

REGIONAL COUNCIL OF GOYDER

	INFRASTRUCTURE ASSET MANAGEMENT PLAN – BUILDINGS	Version No:	4.2
		Adopted:	Aug 2016
		Reviewed:	Nov 2023
		Next Review:	Nov 2024
		Responsibility:	DOF

1. EXECUTIVE SUMMARY

What Council Provides

Council is custodian of an extensive range of community buildings and structures that it uses to facilitate delivery of services to the community. Some of these assets are provided in partnership with the community organisations that occupy them.

The plan refers to the following types of buildings and structures: -

- Burra Caravan Park
- Paxton Square Cottages
- Dwelling - (1 – ex CEO house)
- Halls and Institutes
- Eudunda Health Clinic
- Community Centres
- Council Offices
- Sport and Recreation buildings
- Public Conveniences
- Works Depots
- Gazebos

It should be noted that some of the buildings and structures included in this plan have been built on Council owned or controlled land by community organisations, e.g. sporting facilities or by other levels of government. In these circumstances, Council may not intend to renew or replace these buildings when they reach the end of their effective life cycle, although the occupier may intend to renew these assets.

Council therefore intends to further investigate such cases to ascertain whether such buildings and structures should be included in future revisions of the Asset Management Plan. Their exclusion would result in significant amendments to Council's future expenditure.

Council has a variety of leases in place with local Community Management Committees and Sporting Clubs that have either expired or are due to expire between 2017 and 2027. A new land lease is to be negotiated with the relevant committees and clubs which will incorporate criteria set out in Council's Asset Management Plan.

What does it cost?

There are two key indicators of cost to provide the building and structures service. The life cycle cost being the average cost over the life cycle of the asset and the total maintenance and capital renewal expenditure required to deliver existing service levels in the next ten (10) years as covered by Council's Long Term Financial Plan.

REGIONAL COUNCIL OF GOYDER INFRASTRUCTURE ASSET MANAGEMENT PLAN - BUILDINGS

Plans for the Future

Council plan to operate and maintain the existing buildings and structures network to achieve the following strategic objectives.

- Ensure buildings and structures are maintained at safe and functional standards as set out in this plan.
- Continue to maintain operational buildings, e.g. Council Offices, work depots to a standard that facilitates effective service delivery to our community.
- Continue to maintain public conveniences in good operating order.
- Continue to support the Community Management Committees within the Council area that effectively manage and maintain community halls and institutes.
- Continue to support the community organisations that effectively manage and maintain recreation and sporting facilities.

2. MEASURING OUR PERFORMANCE

Quality

Buildings and structures assets will be maintained to a reasonably usable condition. Defects found or reported that are outside our service standard will be directed to Council for consideration.

Function

Council's intent is that an appropriate buildings and structures network is maintained in partnership with community stakeholders to develop performance measures and targets that will provide objectives for buildings and structure assets service criteria, that must consider not only community expectation; strategic goals; and legislative requirements, but technical standards and Council's ability to allocate sufficient resources to meet measures and targets.

Buildings and assets will be maintained at a safe level and associated signage and equipment are provided as needed to ensure public safety.

Council will ensure the following key functional objectives are met:

Levels of Service: Review current levels of service and assess development requirements.

Demand forecast: Examine factors and trends influencing demand for an asset and the impact on its management and utilisation.

Lifecycle management plan: A strategy for the management of the asset from planning/creation to disposal including maintenance and renewal requirements.

Financial summary: Details financial commitment to facilitate lifecycle management to the existing levels of service.

Asset Management Practices: This details information systems and processes utilised in the decision-making process on management of assets.

Safety: The Technical Officer will undertake inspections at the designated frequency and report on defects that represent a safety issue and lodge a Minor Works Request for the work to be undertaken.

3. INTRODUCTION

The Asset Management Plan for buildings and structures has been prepared to demonstrate responsive management of Council owned buildings and structures (and services provided from such buildings and structures), compliance with regulatory requirements, and to communicate funding required to provide the required levels of service.

REGIONAL COUNCIL OF GOYDER INFRASTRUCTURE ASSET MANAGEMENT PLAN - BUILDINGS

Key stakeholders in the preparation and implementation of the Plan are:

Elected Members: Approval of the Asset Management Plan and custodians of the community's assets

Community Organisations: Custodians of some community buildings and structures they occupy and maintenance of those assets

Council Staff: Preparation and implementation of the Asset Management Plan and maintenance of the buildings and structures listed in the Plan

Community: Service level expectations

Goals and Objectives

Council exists to provide services to its community. Some of these services are provided by the use of infrastructure assets. Council has acquired infrastructure assets by "purchase", by contract and by construction by Council staff to meet increased levels of service. Council's goal in managing buildings and structures is to meet the required level of service in the most cost-effective manner for present and future community/users. The key elements of infrastructure asset management are:

- Taking a life cycle approach
- Developing cost effective management strategies for the long term
- Providing a defined level of service and monitoring performance
- Understanding and meeting the demands of growth through demand management and building and structure investment.
- Managing risks associated with asset failures
- Sustainable use of physical resources
- Continuous improvement in asset management practices

Plan Framework

Key elements of the Plan are;

- Levels of service – specifies the services and levels of service to be provided by Council
- Future demand – how this will impact on future service delivery and how this is to be met
- Life cycle management – how Council will manage its existing and future assets to provide the required services
- Financial summary – what funds are required to provide the required services
- Asset management practices – how Council manages its assets
- Monitoring – how the plan will be monitored to ensure it is meeting Council's objectives
- Asset management improvement plan – how the Plan will be improved

4. LEVELS OF SERVICE LEGISLATIVE REQUIREMENTS

Council has to meet several Federal and State legislative requirements. These include:

Legislative Requirements

Legislation	Requirement
Local Government Act 1999	Sets out role, purpose, responsibilities and powers of local government including the preparation of a Long Term Financial Plan supported by an Asset Management Plan for sustainable service delivery (section 122)

REGIONAL COUNCIL OF GOYDER INFRASTRUCTURE ASSET MANAGEMENT PLAN - BUILDINGS

Workplace Health Safety Act and Regulations	Sets out roles and responsibilities to secure the health, safety and welfare of persons in the workplace
Building Code of Australia	To achieve and maintain acceptable standards of structural sufficiency, safety (including safety from fire), health and amenity in relation to buildings and structures
Disability Discrimination Act	To eliminate, as far as possible, discrimination against persons on the grounds of disability and to promote recognition and acceptance with the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

Current Levels of Service

Community expectations and perceptions of Council's ability to provide services are impacted significantly by issues related to resource allocation, funding and the possible creation of new assets measured against existing asset funding gap. Asset condition assessments will assist in indicating what financial resources are required to maintain infrastructure to a level that the community expects.

