REGIONAL COUNCIL OF GOYDER

GOYDER South Australia's Heartland	**Assets**	**Section:**	A
		Version No:	6.0
		Adopted:	18/02/14
		Reviewed:	Feb 2019
		Next Review:	Feb 2020
		Minutes Ref:	43/19
		Responsibility:	Finance Manager

Asset Maintenance

That Council adopt as Policy the allocation from general revenue and/or external funding sufficient funds to cover the expenditure requirements indicated by the Asset Management Plan (major maintenance schedule projected over the next 10 years) for buildings, CWMS, bridges, roads and transport infrastructure.

Accounting - Materiality

The assets purchased with a material value of less than $2,000 that cannot be aggregated be treated as an operating expense. Computers purchased with a value of between $1,000 - $2,000 to be classed as fixed assets.

Valuation of Council Land

1. Value of Land Under Roads

That Council elect not to recognise the value of land under roads in its valuation of Council assets, for roads acquired before 30/6/08, and that this policy be reported in the Notes accompanying the Financial Statements.

2. Value of CR (Crown Reserve) Land

That Council elects not to recognise the value of land in Councils Asset Register that is Crown Reserve (CR) that Council controls or is responsible for. This includes water, stone, road and recreation reserves.

Community Fixed Assets

Council resolves that there should be an agreement for the occupation of these properties based on a long term lease with maintenance and capital works being the responsibility of the leisure, sporting, recreational or similar body at their cost, with the onus being on that body to maintain those assets in a reasonable condition acceptable to Council.

Where a community group (referred to above) seeks to purchase the capital assets including the land or portion of the land of a Council non-commercial or tourism community fixed asset, Council will make every endeavour to achieve that objective, whilst ensuring that speculation based on future sale is not an underlying objective.

Where, after negotiation, the community group will not accept the conditions of occupation Council will by formal resolution:

- formally terminate and approve the disposal of the asset in accordance with Council policy and statutory procedures, or

- take such other action as Council deems appropriate.

Disposal of Land

That a deposit of 10% be required at the signing of all contracts for the sale of land and that the balance of the sale price be paid in accordance with the sale contract.

Recognition, Revaluation and Depreciation

1. Capitalisation Principles

Definition of Capital Expenditure, the benefits of which will accrue to future years:

- ❖ Creates a new asset which will not be consumed by the Council within 12 months;
- ❖ Significantly lengthens the expected useful life of an existing asset and is not merely expenditure required to maintain the asset in normal efficient working order; and
- ❖ Significantly increases the earning capacity of an existing asset.

2. Valuation Basis

The basis of valuation will be with regard to the following criteria:

(a) If an existing asset would be replaced, valuation should be on the basis of written down replacement/current cost.

(b) If an existing asset would not be replaced, the valuation should be on the basis of written down value.

3. Aggregation

That like assets valued at less than $2,000 be aggregated and capitalised if the total value of the items is greater than $2,000.

4. Determination of Materiality or Recording Thresholds

That Council establish a monetary threshold for the recording of individual physical asset (including aggregation in item 3 and assets of a portable and desirable nature) of $1,000 for computers and $2,000 for all other assets.

5. Depreciation Methods

That Council depreciates it's infrastructure, plant, minor plant, office furniture and equipment by the straight line method taking into account estimated life of the asset and residual value.

6. Estimated useful lives

Useful lives are estimated for each individual asset. In estimating useful lives, regard is had to technical and commercial obsolescence, as well as legal and other limitations on continued use. The range of useful lives for a representative range of assets is shown below, although individual assets may have an estimated total useful life of greater or lesser amount:

Plant, Furniture & Equipment	
Office Equipment & Furniture	5 to 10 years
Vehicles and Road-making Equipment	5 to 20 years
Other Plant & Equipment	5 to 10 years
Building & Other Structures	
Buildings	20 to 100 years
Park Structures	20 to 40 years
Playground equipment	10 to 50 years

Infrastructure

Bridges	100 years
Footpaths & Paving	45 years
Kerbing & Guttering	70 years
Pavement	75 to 85 years
Drainage	70 years
Floodways	45 years
Signs	10 to 50 years
Sealed Roads – Surface	29 to 40 years
Unsealed Roads - Surface	10 to 20 years
Reticulation Pipes	50 to 70 years
Pumps & Telemetry	15 to 20 years
Dams	100 years
Bores	20 to 40 years

7. CWMS network, bridges and transport associated infrastructure

The CWMS network, bridges and transports associated infrastructure are to be valued at depreciated current replacement cost and depreciated over the remaining useful life of the assets as determined at the most current date of valuation.

