prospect View Park Club House	3	3	3	4	N	2	3
Powhate Park Amenity Building	2	3	N	4	N	4	3
Powhate Park Pump House	2	3	N	3	N	2	3
Prairie Wood Community Centre Community Hall	2	3	3	3	3	2	3
Prairie Wood Leisure Centre 50m Pool/Kiosk/Grandstand/Amenities	2	3	3	3	3	2	3
Prairie Wood Leisure Centre Leisure Centre	2	3	3	3	3	3	3
Prince Street Reserve Pigeon Club	3	3	N	3	N	3	3
Prince Street Reserve Rsl Youth Club	3	3	N	3	N	3	3
Prospect View Park Amenity Building	2	1	N	1	N	1	1
Rosford Reserve (Janice Crosio Oval) Amenity Building (Including Grandstand)	2	3	3	4	N	3	3
Rosford Reserve Awning	2	3	3	4	N	3	N
School Of Arts Community Hall	2	2	3	3	2	2	3
Ses Head Quarter Bushido Judo Club	2	3	N	N	N	3	3
Ses Head Quarter Command Room	1	3	N	1	N	1	3
Ses Head Quarter Operation Centre	2	3	N	4	3	3	4
Smithfield Library Library	3	3	3	3	3	3	3

Asset Description	Structural Shell	Electrical Services	Fire Services	Fit - out	Mechanical Services	Roof	Hydraulics
Smithfield Park Amenity Building	2	3	3	3	3	3	3
Smithfield Park Pump House	2	3	N	3	N	2	3
Smithfield Park Toilet Block	2	3	N	3	N	4	3
Smithfield Rsl Youth Club	2	3	N	3	N	4	3
Springfield Park Amenity Building	2	3	3	4	N	2	3
St Johns Park Amenity Building	2	3	N	3	N	4	4
St Johns Park Childcare Childcare	2	3	3	4	3	3	3
St Johns Park Cottage Community Hall	2	3	3	3	3	2	3
St Johns Park Pump House	2	3	N	3	N	2	3
St Johns Park Tennis Court Amenity Building	2	3	N	4	N	4	4
St Johns Park Tennis Court Toilet Block	2	3	N	3	N	4	4
St Johns Park Toilet Block	2	3	N	3	N	4	3
Stanbrook St Public Toilet Block	3	4	N	4	N	4	3
Stockdale Reserve Amenity Building	2	3	3	3	N	3	4
Stockdale Reserve Awning	1	2	N	N	N	3	3
Stockdale Reserve Pump House	2	3	N	3	N	2	3
Strong Park Machinery Shed X2	3	3	N	N	N	3	3
Strong Reserve Amenity Building	3	3	N	3	3	3	3
Sustainable Resource Centre Administration Office	2	3	3	3	3	3	3
Sustainable Resource Centre Machinery Shed/Soil Lab	2	3	3	3	N	3	5
Sustainable Resource Centre Portable Shower And Toilet Block	2	2	3	2	N	2	3
Sustainable Resource Centre Weighbridge Office	3	3	N	3	3	3	N
Tarlington Pde Childcare Centre Childcare	2	3	2	3	3	2	4
Tasman Pde Childcare Centre Childcare	2	3	3	2	3	2	3
Terone Park Amenity Building	2	3	N	3	3	3	3
Terone Park Toilet Block	2	3	N	3	N	5	3
Villawood Childcare Centre Childcare	3	4	4	4	4	4	4
Villawood Seniors Citizen Centre Community Hall	3	3	3	3	3	3	3
Vine Street (89-97) Community Hall	3	3	N	3	N	2	3
Wakeley Childcare Childcare	2	3	3	4	4	3	4
West Cottage Toilet Ramp	1	N	N	1	N	N	N

Asset Description	Structural Shell	Electrical Services	Fire Services	Fit - out	Mechanical Services	Roof	Hydraulics
Westacott Cottage	3	3	3	3	N	3	3
Wetherill Park Sustainable Toilet Block	2	3	3	3	N	3	3
Whitlam Library Library	2	3	3	3	3	2	3
Youth Refuge Community Hall(Weston Street)	2	3	3	3	3	2	3

5.5 Asset Valuation

A professional valuation of Council's buildings was undertaken by an external party in June 2009. For the purpose of this plan, the replacement costs stated will be those derived from the 2009 assessment plus the asset value from the creation of assets in 2010 and 2011. A summary of replacement cost and depreciated replacement cost is detailed in Table 5.1.1 below.

Table 5.1.1: Asset Valuation

Asset Group	Current Replacement Cost (\$000)	Accumulated Depreciation (\$000)	Depreciated Replacement Cost (\$000)
Building	\$210,094	\$87,867	\$122,227

*annual depreciation \$6,021,000

5.5.1 Asset Useful Life

The useful life of an asset is defined as a period over which an asset is expected to be fully utilised.

The useful life was assessed previously by the professional valuer for the valuation of Council's buildings to be at the low end of the industry range. Useful life used in this Asset Management Plan is adjusted to better reflect the local environment of Fairfield City Council through officer knowledge and based on the following:

- International Infrastructure Management Manual (IPWEA, 2006)
- Council's experience with similar assets
- Other Councils' Building Asset Management Plans

The useful life of building components is as follows:

Building Component	Type	Useful Life (years)
Short Life Structural Shell	Timber framed walls, timber floor, timber room frame, timber cladding	70
Long Life Structural Shell	Masonry/steel walls, concrete floor, steel/timber roof frame)	100

Roof	Steel, tiles	50
Mechanical	Air conditioning, heating units etc	30
Fit-out	Kitchens, storage, shelving, carpets etc	30
Electrical	Lighting and power, reticulation systems, protection and control equipment	30
Hydraulics	Reticulation system, sewerage, internal and external plumbing fixtures	30
Fire	Fire hose reels, hydrant , fire extinguishers	30

5.6 Historical Expenditure

The historical expenditure over the past three years is detailed in Table 5.1.2.