The issue of deterioration of the assets resulting from inadequate allocation of resources to the buildings and structures maintenance must be considered against the revenue Council is able to raise from rates, fees, charges and grants. Limited revenue growth and rising costs to meet increasing maintenance could result in an inability to bridge the funding gap between revenue and costs.

Current Service Levels

Key Performance Measure	Level of Service	Performance Measure Process	Performance Target
Quality	Provide quality building facilities and structures	Minor Works Request	Respond within two (2) working days
Function	Provide building facilities that meet user requirements	Minor Works Requests	Respond within two (2) working days
Safety	Provide safe buildings and structures	Number of reported injuries/incidents	Nil reports
Condition	Provide appropriate building facilities to meet user requirements	Building Inspection Reports and scheduled/unscheduled maintenance	Annually
Cost Effectiveness	Provide buildings and structures in a cost effective manner	Annual building and structures maintenance costs. Insurance claim history	Preventative maintenance to be undertaken for maximum cost benefits

REGIONAL COUNCIL OF GOYDER INFRASTRUCTURE ASSET MANAGEMENT PLAN - BUILDINGS

Desired Levels of Service

Council is continually reviewing the leasing and maintenance arrangements of community managed assets (e.g. sporting clubrooms/public conveniences/halls and recreational facilities). Council has three (3) different levels of maintenance service provided to its assets and buildings.

1. Fully maintained by Council

Whereby Council fully maintain the asset and undertake periodical preventative maintenance, as needed repairs and strategic improvements and upgrades as appropriate.

2. Periodical maintenance only by Council

Whereby Council install/maintain fire safety equipment (fire extinguishers/fire blankets/exit lighting), asbestos removal and reinstatement with suitable replacement product, maintenance of asbestos register, periodical termite inspections and required treatments.

All other maintenance and improvements are to be undertaken by the Lessee.

3. Fully maintained by lessee

Whereby the lessee fully maintain the asset and undertake periodical preventative maintenance, as needed repairs and strategic improvement and upgrades as appropriate.

The Lessee is required to maintain the leased asset in good condition and free from hazards and must:

- Keep the asset clean, tidy and free from rubbish, dirt and vermin
- Keep the asset in good repair
- Keep all toilet fittings, sinks, drains, pipes and other plumbing in good repair and free from blockages and ensure that no part of the asset becomes insanitary
- Keep all electrical lighting, exit signage, electrical wiring and switchboards in good repair
- Keep any vegetation, lawns or garden at the asset maintained in an attractive state
- Keep all of the fixtures and fittings associated with the asset in good condition so as to prevent any hazard to any person or any deterioration in the condition of the asset
- Repair any damage to the asset caused by the Lessee or its visitors and guests

REGIONAL COUNCIL OF GOYDER INFRASTRUCTURE ASSET MANAGEMENT PLAN - BUILDINGS

Regional Council of Goyder Asset Schedule - Buildings October 2022

1. Core Council Activities

ASSET	CLASS	AR Name	STREET	TOWN
2010355	BUILD1	Amenities Building - Depot - Burra	Young St	Burra
2010350	BUILD1	Council Office - Market Square - Township - Burra	Market Square	Burra
2010353	BUILD1	Main Workshop - Depot - Burra	Merthyr Street	Burra
2010352	BUILD1	MFS Garage - Records Archive - Market St - Township - Burra	Market Street	Burra
2012074	BUILD1	Shed & carport - Depot - Burra	Young St	Burra
2010351	BUILD1	Council Office - Bruce St - Township - Eudunda	Bruce Street	Eudunda
2010361	BUILD1	Works Depot - Shed - Pine St - Depot - Eudunda	Pine Avenue	Eudunda
2010363	BUILD1	Works Depot - Shed - Pine St - Depot - Eudunda	Pine Avenue	Eudunda
2010362	BUILD1	Works Depot - Toilet - Pine St - Depot - Eudunda	Pine Avenue	Eudunda
2010364	BUILD1	Works Depot Office - Pine St - Depot - Eudunda	Pine Avenue	Eudunda
2010365	BUILD1	Works Depot - Shed - John Street - Depot - Hallett	John Street	Hallett
2010357	BUILD1	Works Depot - Shed 1 - Railway Pde - Depot - Robertstown	Railway Parade	Robertstown
2010358	BUILD1	Works Depot - Shed 2 - Railway Pde - Depot - Robertstown	Railway Parade	Robertstown
2010359	BUILD1	Works Depot - Shed 3 - Railway Pde - Depot - Robertstown	Railway Parade	Robertstown
2010360	BUILD1	Works Depot - Shed 4 - Railway Pde - Depot - Robertstown	Railway Parade	Robertstown