8. Classification, Valuation and Depreciation basis for Council Building and Associated Infrastructure Assets

Council's Buildings and Associated Infrastructure are classified into the following 5 categories, being:

1. Core Council Activities
2. Council Core Community
3. Council Heritage & Self-Funding Buildings

Valuation and Depreciation

Buildings and associated infrastructure in categories 1 to 3 are to be valued at depreciated replacement cost and depreciated over the remaining useful life of the assets as determined at the most current date of valuation.

4. Non Council Recreation
5. Non-Core Council Activities

Valuation and Depreciation

Buildings and associated infrastructure in categories 4 and 5 are to be valued at depreciated replacement cost and depreciated over the remaining useful life of the assets as determined at the most current date of valuation. In the event of a non-insurance loss situation it is recognised that Council would not replace the buildings and associated infrastructure. These buildings are owned by a non-Council related entity.

Valuation of Assets for Insurance Purposes

Buildings and associated infrastructure are to be insured for full replacement value.

Regional Council of Goyder

Buildings & associated structures - Asset Schedule 2018-19

ASSET NO	LOCATION	TOWN	DESCRIPTION
	1. CORE COUNCIL ACTIVITIES		
2010350	Market Square	Burra	Council Office
2010463	Market Square	Burra	Gazebo and Memorial
2010352	Market St	Burra	MFS Garage
2010353	Young St	Burra	Workshop
2010355	Young St	Burra	Amenities Block
2012074	Young St	Burra	Shed
2011036	Young St	Burra	Storage Shed - Fuel & Oils
2017011	Young St	Burra	Shipping Container
2010351	Bruce St	Eudunda	Council Office
2010361	Pine St	Eudunda	Works Depot - shed
2010364	Pine St	Eudunda	Works Depot - Toilet
2010362	Pine St	Eudunda	Works Depot - shed
2010363	Pine St	Eudunda	Works Depot - Office
2010365	John Street	Hallett	Works Depot - shed
2010357	Railway Pde	Robertstown	Works Depot - shed
2010358	Railway Pde	Robertstown	Works Depot - shed
2010359	Railway Pde	Robertstown	Works Depot - shed
2010360	Railway Pde	Robertstown	Works Depot - shed
	2. COUNCIL CORE COMMUNITY		
2010367	Main Rd	Booborowie	Institute Hall
2010389	Sixth St	Booborowie	Public Toilets
2010372	Main Rd	Bower	Institute Hall
2010373	Main Rd	Bower	Toilets
EB059	Main Rd	Bower	Mallee Trading Post
EB061	Thiele Hwy	Bower	Storage Shed with Verandah
EB060	Thiele Hwy	Bower	Storage Shed
2010394	Bridge St	Burra	Public Toilets
2010399	Burra Pool	Burra	Pool Administration Building
2010452	Burra Pool	Burra	Swimming Pool
2013022	Burra Pool	Burra	Amenities Block
2010396	Chapel St	Burra	PublicToilets - behind Doctors
2012039	Jaffrey Street	Burra	Rotunda Cemetery
2012036	Jaffrey Street	Burra	Cemetery Stone Walls
2010415	Kingston Tce	Burra	House
2010416	Kingston Tce	Burra	Garage
2010388	Market Square	Burra	Visitors Centre
2010395	Market St	Burra	Public Toilets
2010366	Market St	Burra	Town Hall
2010382	Market St	Burra	Burra Art Gallery
2010383	Market St	Burra	Burra Art Gallery - Toilet
2010384	Market St	Burra	Burra Art Gallery - Garage
2015027	Market St	Burra	Skate Park
2010386	Morehead St	Burra	BCAC - Main Building
2010387	Morehead St	Burra	BCAC - Carport
2010397	Smelts Rd	Burra	Public Toilets (Oval Complex)
EB040	Barwell St	Eudunda	Gosling Cottage
2010385	Bruce St	Eudunda	Health Clinic
2010370	Bruce St	Eudunda	District Hall
2010371	Bruce St	Eudunda	Public Toilets (btw Hall/Club)
EB039/EB41	Bruce St	Eudunda	Heritage Museum & Shed
2010390	Kapunda St	Eudunda	Public Toilets
2010447	Kapunda St	Eudunda	Weighbridge Building
2010391	Morgan Road	Eudunda	Toilet Block - Mens
2010392	Morgan Road	Eudunda	Toilet Block - Womens
2013023	Morgan Road	Eudunda	Pool Complex Building
2010454	Morgan Road	Eudunda	Swimming Pool
2010456	Morgan Road	Eudunda	Wading Pool
2014017	Morgan Road	Eudunda	Community Centre
2011061	Morgan Road	Eudunda	Drum Muster Compound
2010393	South Tce	Eudunda	Public Toilets