Table 5.1.2: Historical Expenditure

	2009/2010	2010/2011	2011/2012
Operation	\$2,581,732	\$3,296,022	\$4,257,553
Maintenance	\$2,569,620	\$1,937,266	\$3,029,330
Renewal	\$1,250,000	\$1,200,000	\$1,414,551

Analysis of historic maintenance cost data shows that the average maintaining cost is 1% and operation cost is 1.5% of the total asset value (replacement cost).

5.7 Life Cycle Activities

5.7.1 Operations

Operational activities keep the asset utilised but have no effect on condition. Typical operational activities can include but are not limited to the cleaning of toilets, utility costs such as electricity and security services.

5.7.2 Maintenance

Maintenance activities are those routine works which keep assets operating to the required service levels. They fall into two broad categories:

1. *Planned Maintenance (proactive)*

Maintenance works planned to prevent asset failure and deterioration. Typical planned maintenance activities include:

- Internal and external painting, gutter cleaning, pest control, termite inspection and testing, fire equipment inspection and testing, servicing of heating and air conditioning systems, thermostatic mixing valve

servicing, floor treatment and cleaning to maintain AS 3661.1 1993, cleaning and electrical auditing.

2. *Unplanned Maintenance (reactive)*

Maintenance works carried out in response to reported problems or defects. Typical unplanned maintenance activities include:

- Fixing leaking taps, replacing blown lamps, repairing vandalism damage, repairing broken tiles, repairing and replacing locks, repairing electrical systems, blocked sewer and air-conditioning failure, etc.

Council is responsible for funding building maintenance on its owned buildings through its operational budgets which are spread across a number of internal business management units. All Business Unit Managers are required to liaise with the City Assets Manager as part of planning and allocating funds to building maintenance works. This will ensure that the asset register and asset management plans are kept current.

The asset category maintained across the various business units is outlined below:

Business Unit Manager	Asset Category
Leisure Centres and Showground	Leisure Centres, Showground
City Works	Depot, Sustainable Resource Centre
Library	Library, Museum
Children Services	Childcare
City Assets and Business Improvement Unit	Administration Building, Public Toilet, Amenity Building, Multipurpose Community Hall, Pump House , Awning

5.7.2.1 Maintenance Standards

Building maintenance standards are a set of performance criteria to the agreed service standard and future maintenance needs of all facilities. They form the basis of the minimum level of service for a particular building.

These standards allow the Manager City Assets to develop a plan that determines the level of maintenance needed based on the agreed service standard for all buildings. Therefore the service standard is the criteria for building maintenance. The agreed standard will determine the level of service.

Each asset will be allocated a grading hierarchy to identify the maintenance standard that is required for that particular asset. Maintenance standards, conditioning auditing and frequency of servicing/maintenance will vary depending on the importance of an asset.

The actual asset condition will be compared against the desired maintenance standard, or in the case of legislation the required maintenance standard. Variations from the standard that are identified will form part of the planned corrective and maintenance plans.

The current maintenance standards for various buildings are detailed in the maintenance plan in **Appendix 1**.

5.7.2.2 Maintenance Strategy

Maintenance strategies include:

- Preventing premature deterioration or failure of assets
- Deferring minor maintenance work if building assets are due for replacement/renewal
- Ensuring the building network is maintained to deliver the desired levels of service

Maintenance works are prioritised based on the following factors:

- The safety of building users
- It is likely that the area of distress may expand
- Building hierarchy
- Statutory regulation
- Executive priority

Maintenance Specifications

- Maintenance work is carried out in accordance with the Building Code of Australia, including various referred Australian Service Standards and Specifications.

5.7.2.3 Maintenance Plan

Currently, the maintenance of Council's buildings is undertaken reactively and is based upon routine inspections and/or receiving a substantiated customer complaint. Planned maintenance funding projections will be provided once all building components are logged and maintenance requirements determined. **Appendix 1** identifies how the future planned maintenance will be determined and costed for each building.

In this AMP, for the purpose of modelling future maintenance, current funding levels were utilised.

5.7.2.4 Maintenance Service Provision

Current Service Provision

Fairfield City Council currently uses a mixture of its own staff and external contractors for the provision of facilities maintenance services. For example, the current maintenance services for the Administration Building are summarised below:

Operating Services

Services	Contractor	Services Provided	Term
Pest Control	Auspest Pest Control and ADC Pert control	Pest control	Annual
Cleaning	Building Trades Group	Cleaning	Annual
Special Cleaning	Building Trades Group	Cleaning	Annual
Security & Callouts	Seccon Security	Alarm monitoring and patrols	3 years service contract with 24 hour monitoring
Electricity Changes	Energy Australia	Power Supply	Annual
Water Services	Sydney Water	Water Supply	Annual