REGIONAL COUNCIL OF GOYDER INFRASTRUCTURE ASSET MANAGEMENT PLAN - BUILDINGS

2. Council Core Community

2010367	BUILD2	Institute Hall - Main Rd - Township - Booborowie	Main Road	Booborowie
2010389	BUILD2	Public Toilets - Sixth St - Township - Booborowie	Sixth Street	Booborowie
2018051	BUILD2	Toilet Block - Township - Booborowie	Sixth Street	Booborowie
2010372	BUILD2	Institute Hall - Main Rd - Township - Bower	Government Road	Bower
2010373	BUILD2	Toilets - Township - Bower	Government Road	Bower
2010399	BUILD2	Administration Building - Pool - Burra	Smelts Road	Burra
2013022	BUILD2	Amenities Block - Pool - Burra	Smelts Road	Burra
2010387	BUILD2	BCAC - Carport - Morehead St - Township - Burra	Morehead Street	Burra
2010386	BUILD2	BCAC - Centre - Morehead St - Township - Burra	Morehead Street	Burra
2010384	BUILD2	Burra Art Gallery - Garage - Market St - Township - Burra	Market Street	Burra
2010382	BUILD2	Burra Art Gallery - Market St - Township - Burra	Market Street	Burra
2010383	BUILD2	Burra Art Gallery - Toilet - Market St - Township - Burra	Market Street	Burra
2016013	BUILD2	Jinker Building - Township - Burra	Market Street	Burra
2010396	BUILD2	Public Toilets - behind Doctors - Chapel St - Township - Burra	Chapel St	Burra
2010394	BUILD2	Public Toilets - Bridge St - Township - Burra	Bridge Terrace	Burra
2010395	BUILD2	Public Toilets - Market St - Township - Burra	Market Street	Burra
2010397	BUILD2	Public Toilets - Smelts Rd - Township - Burra	Smelts Road	Burra
2010448	BUILD2	Toilets (behind shops off Mt Pleasant St) - Township - Burra	Mt Pleasant Road	Burra
2010366	BUILD2	Town Hall - Market St - Township - Burra	Market Street	Burra
2010388	BUILD2	Visitors Centre - Market Square - Township - Burra	Market Square	Burra
2013023	BUILD2	Amenities and Ablution Block - Pool - Eudunda	Morgan Road	Eudunda
2014017	BUILD2	Community Centre - Township - Eudunda	Morgan Road	Eudunda
2010370	BUILD2	District Hall - Bruce St - Township - Eudunda	Bruce Street	Eudunda
EB039	BUILD2	Heritage Gallery - Township - Eudunda	Bruce Street	Eudunda
EB040	BUILD2	Gosling Cottage - Township - Eudunda	Barwell Street	Eudunda
2010385	BUILD2	Health Clinic - Bruce St - Township - Eudunda	Bruce Street	Eudunda
2020016	BUILD2	Public Toilets - Kapunda St - Township - Eudunda	Kapunda Street	Eudunda
2010393	BUILD2	Public Toilets - South Tce - Township - Eudunda	South Terrace	Eudunda
EB041	BUILD2	Storage Shed (back of Heritage Gallery) - Township - Eudunda	Barwell Street	Eudunda
2010391	BUILD2	Toilet Block - Mens - Morgan Road - Township - Eudunda	Morgan Road	Eudunda
2010392	BUILD2	Toilet Block - Womens - Morgan Road - Township - Eudunda	Morgan Road	Eudunda
2010371	BUILD2	Toilets - Bruce St - Township - Eudunda	Bruce Street	Eudunda
2010447	BUILD2	Weighbridge Building - Township - Eudunda	Kapunda Street	Eudunda
2010368	BUILD2	Farrell Flat Institute Hall - Patterson St - Township - Farrell Flat	Patterson Street	Farrell Flat
2010369	BUILD2	Public Toilets - Patterson St - Township - Farrell Flat	Patterson Street	Farrell Flat
2019007	BUILD2	Toilet Block - Duncan Park - Township - Farrell Flat	Duncan Park	Farrell Flat
2010376	BUILD2	Hall - Alfred St - Township - Hallett	Alfred Street	Hallett
2018062	BUILD2	Plant Room - Township - Hallett	Alfred Street	Hallett
2020017	BUILD2	Pool Chemical Shed - Township - Hallett	Alfred Street	Hallett
2010377	BUILD2	Public Toilets - Alfred St - Township - Hallett	Alfred Street	Hallett
2018056	BUILD2	Toilet Block - Township - Hallett	Alfred Street	Hallett
2014015	BUILD2	Public Toilets - Township - Mt Bryan	Barrier Hwy	Mount Bryan
2018054	BUILD2	Carport - Township - Robertstown	Commercial Street	Robertstown
2016012	BUILD2	Disabled Toilet - Township - Robertstown	Commercial Street	Robertstown
2010374	BUILD2	Memorial Institute Hall - Commercial Rd - Township - Robertstown	Commercial Street	Robertstown
2010446	BUILD2	Telecentre (old Council Office) - Township - Robertstown	Commercial Street	Robertstown
2010375	BUILD2	Toilets - Commercial Rd - Township - Robertstown	Commercial Street	Robertstown
2010378	BUILD2	Terowie Hall - Main St - Township - Terowie	Main Street	Terowie
2010379	BUILD2	Terowie Hall - Supper Room/Toilets - Main St - Township - Terowie	Main Street	Terowie

REGIONAL COUNCIL OF GOYDER INFRASTRUCTURE ASSET MANAGEMENT PLAN - BUILDINGS

3. Council Heritage and Self Funding

2010464	BUILD3	BCP -27 Powered Sites - Bridge Tce - Burra Caravan Park	Bridge Tce	Burra
2010410	BUILD3	Bible Christian Chapel - Paxton Tce - Paxton Square Cottages	Kingston Street	Burra
2018061	BUILD3	Camp Kitchen - Burra Caravan Park	Bridge Terrace	Burra
2010413	BUILD3	Caravan Park Amenities Block - Bridge Tce - Burra Caravan Park	Bridge Terrace	Burra
2010412	BUILD3	Caravan Park Office - Bridge Tce - Burra Caravan Park	Bridge Terrace	Burra
2010411	BUILD3	Caretakers Cottage - Paxton Tce - Paxton Square Cottages	Kingston Street	Burra
2014016	BUILD3	Carport & Fence - Paxton Square Cottages	Kingston Street	Burra
2010415	BUILD3	CEO's Residence - Kingston Tce - Township - Burra	Kingston Street	Burra
2010414	BUILD3	Colorbond Shed - Bridge Tce - Township - Burra	Bridge Terrace	Burra
2010416	BUILD3	Double Iron Garage - Kingston Tce - Township - Burra	Kingston Street	Burra
2010408	BUILD3	Garage & Workshop - Paxton Tce - Paxton Square Cottages	Kingston Street	Burra
2010409	BUILD3	Laundry Building & BBQ - Paxton Tce - Paxton Square Cottages	Kingston Street	Burra
2010403	BUILD3	Morphett's Engine House - Township - Burra	Main Road	Burra
2010407	BUILD3	Paxton Square Cottages - Paxton Tce - Paxton Square Cottages	Kingston Street	Burra
2010405	BUILD3	Powder House - Township - Burra	Main Road	Burra
2010404	BUILD3	Toilet Block - Township - Burra Mine	Main Road	Burra
2010460	BUILD3	Unicorn Brewery - Exit Shelters - Township - Burra	Bridge Terrace	Burra
2010406	BUILD3	Unicorn Brewery - Bridge St - Township - Burra	Bridge Terrace	Burra
2010458	BUILD3	Old Chimney No 1 - Township - Burra	Mine Site	Burra
2010459	BUILD3	Old Chimney No 2 - Township - Burra	Mine Site	Burra
2019006	BUILD3	Jacka House - Hampton Village	Hampton	Burra
2010417	BUILD3	CEO's Residence - John St - Township - Hallett	John Street	Hallett