Regional Council of Goyder

Buildings & associated structures - Asset Schedule 2018-19

ASSET NO	LOCATION	TOWN	DESCRIPTION
2010368	Patterson St	Farrell Flat	Institute Hall
2010369	Patterson St	Farrell Flat	Public Toilets
2010376	Alfred St	Hallett	Institute Hall
2010377	Alfred St	Hallett	Public Toilets
2010445	Alfred St	Hallett	Pool
2010417	John St	Hallett	House
2014015	Railway Pde	Mt Bryan	Public Toilets
2010374	Commercial Rd	Robertstown	Memorial Institute Hall
2010375	Commercial Rd	Robertstown	Toilets
2016012	Commercial Rd	Robertstown	Disabled Toilet
2010446	Commercial Rd	Robertstown	Telecentre
2010378	Main St	Terowie	Hall
2010379	Main St	Terowie	Hall - Supper Room/Toilets
	3. COUNCIL COMMERCIAL ENTERPRISES		
2010406	Bridge St	Burra	Unicorn Brewery
2010460	Bridge St	Burra	Unicorn Brewery - Exit Shelters
2010464	Bridge Tce	Burra	BCP - 27 Powered Sites
2010412	Bridge Tce	Burra	BCP - Office
2010413	Bridge Tce	Burra	BCP - Amenities Block
2010465	Bridge Tce	Burra	BBQ Shelter
2010414	Bridge Tce	Burra	Colorbond Shed
2010403	Main Rd	Burra	Morphetts Engine House
2010404	Main Rd	Burra	Toilet Block
2010405	Main Rd	Burra	Powder House
2010458	Main Rd	Burra	Old Chimney
2010459	Main Rd	Burra	Old Chimney
2010407	Paxton Tce	Burra	Paxton Square Cottages (33)
2010408	Paxton Tce	Burra	PSC - Garage & Workshop
2014016	Paxton Tce	Burra	PSC - Carport
2010409	Paxton Tce	Burra	PSC - Laundry Building & BBQ
2010410	Paxton Tce	Burra	PSC - Bible Christian Chapel
2010411	Paxton Tce	Burra	PSC - Managers Cottage
	4. NON COUNCIL RECREATION		
EB069	North Tce	Booborowie	Football Clubroom/Change Room
EB070	North Tce	Booborowie	Toilets
EB071	North Tce	Booborowie	Bowling Clubrooms
EB072	North Tce	Booborowie	Shed
EB075	North Tce	Booborowie	Netball Clubrooms
EB076	North Tce	Booborowie	Tennis Clubroom
NA	North Tce	Booborowie	Tennis Court Lighting
NA	North Tce	Booborowie	Oval Floodlights
EB002	Barrier Hwy	Burra	Golf Clubrooms
EB052	Barrier Hwy	Burra	Abedeeen Oval Clubrooms
EB054	Barrier Hwy	Burra	Aberdeen Oval Storage Shed
EB053	Barrier Hwy	Burra	Aberdeen Oval Greenkeepers Shed
EB055	Barrier Hwy	Burra	Tennis Clubrooms
EB056	Barrier Hwy	Burra	Toilets
EB057	Barrier Hwy	Burra	Dog Obedience shed
EB043	Smelts Rd	Burra	Oval Clubrooms
EB044	Smelts Rd	Burra	Netball Clubrooms
EB045	Smelts Rd	Burra	Netball Shelter/Coaches Box
EB046	Smelts Rd	Burra	Netball Shelters
EB049	Smelts Rd	Burra	Netball Lights and Towers
EB050	Smelts Rd	Burra	Oval Floodlights
EB014	Morgan Road	Eudunda	Agricultural Society Hall
EB015	Morgan Road	Eudunda	Sporting Clubrooms
EB016	Morgan Road	Eudunda	Scout & Guide Hall
EB017	Morgan Road	Eudunda	Toilet Block (Old - closed)
EB019	Morgan Road	Eudunda	Showgrounds Shed
EB026	Morgan Road	Eudunda	Poultry/Storage Shed
EB021	Morgan Road	Eudunda	Sheep Show Shed
EB022	Morgan Road	Eudunda	Sheep Show Shed
EB024	Morgan Road	Eudunda	Golf Clubrooms
EB020	Morgan Road	Eudunda	Implement/Storage Shed
EB028	Morgan Road	Eudunda	Floodlights towers * 8 each