Maintenance Services

Services	Contractor	Services Provided	Term
Mechanical Services	Harvey Air-conditioning	Maintenance of general system	Annual
	KEC Automation	Maintenance of controls	Annual
	Hirotec Maintenance	Maintenance of computer room	Annual
	Services	Water treatment of cooling tower	Annual
Fire Services	Chubb	Maintenance of general system	Annual
Security System	Innovative Solutions	Call out and breakdown	Not applicable
Building Generally	Building Trades Group	Maintenance and repairs	Not applicable
Elect/Flight	Building Trades Group	Maintenance and repairs	Not applicable
Plumbing	Building Trades Group	Maintenance and repairs	Not applicable
Furniture	Building Trades Group	Maintenance and repairs	Not applicable
Handy Man Service	Building Trades Group	Maintenance and repairs	Not applicable
Others	Building Trades Group	Maintenance and repairs	Not applicable
Painting	Assets/Building Trades Group	Maintenance and repairs	Not applicable

Contract Management

For the purposes of improved service provision and reduced management cost, Fairfield City Council will assess opportunities to reduce the number of contractors providing similar services on Council buildings. For example, opportunities have been identified to establish efficiencies through the merging of similar services into one performance based maintenance contract. These include:

- Mechanical services
- Fire and security services
- Cleaning services

The benefits of the above options include:

- Reduced costs associated with the management of fewer contracts eg. financial management, administration etc

- Improved service through the use of a quality improved company with greater opportunities for the introduction of improved work practices
- Opportunities for improved benchmarking of services between FCC properties, other Council's and other property owners
- Establishing an efficient use of Fairfield City Council computerised asset management system for the recording and reporting of critical asset information
- Long term contracts to assist in establishing improved cash flow management across all Fairfield City Council properties.

5.8 Renewal Plan

Renewal work is the replacement of an asset or a significant component to restore its original size and capacity. Typical building renewal works include replacement of existing:

- heating, cooling and air-conditioning systems
- roofs, spouting, downpipes and ceilings
- electrical systems and wiring
- floors and floor coverings (carpets, tiles, floorboards, stumps)
- plumbing systems (new cisterns, hand basins, etc)
- fixtures and fittings (cupboards, white goods, shelving, etc)
- doors, windows and window treatments (blinds, curtains, UV protection, etc)
- replacement of internal partitioning

5.8.1 Renewal Strategy

Renewal/replacement strategies are determined on the basis of:

- **Risk** – where the risk of failure and associated safety, financial and commercial impact justifies action;
- **Asset performance** – when the asset fails to meet the required level of service; and
- **Economics** – when it is no longer economic to continue repairing the asset (that is, the annual cost of repairs exceeds the annualised cost of renewal).

Current renewal expenditure on Council's 256 building assets (replacement value \$210 million) is \$1,200,000, which equates to approximately 0.6% of total replacement cost.

This Asset Management Plan enables Council to holistically manage its building assets through the development of annual renewal program based on systematic analysis. Implementation of the annual renewal program requires a commitment of funds to deliver the level of service identified by the community and adopted by Council.

All renewal works are prioritised based on the following criteria:

- Building hierarchy (utilisation, criticality, replacement value, customer expectation)
- Maintenance standard
- OHS obligations
- Statutory obligations for inspection and renewal
- Overall condition
- Environment
- Lease/Tenancy Agreements

Renewal work is carried out in accordance with standards and specifications of the Building Code of Australia and with respect to existing Lease/Tenancy Agreements.

Council's Renewal Works Program

Budgets for renewal works on buildings, similar to maintenance budgets, are spread across a number of Council business management units. In adopting a Building Asset Management Plan it becomes critical for Business Unit Managers responsible for building facilities to coordinate renewal project recommendations with the Manager City Assets.

This consultation is necessary to enable the programming of construction works with adequate approved budget projections. The Manager City Assets is ultimately responsible for the centralised programming of all renewal projects. Centralised planning enables streamlined corporate project management, improved reporting to Council and ensures that the asset management register and asset management plans are updated.

5.8.2 Renewal Expenditure Forecasts

Data has been gathered and entered into approved (industry standard) software to provide a (20) year financial analysis. The objective of the analysis is to model the deterioration of the building network in order to determine asset performance and renewal needs over the next twenty years.

Four different funding scenarios have been modelled and the results plotted on a graph showing the relationship between renewal budget and its effect on future network condition.

The assessment also incorporates Council's long term financial plan projections and assumptions about asset performance and rates of deterioration.

These four "*what if*" scenarios cover the expenditure required for renewal works programs which include replacement of building assets or its components.

The scenarios are described as follows:

Scenario 1: Maintain Current Expenditure
 Renewal Expenditure (\$1.4M) – Impact on Building Assets