REGIONAL COUNCIL OF GOYDER INFRASTRUCTURE ASSET MANAGEMENT PLAN - BUILDINGS

3. Council Heritage and Self Funding

2010464	BUILD3	BCP -27 Powered Sites - Bridge Tce - Burra Caravan Park	Bridge Tce	Burra
2010410	BUILD3	Bible Christian Chapel - Paxton Tce - Paxton Square Cottages	Kingston Street	Burra
2018061	BUILD3	Camp Kitchen - Burra Caravan Park	Bridge Terrace	Burra
2010413	BUILD3	Caravan Park Amenities Block - Bridge Tce - Burra Caravan Park	Bridge Terrace	Burra
2010412	BUILD3	Caravan Park Office - Bridge Tce - Burra Caravan Park	Bridge Terrace	Burra
2010411	BUILD3	Caretakers Cottage - Paxton Tce - Paxton Square Cottages	Kingston Street	Burra
2014016	BUILD3	Carport & Fence - Paxton Square Cottages	Kingston Street	Burra
2010414	BUILD3	Colorbond Shed - Bridge Tce - Township - Burra	Bridge Terrace	Burra
2010408	BUILD3	Garage & Workshop - Paxton Tce - Paxton Square Cottages	Kingston Street	Burra
2010409	BUILD3	Laundry Building & BBQ - Paxton Tce - Paxton Square Cottages	Kingston Street	Burra
2010403	BUILD3	Morphetts Engine House - Township - Burra	Main Road	Burra
2010407	BUILD3	Paxton Square Cottages - Paxton Tce - Paxton Square Cottages	Kingston Street	Burra
2010405	BUILD3	Powder House - Township - Burra	Main Road	Burra
2010404	BUILD3	Toilet Block - Township - Burra Mine	Main Road	Burra
2010460	BUILD3	Unicorn Brewery - Exit Shelters - Township - Burra	Bridge Terrace	Burra
2010406	BUILD3	Unicorn Brewery - Bridge St- Township - Burra	Bridge Terrace	Burra
2010458	BUILD3	Old Chimney No 1 - Township - Burra	Mine Site	Burra
2010459	BUILD3	Old Chimney No 2 - Township - Burra	Mine Site	Burra
2019006	BUILD3	Jacka House - Hampton Village	Hampton	Burra
2010417	BUILD3	CEO's Residence - John St - Township - Hallett	John Street	Hallett

4. Council Recreation

EB071	BUILD4	Bowling Clubrooms - Township - Booborowie	North Terrace	Booborowie
EB075	BUILD4	Netball Clubrooms - Township - Booborowie	North Terrace	Booborowie
EB072	BUILD4	Storage Shed - Bowling Club - Township - Booborowie	North Terrace	Booborowie
EB076	BUILD4	Tennis Clubrooms - Township - Booborowie	North Terrace	Booborowie
2020075	BUILD4	Sports Club Rooms	North Terrace	Booborowie
EB070	BUILD4	Toilets - Recreation Ground - Township - Booborowie	North Terrace	Booborowie
EB059	BUILD4	Mallee Trading Post - Township - Bower	Thiele Hwy	Bower
EB060	BUILD4	Storage Shed - Township - Bower	Thiele Hwy	Bower
EB061	BUILD4	Storage Shed with Verandah - Township - Bower	Thiele Hwy	Bower
EB052	BUILD4	Cricket Club Room - Aberdeen Oval - Township - Burra	Government Road	Burra
EB057	BUILD4	Dog Obedience Shed - Township - Burra	Government Road	Burra
EB002	BUILD4	Golf Club Building - Township - Burra	Booborowie Road	Burra
EB053	BUILD4	Greenkeeper Shed - Aberdeen Oval - Township - Burra	Government Road	Burra
EB054	BUILD4	Greenkeeper Storage Shed - Aberdeen Oval - Township - Burra	Government Road	Burra
EB044	BUILD4	Netball Clubrooms - Township - Burra	Smelts Road	Burra
EB045	BUILD4	Netball Toilet/Changeroom - Township - Burra	Smelts Road	Burra
EB043	BUILD4	Oval Clubrooms - Township - Burra	Smelts Road	Burra
EB055	BUILD4	Tennis Clubrooms - Township - Burra	Government Road	Burra
EB056	BUILD4	Toilets - Male - Tennis Club - Township - Burra	Government Road	Burra
EB014	BUILD4	Agricultural Society Hall - Township - Eudunda	Morgan Road	Eudunda
EB024	BUILD4	Golf Clubrooms - Township - Eudunda	Morgan Road	Eudunda
EB021	BUILD4	Sheep Show Shed - Township - Eudunda	Morgan Road	Eudunda
EB022	BUILD4	Sheep Show Shed - Township - Eudunda	Morgan Road	Eudunda
EB019	BUILD4	Showgrounds Shed - Township - Eudunda	Morgan Road	Eudunda
EB020	BUILD4	Showgrounds Shed - Township - Eudunda	Morgan Road	Eudunda
2020057	BUILD4	Sporting Clubrooms - Township - Eudunda	Morgan Road	Eudunda
EB026	BUILD4	Storage Shed - Township - Eudunda	Morgan Road	Eudunda
EB017	BUILD4	Toilet Block - Township - Eudunda	Morgan Road	Eudunda