Regional Council of Goyder

Buildings & associated structures - Asset Schedule 2018-19

ASSET NO	LOCATION	TOWN	DESCRIPTION
EB078	Abyssinia	Farrell Flat	Golf/tennis Clubrooms
EB087	Abyssinia	Farrell Flat	Storage Shed
EB079	Abyssinia	Farrell Flat	Toilet Block - Golf/Tennis Club
EB082	South Tce	Farrell Flat	Storage Shed - Go Cart Club
EB083	South Tce	Farrell Flat	Tennis Clubrooms
EB085	South Tce	Farrell Flat	Toilet Block - Showgrounds
EB005	West Tce	Hallett	Bowling Clubrooms
EB009	West Tce	Hallett	Changerooms
EB010	West Tce	Hallett	Grandstand
EB011	West Tce	Hallett	Tea room/Canteen
EB013	West Tce	Hallett	Tennis/Golf Clubrooms
EB062	Worlds End Hwy	Point Pass	Changerooms - Reserve
EB063	Worlds End Hwy	Point Pass	Toilets - Reserve
EB031	Main Rd	Robertstown	Tennis Clubrooms
EB032	Main Rd	Robertstown	Toilets - Tennis/Netball
EB034	Main Rd	Robertstown	Changerooms
EB035	Main Rd	Robertstown	Football Clubrooms
EB036	Main Rd	Robertstown	Toilets - Football Club
EB037	Main Rd	Robertstown	Floodlight Towers
EB067	Main St	Terowie	Oval Clubrooms
	5. NON CORE COUNCIL ACTIVITIES		
2010482	Bridge Tce	Burra	BBQ with shelter
2010448	Mount Pleasant Rd	Burra	Public Toilets - behind Shops
2016013	Market St	Burra	Jinker Shelter
2010444	Kapunda St	Eudunda	Centenary of Federation - Shelter
2010481	Hallett Hill	Hallett	Base Radio & Mast
2010467	Main Rd	Robertstown	Centenary of Federation Silhouettes & Tiles

Document History	Version No:	Issue Date:	Description of Change:
	1.0	18/2/14	Adopted
	1.0	10/10/15	Reviewed & amended by the Audit Committee.
	2.0	17/11/15	Reviewed by Council. Refer NCOR-112015-4845
	3.0	19/4/16	Reviewed by the Audit Committee.
	3.0	17/5/16	Reviewed by Council. Refer NCOR-52016-6269
	4.0	21/2/17	Reviewed & amended by Audit Committee
	4.0	21/3/17	Reviewed by Council. Refer NCOR-32017-793
	5.0	20/2/18	Reviewed & amended by Audit Committee
	5.0	20/3/18	Reviewed by Council. Refer NCOR-32018-962
	6.0	19/2/19	Reviewed & amended by Audit Committee
	6.0	19/03/19	Adopted by Council refer 43/19