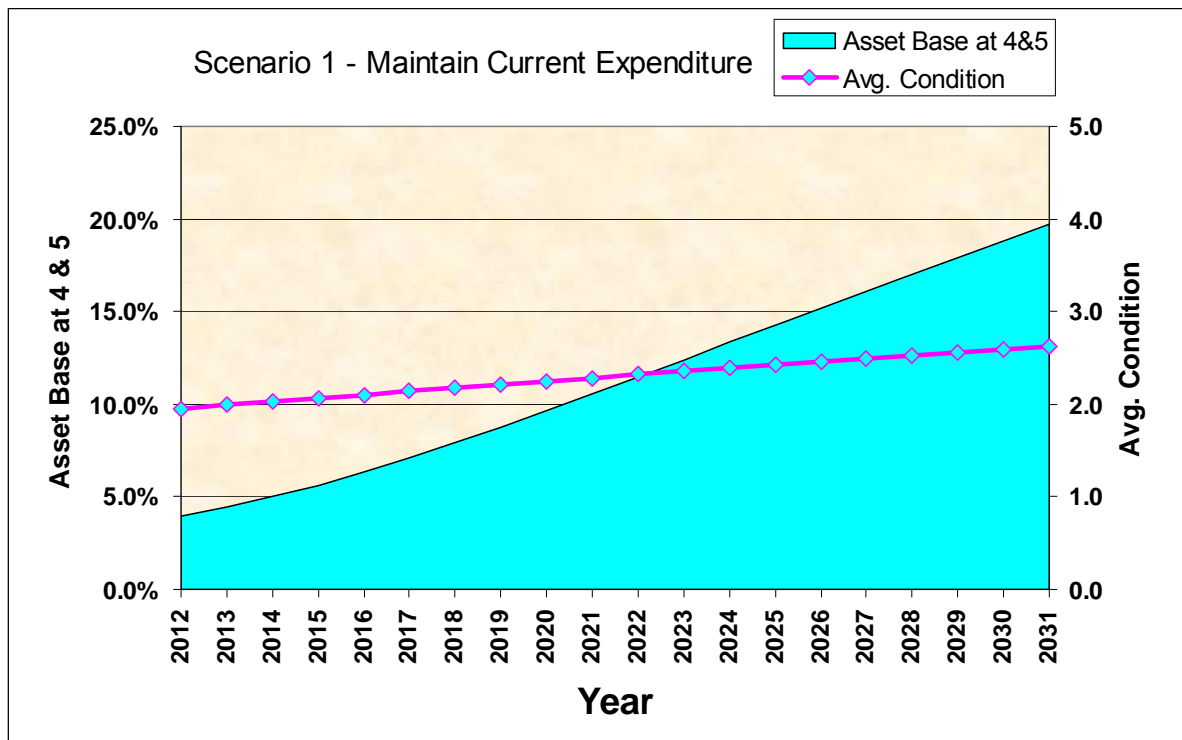


Figure 5.8.3.1 – Scenario 1

This scenario shows that the average building condition will fall from 1.9 to 2.6 and asset base at condition 4 & 5 will rise approximately 20% by 2031 with the current level of expenditure.

Scenario 2: Maintain Current Condition

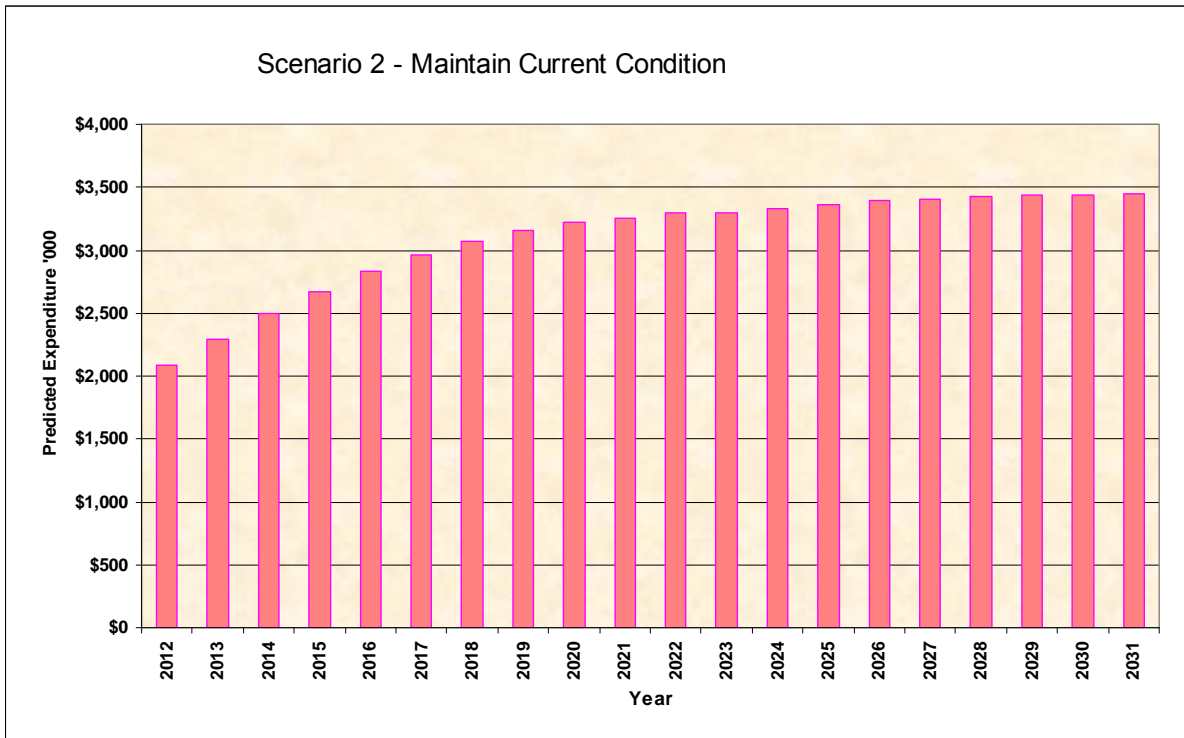


Figure 5.8.3.2 – Scenario 2

This scenario shows an estimated funding level required to maintain the current condition of building assets over the next twenty years. An additional estimated amount of \$1,681,000 per annum is required to maintain the current condition. The existing asset backlog would remain the same.