REGIONAL COUNCIL OF GOYDER INFRASTRUCTURE ASSET MANAGEMENT PLAN - BUILDINGS

2018059	BUILD4	Shed - Township - Farrell Flat	South Terrace	Farrell Flat
EB078	BUILD4	Golf/tennis Clubrooms - Township - Farrell Flat	Rassam Terrace	Farrell Flat
EB082	BUILD4	Storage Shed - Go Cart Club - Township - Farrell Flat	South Terrace	Farrell Flat
EB087	BUILD4	Storage Shed - Golf Course - Township - Farrell Flat	Abyssinia Terrace	Farrell Flat
EB079	BUILD4	Toilet Block - Golf/Tennis Club - Township - Farrell Flat	Rassam Terrace	Farrell Flat
EB083	BUILD4	Toilet Block - Showgrounds - Township - Farrell Flat	South Terrace	Farrell Flat
EB090	BUILD4	Bowling Club/Community Hub - Township - Hallett	Government Road	Hallett
EB011	BUILD4	Canteen - Township - Hallett	Government Road	Hallett
EB009	BUILD4	Football Change Rooms - Township - Hallett	Government Road	Hallett
EB010	BUILD4	Grandstand - Township - Hallett	Government Road	Hallett
EB013	BUILD4	Tennis/Golf Clubrooms - Township - Hallett	Government Road	Hallett
2018055	BUILD4	Wilkins Homestead - Rural - Hallett	Wilkins Drive	Hallett
EB062	BUILD4	Clubrooms - Memorial Grounds - Rural - Point Pass	Worlds End Hwy	Point Pass
EB063	BUILD4	Toilet Block - Memorial Grounds - Rural - Point Pass	Worlds End Hwy	Point Pass
EB034	BUILD4	Football Change Rooms - Township - Robertstown	Main Road	Robertstown
EB035	BUILD4	Football Club Rooms - Township - Robertstown	Main Road	Robertstown
EB031	BUILD4	Tennis Clubrooms - Township - Robertstown	Main Road	Robertstown
EB036	BUILD4	Toilet Block - Oval - Township - Robertstown	Main Road	Robertstown
EB032	BUILD4	Toilet Block (Tennis Club) - Township - Robertstown	Main Road	Robertstown
EB067	BUILD4	Oval Clubrooms - Township - Terowie	Government Road	Terowie

5. External Council Activities

EB086	BUILD5	CFS Building - Township - Booborowie	Sixth Street	Booborowie
EB001	BUILD5	Ambulance Centre - Township - Burra	Market St	Burra
EB042	BUILD5	CFS Shed - Township - Burra	Smelts Road	Burra
EB029	BUILD5	Ambulance Building - Township - Eudunda	Lloyd Street	Eudunda
EB030	BUILD5	CFS Building - Township - Eudunda	Barwell Street	Eudunda
EB004	BUILD5	CFS Building - Township - Robertstown	Commercial Street	Robertstown
EB065	BUILD5	CFS Building - Township - Terowie	Main St	Terowie
EB066	BUILD5	CFS Radio Room - Township - Terowie	Main St	Terowie

5. FUTURE DEMAND

Demand Forecast

Factors affecting demand include population change, changes in demographics and changes in community priorities.

Changes in Technology

Technology changes are forecast to have little effect on the delivery of services covered by this Plan.

Demand Management

Demand for new services will be managed through a combination of managing existing buildings and structures, upgrading existing buildings and structures; and in specific circumstances, new buildings and structures. Rationalisation of existing buildings and structures (including the disposal of some buildings and structures) will be considered in the future.

New Assets for Growth

At present, no new buildings or structures have been identified as being required to meet growth.

6. LIFECYCLE MANAGEMENT PLAN

REGIONAL COUNCIL OF GOYDER INFRASTRUCTURE ASSET MANAGEMENT PLAN - BUILDINGS

Asset capacity and performance

Council's buildings and structures are generally required to meet design standards where these are available.

Asset condition

Council's Technical Officer commenced the Condition Assessment process of Council's buildings in 2021 with the aim of completing the project by June 2024. . . The Asset condition assessments will assist in indicating what financial resources are required to maintain infrastructure to a level that the community expects.

Risk Management Plan

Council has adopted a Risk Management Plan – completed October 2021.

Routine Maintenance Plan

Routine maintenance is the regular ongoing work that is necessary to keep buildings and assets operating, including instances where portions of the buildings or structures fail and need immediate repair to make the asset operational again.

Standards and Specifications

Maintenance work is carried out in accordance with the requirements of the Building Code of Australia (and the appropriate Australian Standards as listed in the Code)

Renewal/Replacement Plan

Renewal expenditure is major work that does not increase the building or structure's design capacity, but restores, rehabilitates, replaces or renews an existing building or structure to its original service potential. Work over and above restoring an asset to original service potential is upgrade/expansion or new capital works expenditure.

Renewal Plan

Assets requiring renewal are identified from estimates of remaining service life obtained from the Asset Management Plans for each building or structure. Renewal proposals are inspected to verify accuracy of remaining life estimate and to develop a preliminary renewal estimate. Verified proposals are ranked by priority and available funds.

Renewal standards

Renewal work is carried out in accordance with the Building Code of Australia (and the appropriate Australian Standards as listed in the Code).

Summary of future renewal expenditure

Projected future renewal expenditures are forecast to increase over time as the asset stock ages.

Creation/Acquisition/Upgrade Plan

New works are those works that create a new asset that did not previously exist, or works that upgrade or improve existing asset beyond its existing capacity. They may result from growth, social or environmental needs. Assets may also be acquired at no cost to Council.

Selection Criteria

New buildings/structures and the upgrade/expansion of existing assets are identified from various

REGIONAL COUNCIL OF GOYDER INFRASTRUCTURE ASSET MANAGEMENT PLAN - BUILDINGS

sources (e.g. Elected Members/Staff/Community). New and upgrade proposals are reviewed to verify need and to develop a preliminary cost estimate. Verified proposals are then ranked by priority and availability of funds and scheduled in future programs.

Disposal Plan

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition or relocation. Council is continually reviewing all Council owned non-core buildings and structures in regard to their disposal.

7. FINANCIAL SUMMARY

Sustainability of service delivery

There are two key indicators for financial sustainability that have been considered in the analysis of the services provided by Council's buildings and structures. These are the long term life cycle costs and medium term costs over a ten (10) year financial period.

Long term – Life Cycle Cost

Life cycle costs (or whole of life cost) are the average costs that are required to sustain the service levels over the life of the asset. Life cycle costs include maintenance and depreciation expenses.

Medium Term (Ten year financial planning period)

The 2023-2033 Ten Year Long Term Financial Plan identifies the estimated major maintenance and capital expenditures of \$4,236,427 required to provide an agreed level of service to the community over the identified ten year period.

Funding Strategy

Projected annual operating expenditure on assets identified by the Infrastructure Asset Management Plan Buildings will be compiled by Council staff and submitted to Council in March each year for consideration as part of the preliminary budget discussion. Funds from the allocated operating expenditure are sourced from general revenue or funded from Council business enterprises.

REGIONAL COUNCIL OF GOYDER

INFRASTRUCTURE ASSET MANAGEMENT PLAN - BUILDINGS

REGIONAL COUNCIL of GOYDER
Asset Management Plan - Buildings & Structures

Cost A/C	Location	Location	Town	Project	Amount Current	Year end June	Major Maintenance/Capital Schedule - Year End June										Total
							2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Capital	Waste Transfer Station	Booborowie	Booborowie	Construction	\$ 35,000	2024	35,000	-	-	-	-	-	-	-	-	-	35,000
Capital	Waste Transfer Station	Farrell Flat	Farrell Flat	Construction	\$ 40,000	2024	40,000	-	-	-	-	-	-	-	-	-	40,000
Operating	Cemetery	Burra	Burra	Wall repairs	\$ 10,000	Annual	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	114,639
Capital	Cemetery	Farrell Flat	Farrell Flat	Fencing	\$ 10,000	2024	10,000	-	-	-	-	-	-	-	-	-	10,000
Operating	Former CEO Residence	John St	Hallett	Asbestos removal	\$ 5,000	2025	-	5,150	-	-	-	-	-	-	-	-	5,150
Operating	Council Office	Market Sq	Burra	Internal Painting	\$ 10,000	2026	-	-	10,609	-	-	-	-	-	-	-	10,609
Operating	Council Office	Market Sq	Burra	Painting Interior- Council Chamber	\$ 4,284	2024	4,284	-	-	-	-	-	-	-	-	-	4,284
Operating	Council Office	Market Sq	Burra	Services- Heating/ Cooling- Server Room AC1	\$ 3,910	2024	3,910	-	-	-	-	-	-	-	-	-	3,910
Operating	Council Office	Market Sq	Burra	Painting Interior- Cleaners Room	\$ 189	2028	-	-	-	-	213	-	-	-	-	-	213
Operating	Council Office	Market Sq	Burra	Blinds/ Curtains- Staff Kitchen	\$ 806	2028	-	-	-	-	907	-	-	-	-	-	907
Operating	Council Office	Market Sq	Burra	Services- Heating/ Cooling- AC1/ AC2/ Staff Kitchen	\$ 9,070	2033	-	-	-	-	-	-	-	-	-	11,834	11,834
Operating	Council Office	Market Sq	Burra	Wet Area- Male and Female	\$ 13,121	2033	-	-	-	-	-	-	-	-	-	17,120	17,120
Operating	Council Office	Market Sq	Burra	Interior- Ceiling- Server Room	\$ 585	2033	-	-	-	-	-	-	-	-	-	763	763
Operating	Council Office	Market Sq	Burra	Painting- Exterior- Front	\$ 1,764	2033	-	-	-	-	-	-	-	-	-	2,302	2,302
Operating	Council Office	Market Sq	Burra	Painting Interior- Complete	\$ 23,023	2033	-	-	-	-	-	-	-	-	-	30,040	30,040
Operating	Council Office	Market Sq	Burra	Painting Interior- Council Chamber	\$ 4,284	2033	-	-	-	-	-	-	-	-	-	5,590	5,590
Operating	Council Office	Bruce St	Eudunda	A/cond replacement	\$ 3,000	2024	3,000	-	-	-	-	-	-	-	-	-	3,000
Operating	Council Office	Bruce St	Eudunda	Interior Floor Covers- kitch./ strong room/ bathroom/ store & 2nd bath	\$ 2,321	2028	-	-	-	-	2,612	-	-	-	-	-	2,612
Operating	Council Office	Bruce St	Eudunda	Wet Area- 2 x Bathrooms	\$ 4,002	2033	-	-	-	-	-	-	-	-	-	5,222	5,222
Operating	Council Office	Bruce St	Eudunda	Blinds/ Curtains- YAC Room	\$ 930	2033	-	-	-	-	-	-	-	-	-	1,213	1,213
Operating	Council Office	Bruce St	Eudunda	Services- Heating/ Cooling YAC Room	\$ 2,516	2033	-	-	-	-	-	-	-	-	-	3,283	3,283
Capital	Council Depot	Railway Toe	Robertstown	Concrete Floor Replacement	\$ 20,000	2030	-	-	-	-	-	-	23,881	-	-	-	23,881
Capital	Council Depot	Railway Toe	Robertstown	Install electric pump - storage tank	\$ 20,000	2024	20,000	-	-	-	-	-	-	-	-	-	20,000
Capital	Pool	John St	Hallett	Reconstruction	TBA	2024	-	-	-	-	-	-	-	-	-	-	-
Operating	Pool	Thiele Hwy	Eudunda	Painting both pools	\$ 40,000	2024	40,000	-	-	-	-	-	-	-	-	-	40,000
Operating	Pool	Thiele Hwy	Eudunda	Shade Shelter Painting	\$ 4,000	2024	4,000	-	-	-	-	-	-	-	-	-	4,000
Operating	Pool	Thiele Hwy	Eudunda	Interior Ceiling- Toilet Block	\$ 7,245	2024	7,245	-	-	-	-	-	-	-	-	-	7,245
Capital	Pool	Thiele Hwy	Eudunda	Misc. Swimming Pool Plant	\$ 19,800	2024	19,800	-	-	-	-	-	-	-	-	-	19,800
Operating	Pool	Thiele Hwy	Eudunda	Interior Floor Cover- Canteen	\$ 2,161	2024	2,161	-	-	-	-	-	-	-	-	-	2,161
Operating	Pool	Thiele Hwy	Eudunda	Misc. Swimming Pool Plant	\$ 19,800	2033	-	-	-	-	-	-	-	-	-	25,835	25,835
Operating	Pool	Smelts Rd	Burra	Amenities Block - Internal painting	\$ 15,000	2024	15,000	-	-	-	-	-	-	-	-	-	15,000
Operating	Pool	Smelts Rd	Burra	Amenities Block - External painting	\$ 15,000	2026	-	-	15,914	-	-	-	-	-	-	-	15,914
Capital	Pool	Smelts Rd	Burra	Shade Sail Replacement	\$ 7,500	2024	7,500	-	-	-	-	-	-	-	-	-	7,500

Electronic version in Synergy is the controlled version.
Printed copies are considered uncontrolled.
Before using a printed copy, verify that it is the current version.