Scenario 3: Replace Assets at Condition 4 and 5
 Maintain an Average Condition of 2 (or better)

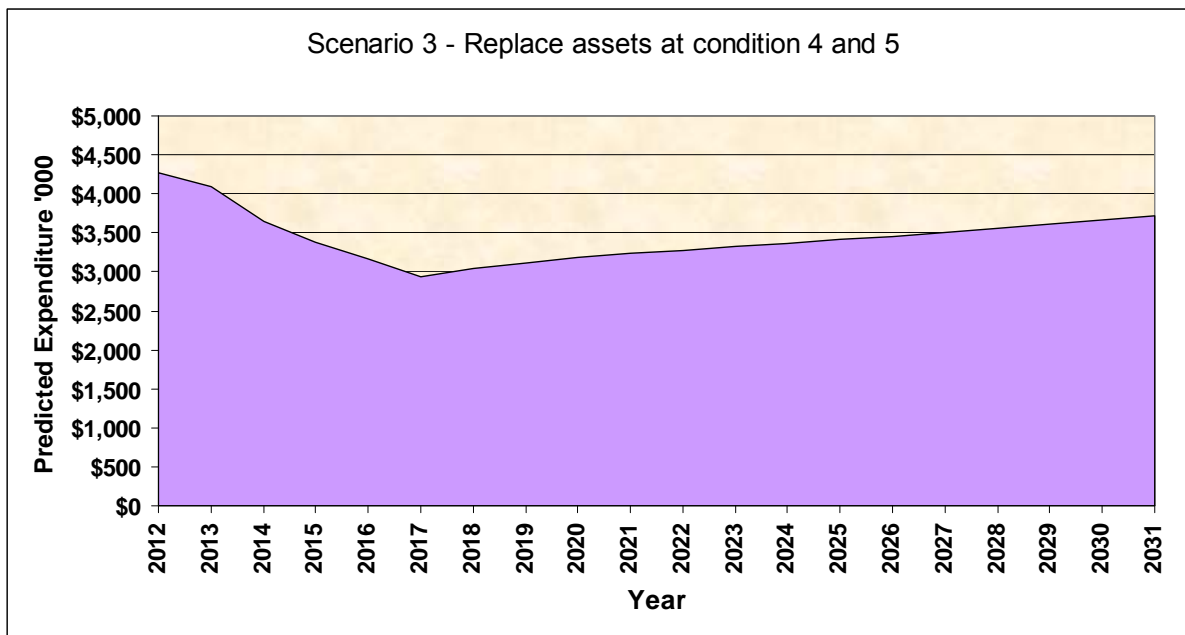
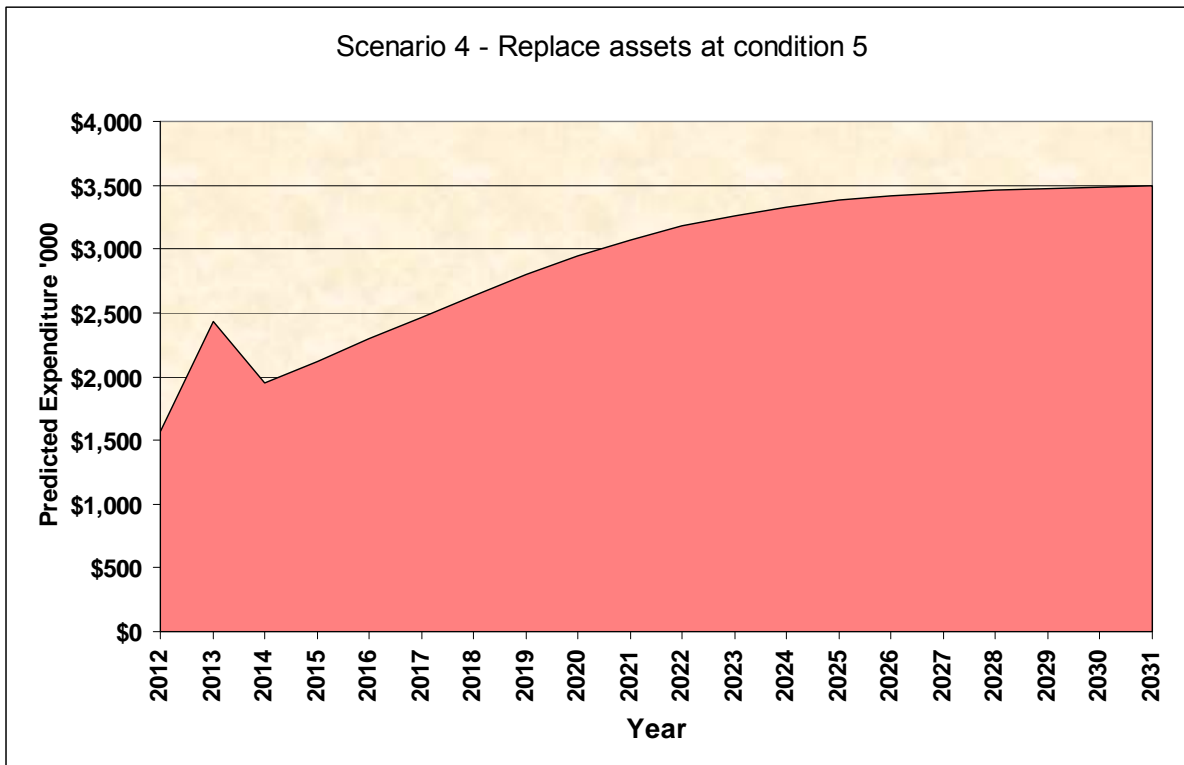


Figure 5.8.3.3 – Scenario 3

This scenario shows an estimated funding of \$68,990,000 is required to maintain an average condition 2 and replace all assets at condition 4 and 5 of over the next 20 years. This equates to \$3,449,500 per annum over the next 20 years.

A funding GAP between the current and proposed expenditure is \$2,035,500 per annum.

Scenario 4: Replace all Assets at Condition 5



This scenario shows an estimated funding level required to replace all assets at Condition 5 over the next 20 years. An average additional estimated amount of \$1,496,510 per annum is required to replace all assets at condition 5. The current level of expenditure is approximately \$1.4 million.

5.9 Asset - New/Upgraded

New works involve the extension or upgrade of Council's building assets to cater for growth or additional levels of service. In Fairfield City these new/upgrade works are mostly created as part of subdivisional activity in accordance with Council's Subdivisional Standards and generally are developer funded.

Other proposals for extension/refurbishment or new building assets require the development of a Business Case. Fairfield City Council has developed a format for the submission of Business Cases to demonstrate alignment to the City Plan, life cycle costs, impacts on existing services/infrastructure, forecasted usage rates and analysis as to the need for the service.

Business Cases enable Council to prioritise projects and provide the necessary information to decide whether to proceed with the acquisition of a particular asset.

All new buildings must comply with building code standards and specifications. They must undergo a whole of life analysis that will consider the impact of longer term maintenance, as well as operating costs of the building on Council's financial viability.

Where decisions are made to proceed with additional buildings they will be included on Asset Management Plans so that provision will be built in to future budgets to accommodate the expenditure.

5.9.2 Fairfield City Council – Capital Works Program and Funding Forecasts

Currently, work is being undertaken to identify and prioritise capital works programs to be included in subsequent Asset Management Plans.

5.10 Asset Disposal

Fairfield City Council is in the process of developing a Community Facilities Plan which will provide a detailed understanding of the current and future community facility needs of Fairfield City over the next twenty (20) years.

This involves assessment of strategic goals and the recognition that some assets may be underperforming or surplus to operating requirements. Disposal of assets may be recommended when:

- The asset is under-utilised and surplus to Council service delivery
- The asset is unsafe and should be demolished
- Community consultation identifies that the asset is not providing a value for money service

- The asset is not aligned with corporate goals or the City Plan

Assets identified for possible decommissioning and disposal are shown in Table 5.10.1

Table 5.10.1 Assets identified for disposal

Asset Name	Reason for disposal	Timing
44 Derby Street - Commercial Property	The property be converted into Open Space	2012/2013

6. FINANCIAL FORECAST

2. 6.1 20 Year Financial Forecasts

All asset expenditure has been considered and models developed.

The results are presented as four “*what if*” scenarios for the expenditure required for renewal, operation, maintenance and new/upgrade works over a twenty (20) year period.

This assessment also incorporates Council’s long term financial plan projections and assumptions about asset performance, rates of deterioration and funding requirements.

Below is an example of the expenditure categories and the actual expenditure for a single financial year (2011/12).

Table 6.1 – Actual Expenditure 2011/12

Expenditure Type	2010/2011
Operation	\$4,257,534
Maintenance	\$3,029,330
Renewal	\$1,414,551
New Works	\$1195,764

Scenario 2: Maintain Current Condition

This scenario shows that an average additional funding of \$1,681,000 per annum is required to maintain the current condition of building assets.

Table 2: 20 year expenditure forecast for building

	Actual Expenditure	Predicted Expenditure																				
	2011/2012	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Operations	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258
Maintenance	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029
Renewal	1414	2082	2295	2494	2675	2834	2967	3075	3158	3218	3256	3300	3301	3334	3360	3396	3401	3432	3439	3443	3444	
Upgrade/New Works	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	
Current Expenditure	9898	9898	9898	9898	9898	9898	9898	9898	9898	9898	9898	9898	9898	9898	9898	9898	9898	9898	9898	9898	9898	
Predicted expenditure	9898	10565	10778	10977	11158	11317	11450	11558	11641	11701	11739	11783	11784	11817	11843	11879	11884	11915	11922	11926	11927	
Funding GAP	0	-668	-881	-1080	-1261	-1420	-1553	-1661	-1744	-1804	-1842	-1886	-1887	-1920	-1946	-1982	-1987	-2018	-2025	-2029	-2030	

Scenario 3: Replace Assets at Condition 4 and 5

Maintain an average condition of 2 or better and remove all assets at conditions 4 and 5. This scenario shows that an average additional funding of \$2,035,500 per annum is required to maintain an average condition 2 and replace all assets at conditions 4 and 5 of building assets over the next 20 years.

Table 3: 20 year expenditure forecast for building

	Actual Expenditure	Predicted Expenditure																			
	2011 / 2012	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Operations	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258
Maintenance	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029
Renewal	1414	4270	4097	3649	3383	3168	2927	3035	3119	3184	3237	3282	3324	3367	3411	3458	3509	3561	3615	3670	3725
Upgrade/New Works	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196
Years																					
Current Expenditure	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897
Predicted expenditure	9897	12753	12580	12132	11866	11651	11410	11518	11602	11667	11720	11765	11807	11850	11894	11941	11992	12044	12098	12153	12208
Funding GAP	0	-2856	-2683	-2235	-1969	-1754	-1513	-1621	-1705	-1770	-1823	-1868	-1910	-1953	-1997	-2044	-2095	-2147	-2201	-2256	-2311

Scenario 4: Replace all Assets at Condition 5

Remove all assets at condition 5. This scenario shows that an average additional funding of \$1,496,500 per annum is required to replace all assets at condition 5 over the next 20 years.