REGIONAL COUNCIL OF GOYDER INFRASTRUCTURE ASSET MANAGEMENT PLAN - BUILDINGS

REGIONAL COUNCIL of GOYDER
Asset Management Plan - Buildings & Structures

Cost A/C	Location	Location	Town	Project	Amount Current	Year end June	Major Maintenance/Capital Schedule - Year End June										Total
							2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Operating	Unicorn Brewery	Bridge Toe	Burra	Barge/Fascia painting	\$ 10,000	2026	-	-	10,609	-	-	-	-	-	-	-	10,609
Operating	Unicorn Brewery	Bridge Toe	Burra	Stairs - Centre	\$ 22,260	2024	22,260	-	-	-	-	-	-	-	-	-	22,260
Operating	Unicorn Brewery	Bridge Toe	Burra	Barge/Fascia painting	\$ 998	2033	-	-	-	-	-	-	-	-	-	1,302	1,302
Capital	Morphetts & Hectors Shaft	Mine Site	Burra	Engineering assessment/specification works	\$ 50,000	2024	50,000	-	-	-	-	-	-	-	-	-	50,000
Capital	Morphetts Shaft	Mine Site	Burra	Reconstruction	\$ 1,500,000	TBA	-	-	-	-	-	-	-	-	-	-	-
Capital	Hectors Shaft	Mine Site	Burra	Reconstruction	\$ 400,000	TBA	-	-	-	-	-	-	-	-	-	-	-
Capital	Passport Product Sites	Various	Burra	Refurbishment	\$ 50,000	per annum	50,000	51,500	53,045	54,636	56,275	57,964	59,703	61,494	63,339	65,239	573,194
Capital	Burra Caravan Park	Bridge Toe	Burra	Capital upgrades	\$ 30,000	per annum	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143	343,916
Capital	Paxton Square Cottages	Paxton Toe	Burra	Capital upgrades	\$ 40,000	per annum	125,000	41,200	42,436	43,709	45,020	146,371	150,762	155,285	159,944	164,742	1,074,469
Capital	Visitors Centre	Market Sq	Burra	U/grade ind front verandah replacement	\$ 100,000	2024	100,000	-	-	-	-	-	-	-	-	-	100,000
Capital	Heritage Gallery	Bruce St	Eudunda	New roofing & structure	\$ 250,000	2024	250,000	-	-	-	-	-	-	-	-	-	250,000
Capital	Rail Trail	Hampden	Eudunda	Walking/Cycling Trail	\$ 100,000	2024	100,000	-	-	-	-	-	-	-	-	-	100,000
Capital	Public Toilets	Market St	Burra	Replacement	\$ 350,000	2025	-	360,500	-	-	-	-	-	-	-	-	360,500
Capital	Public Toilets	Railway Pde	Mt Bryan	Disabled access	\$ 10,000	2024	10,000	-	-	-	-	-	-	-	-	-	10,000
Capital	Public Toilets	South Toe	Eudunda	Refurbishment	\$ 10,000	2024	10,000	-	-	-	-	-	-	-	-	-	10,000
Operating	Town Hall	Market St	Burra	Hibry Room - Asbestos removal	\$ 10,000	2025	-	10,300	-	-	-	-	-	-	-	-	10,300
Operating	Town Hall	Market St	Burra	Front Foyer - Salt damp repairs	\$ 10,000	2024	10,000	-	-	-	-	-	-	-	-	-	10,000
Capital	Town Hall	Market St	Burra	Re turbish floor	\$ 50,000	2025	-	51,500	-	-	-	-	-	-	-	-	51,500
Operating	Town Hall	Market St	Burra	Services- Switchboard	\$ 2,395	2024	2,395	-	-	-	-	-	-	-	-	-	2,395
Operating	Town Hall	Market St	Burra	Painting Interior- Front Foyer	\$ 1,450	2024	1,450	-	-	-	-	-	-	-	-	-	1,450
Operating	Town Hall	Market St	Burra	Interior Floor Covers- Stage- Sand & Polish	\$ 5,000	2024	5,000	-	-	-	-	-	-	-	-	-	5,000
Operating	Town Hall	Market St	Burra	Painting Interior- Mary Warnes Room Walls	\$ 1,260	2025	-	1,298	-	-	-	-	-	-	-	-	1,298
Operating	Town Hall	Market St	Burra	Interior Ceiling- Sheep Room & Gallery	\$ 5,791	2025	-	5,965	-	-	-	-	-	-	-	-	5,965
Operating	Town Hall	Market St	Burra	Interior Floor Covers- Civic Room	\$ 1,376	2025	-	1,417	-	-	-	-	-	-	-	-	1,417
Operating	Town Hall	Market St	Burra	Blinds/ Curtains- Stage back & side	\$ 12,750	2025	-	13,133	-	-	-	-	-	-	-	-	13,133
Operating	Town Hall	Market St	Burra	Blinds/ Curtains- Kitchen	\$ 465	2026	-	-	493	-	-	-	-	-	-	-	493
Operating	Town Hall	Market St	Burra	Interior Ceiling- Main Hall	\$ 6,000	2026	-	-	6,365	-	-	-	-	-	-	-	6,365
Operating	Town Hall	Market St	Burra	Interior Floor Covers- Main Hall/ Upstairs Gallery/ Stage Dressing Rooms	\$ 20,382	2026	-	-	21,623	-	-	-	-	-	-	-	21,623
Operating	Town Hall	Market St	Burra	Interior Ceiling- Stage Dressing Rooms	\$ 1,350	2027	-	-	-	1,475	-	-	-	-	-	-	1,475
Operating	Town Hall	Market St	Burra	Blinds/ Curtains- Stage Front	\$ 5,550	2027	-	-	-	6,065	-	-	-	-	-	-	6,065
Operating	Town Hall	Market St	Burra	Painting Interior- Upstairs Gallery	\$ 616	2028	-	-	-	-	693	-	-	-	-	-	693
Operating	Town Hall	Market St	Burra	Interior Floor Coverings- Upstairs Gallery Stairs	\$ 473	2028	-	-	-	-	532	-	-	-	-	-	532
Operating	Town Hall	Market St	Burra	Painting Exterior	\$ 4,200	2028	-	-	-	-	4,727	-	-	-	-	-	4,727
Operating	Town Hall	Market St	Burra	Blinds/ Curtains- Supper Room	\$ 330	2029	-	-	-	-	-	383	-	-	-	-	383
Operating	Town Hall	Market St	Burra	Interior Ceiling- Kitchen & Stage (asbestos present)	\$ 5,850	2029	-	-	-	-	-	6,782	-	-	-	-	6,782
Capital	Town Hall	Market St	Burra	Misc. Main Hall & Stage Lighting	\$ 16,000	2029	-	-	-	-	-	18,548	-	-	-	-	18,548
Capital	Town Hall	Main St	Terowie	Re Roof	\$ 50,000	2025	-	51,500	-	-	-	-	-	-	-	-	51,500
Operating	Town Hall	Main St	Terowie	Asbestos removal	\$ 20,000	2025	-	20,600	-	-	-	-	-	-	-	-	20,600