Table 4: 20 year expenditure forecast for building

	Actual Expenditure	Predicted Expenditure																			
	2011/2012	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Operations	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258	4258
Maintenance	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029	3029
Renewal	1414	1568	2431	1945	2118	2292	2466	2638	2799	2945	3072	3178	3264	3331	3381	3418	3444	3462	3476	3487	3497
Upgrade/New Works	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196	1196
Current Expenditure	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897	9897
Predicted expenditure	9897	10051	10914	10428	10601	10775	10949	11121	11282	11428	11555	11661	11747	11814	11864	11901	11927	11945	11959	11970	11980
Funding GAP	0	-154	-1017	-531	-704	-878	-1052	-1224	-1385	-1531	-1658	-1764	-1850	-1917	-1967	-2004	-2030	-2048	-2062	-2073	-2083

6.1.1 Financial Projection Discussions

Fairfield City Council has budgeted to spend \$1.2 million in the 2012/2013 financial year on building assets renewal.

There is a funding gap for various scenarios as shown above which raises an important question of where future funds will come from if Council's building assets are to be sustained into the future

6.2 Key Assumptions

- All expenditure is stated in dollar values as at 30 June 2011, with no allowance made for CPI over the 20-year planning period.
- Maintenance allocations are based on maintaining current level of expenditure
- Assumptions have been made to average useful lives, these assumptions will be reviewed and the accuracy improved based on further analysis of asset deterioration.
- Replacement cost of each building assets has been broken down as shown below to derive the cost for each component:

Structural Shell (Structure)	- 70% of replacement cost
Roof	- 5% of replacement cost
Fit Out	- 15% of replacement cost
Services	- 10% of replacement cost

- No disposal of assets is considered in the financial projection.

6.3 Funding Strategy

The focus of this Asset Management Plan is on identifying the optimum cost for each asset group necessary to produce the desired level of service. How the cash flow is to be funded is a matter for separate consideration as part of Council's funding policy review.

Current Funding sources available for these assets include:

Asset Type	Funding Source
Buildings	Rates Federal Government Funding State government funding Private developer funded works Hire Charge Community Partnership WASIP Section 94

6.4 Confidence Levels

The confidence in the asset data used as a basis for the financial forecasts has been assessed using the following grading system:

Confidence ratings for each asset group and/or sub-group

Asset Category	Confidence Rating							
	Qty	Cond	Age	Service Levels	Demand Forecasts	Lifecycle Mange	Financial Forecasts	Overall Rating
Buildings	B	C	C	B	C	C	C	C

Confidence ratings and estimates of uncertainty values

Confidence Grade	Confidence Rating and Description
A	Highly Reliable < 2% uncertainty Data based on sound records, procedure, investigations and analysis which is properly documented and recognised as the best method of assessment
B	Reliable □2-10% uncertainty Data based on sound records, procedures, investigations, and analysis which is properly documented but has minor shortcomings for example the data is old, some documentation is missing and reliance is placed on unconfirmed reports or some extrapolation
C	Reasonably Reliable □10–25 % uncertainty Data based on sound records, procedures, investigations, and analysis which is properly documented but has minor shortcomings for example the data is old, some documentation is missing and reliance is placed on unconfirmed reports or significant extrapolation.
D	Uncertain □25–50% uncertainty Data based on uncertain records, procedures, investigations and analysis, which is incomplete or unsupported, or extrapolation from a limited sample for which grade A or B data is available.
E	Very Uncertain > 50% uncertainty Data based on unconfirmed verbal reports and/or cursory inspection and analysis

7. ASSET MANAGEMENT PRACTICES

Council utilises the following computer software *as part of Council's Asset Management system* to manage its building assets:

- Peoplesoft
- Conquest
- EAM
- Moloney Predictive Modelling Tool
- Mapinfo (GIS – Geographic Information System)

8. PLAN IMPROVEMENT AND MONITORING

8.1 Improvement Program

The improvement tasks identified are as follows:

AMP Reference Number	Action	Planned Start Year
Section 2 Level of Service	Develop and review levels of Service for building assets	Ongoing
Section 4 Risk Management	Review and update Risk Register	Ongoing
Section 7 Asset Management Practices	Review financial data and processes, particularly those relating to asset valuations and depreciation	Ongoing
Section 7 Asset Management Practices	Train appropriate Council staff in using activity guidelines, AMP level of service, AMP intervention levels, AMP inspection regime	31/12/2013
Section 7 Asset Management Practices	Develop asset disposal strategy and process	31/12/2013
Section 5 Life Cycle Management	Develop and implement asset handover processes	31/12/2012
Section 7 Life Cycle Management	Incorporate sustainable energy and water saving measures in new and replacement building projects	Ongoing
Section 5 Life Cycle Management	Develop prioritisation criteria for building renewal program	Ongoing
Section 5 Life Cycle Management	Identify and quantify all building legislative requirements	31/12/2012
Section 7 Life Cycle Management	Develop planned maintenance program with costing	31/12/2012
Section 5 Life Cycle Management	Develop asset capitalisation policy	31/12/2012
Section 7 Life Cycle Management	Collect condition data for building assets using Council staff	Ongoing
Section 3 Demand Forecasts	Analyse the current growth trends and use to develop future expected growth scenarios	31/12/2013
Section 7 Asset Management Practices	Integrate/interface asset management systems, spatial systems (GIS) and corporate/finance system where possible	31/12/2013
Section 5-Life Cycle Management	Develop a process so that the "life cycle cost" must be considered in the evaluation of major capital upgrade and new work proposals	31/12/2012

Appendix 1 – Maintenance Plan for Building Assets

Activity	Maintenance Level	Maintenance Schedules	
Gutter Cleaning	Clean all debris from gutters. Works to be completed prior to the onset of winter (March/April) and toward end of winter (October/November).	i) Category A	Biannually
		ii) Category B	Biannually
		iii) Category C	Biannually
		iv) Category D	Biannually
		v) Category E	Biannually
Painting - Internal	All internal painted surfaces to be prepared as required (wash, sand, patching) and two coats of suitable paint applied (i.e. gloss to doors, frames and skirting boards, low sheen to walls, flat white to ceilings)	i) Category A	Every 10 years
		ii) Category B	Every 12 years
		iii) Category C	Every 12 years
		iv) Category D	Every 15 years
		v) Category E	Every 20 years
Painting - External	All external painted surfaces to be prepared as required (wash, sand, patching) and two coats of suitable paint applied (i.e. gloss to doors, frames and skirting boards, low sheen to walls, flat white to ceilings)	i) Category A	Every 10 years
		ii) Category B	Every 12 years
		iii) Category C	Every 12 years
		iv) Category D	Every 15 years
		v) Category E	Every 20 years
Termite Inspection/Treatment	Inspection to be carried out by reputable pest control operator (refer to Fairfield City Council contractor list) With report to be submitted at completion. Where treatment works are required these will be completed in accordance with general maintenance guidelines.	i) Category A	Biannually
		ii) Category B	Biannually
		iii) Category C	Biannually
		iv) Category D	Biannually
		v) Category E	Biannually
Fire Equipment Servicing	Inspection to be carried out by reputable company (refer to FCC contractor list) With report to be submitted at completion. Where treatment works are required these will be completed in accordance with general maintenance guidelines.	All categories (where applicable)	Biannually
		i) Fire extinguishers	Biannually
		ii) Fire hose reels	Biannually
		iii) Fire hydrants	Biannually
		iv) Fire blanket	Biannually
Electrical Equipment (Security System) Monitoring and Servicing	Inspection to be carried out by reputable company (refer to Fairfield City Council contractor list) With report to be submitted at completion. Where treatment works are required these will be completed in accordance with general maintenance guidelines.	All categories (where applicable)	Biannually
		i) Electrical switchboard	Biannually
		ii) Emergency and exit lights	Biannually
		iii) Electronic monitoring system including CCTV	Biannually
		iv) Smoke Alarm	Biannually
		v) PA system	Biannually
Air Conditioning	Servicing of air-conditioning units to	i) Category A	Biannually

Activity	Maintenance Level	Maintenance Schedules	
Servicing	include - visual inspection of all components of systems, testing of cooling and heating functions, cleaning and inspection of all filters. Where repair works are required these will be completed in accordance with general maintenance guidelines.	ii) Category B	Biannually
		iii) Category C	Biannually
		iv) Category D	Biannually
		v) Category E	Biannually
General Maintenance	General Maintenance will apply to all items that come from action requests, reports from user groups and inspections that do not from a part of scheduled works. E.G. Vandalism damage, breakdowns, leaking taps, blown lamps, broken windows and doors, broken tiles, damaged kitchen and bathroom fittings, damaged cabling. Where repair works are required these will be completed in accordance with guidelines	Extreme Risk	Rating 1 - responds to request within 24 hours and make safe as soon as practical. Repair between 5 and 30 workdays based on the severity of damage and use of assets.
		i) Category A	Repair within 5 days
		ii) Category B	Repair within 5 days
		iii) Category C	Repair within 10 days
		iv) Category D	Repair within 15 days
		High Risk	Rating 2 - responds to request within 24 hours and make safe as soon as practical. Repair within 6 months.
		i) Category A	Within 1 month
		ii) Category B	Within 2 month
		iii) Category C	Within 3 month
		iv) Category D	Within 6 month
		Medium Risk	Rating 3 - responds to request within 48 hours and make safe as soon as practical. Repair within 6-18 months depending on risk assessment
		i) Category A	Within 6 month
		ii) Category B	Within 9 month
		iii) Category C	Within 12 months
		iv) Category D	Within 18 months

Activity	Maintenance Level	Maintenance Schedules	
		Low Risk	Rating 4 - responds to request within 10 workdays, prioritise and program work annually depending on condition rating and availability of resources
		i) Category A	
		ii) Category B	
		iii) Category C	
		iv) Category D	

Appendix 2 – Building Inspection Plan

Activity	Inspection Regimes	Inspection Schedule	
Condition Survey	Condition survey undertaken to determine the condition of the asset, its useful life, and, if relevant, any asset renewal requirements.	i) Category A	
		ii) Category B	Every 3 years
		iii) Category C	
		iv) Category D	
		v) Category E	
		v) Assets that have a component at condition 4 or above	Annually
Routine Inspection	Routine Condition & Maintenance Inspections undertaken to identify key defects and maintenance items.	i) Category A	Every 6 months
		ii) Category B	Annually
		iii) Category C	Annually
		iv) Category D	Every 2 years
		v) Category E	Every 2 years
Responsive Inspections	Responsive inspections are undertaken in response to customer reports, cleaner reports or officer reports, in accordance with the buildings hierarchy. The risk level is based on the officer's interpretation of the information provided	Extreme Risk	
		i) Category A	As soon as possible, but within 4 hours
		ii) Category B	
		iii) Category C	
		iv) Category D	
		High Risk	
		i) Category A	Within 1 working day
		ii) Category B	
		iii) Category C	
		iv) Category D	
		Medium Risk	
		i) Category A	Within 4 working days
		ii) Category B	
		iii) Category C	
		iv) Category D	
		Low Risk	
i) Category A	Within 1 week		
ii) Category B			
iii) Category C			
iv) Category D			