Electronic version in Synergy is the controlled version.
Printed copies are considered uncontrolled.
Before using a printed copy, verify that it is the current version.

REGIONAL COUNCIL OF GOYDER INFRASTRUCTURE ASSET MANAGEMENT PLAN - BUILDINGS

REGIONAL COUNCIL of GOYDER
Asset Management Plan - Buildings & Structures

Cost A/C	Location	Location	Town	Project	Amount Current	Year end June	Major Maintenance/Capital Schedule - Year End June										Total
							2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Operating	MFS Shed	Market St	Burra	Asbestos removal	\$ 12,000	2027	-	-	-	13,113	-	-	-	-	-	-	13,113
Capital	MFS Shed	Market St	Burra	Roof repair/replacement	\$ 12,000	2027	-	-	-	13,113	-	-	-	-	-	-	13,113
Capital	Activities Centre	Market St	Burra	Drainage	\$ 10,000	2024	10,000	-	-	-	-	-	-	-	-	-	10,000
Operating	Art Gallery	Market St	Burra	Guttering	\$ 15,000	2024	15,000	-	-	-	-	-	-	-	-	-	15,000
Capital	Art Gallery	Market St	Burra	Misc. Stairs	\$ 33,390	2027	-	-	-	36,486	-	-	-	-	-	-	36,486
Operating	Art Gallery	Market St	Burra	Services- Hot Water System	\$ 2,013	2024	2,013	-	-	-	-	-	-	-	-	-	2,013
Operating	Art Gallery	Market St	Burra	Painting Interior- Upstairs Area	\$ 3,307	2033	-	-	-	-	-	-	-	-	-	4,315	4,315
Operating	Art Gallery	Market St	Burra	Services- Heating/ Cooling- North Side of Building	\$ 3,421	2033	-	-	-	-	-	-	-	-	-	4,464	4,464
Operating	Art Gallery	Market St	Burra	Asbestos Removal	\$ 18,000	2026	-	-	19,096	-	-	-	-	-	-	-	19,096
Operating	Art Gallery - Toilets	Market St	Burra	Asbestos removal	\$ 15,000	2026	-	-	15,914	-	-	-	-	-	-	-	15,914
Operating	Sports Complex	Smelts Rd	Burra	Asbestos removal	\$ 15,000	2026	-	-	15,914	-	-	-	-	-	-	-	15,914
Operating	Community Centre	Thiele Hwy	Eudunda	External Painting	\$ 20,000	2027	-	-	-	21,855	-	-	-	-	-	-	21,855
Capital	Nicholson Reserve	Park Drive	Eudunda	New Playground	\$ 65,000	2024	65,000	-	-	-	-	-	-	-	-	-	65,000
Capital	Nicholson Reserve	Park Drive	Eudunda	Shade Sail	\$ 10,000	2024	10,000	-	-	-	-	-	-	-	-	-	10,000
Capital	Nicholson Reserve	Park Drive	Eudunda	Shelter - Dog Park	\$ 15,000	2024	15,000	-	-	-	-	-	-	-	-	-	15,000
Capital	McCulloch Reserve	First St	Whyte-Yarcowie	Construct new reserve	\$ 25,000	2025	-	25,750	-	-	-	-	-	-	-	-	25,750
Capital	Commercial St	Commercial St	Burra	Reconstruct garden beds	\$ 150,000	2029	-	-	-	-	-	173,891	-	-	-	-	173,891
Operating	Tree Management	Burra	Burra	Southern township entrance	\$ 40,000	2026	-	-	42,436	-	-	-	-	-	-	-	42,436
Operating	Tree Management	Burra	Burra	Passport Sites Aleppo Pine Removal	\$ 30,000	2024	30,000	-	-	-	-	-	-	-	-	-	30,000
Operating	Tree Management	Hampden	Hampden	Hampden Rd & Street trees	\$ 20,000	2026	-	-	21,218	-	-	-	-	-	-	-	21,218
Operating	Tree Management	Duncan Park	Farrell Flat	Tree Management	\$ 10,000	2024	10,000	-	-	-	-	-	-	-	-	-	10,000
Operating	Tree Management	Railway Pde	Mt Bryan	Tree Management	\$ 20,000	2026	-	-	21,218	-	-	-	-	-	-	-	21,218
Operating	Tree Management	Oval	Robertstown	Tree Management	\$ 12,000	2027	-	-	-	13,113	-	-	-	-	-	-	13,113
TOTAL							1,145,018	681,012	339,326	247,273	156,001	450,309	282,108	265,974	273,953	395,453	4,236,427
Funding Source																	
Paxton Square Cottages							125,000	41,200	42,436	43,709	45,020	146,371	150,762	155,285	159,944	164,742	1,074,469
Burra Caravan Park							30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143	343,916
Grant Funded							-	-	-	-	-	-	-	-	-	-	-
LRCI - 4							450,000	360,500	-	-	-	-	-	-	-	-	810,500
Passport Product							152,260	51,500	63,654	54,636	56,275	57,964	59,703	61,494	63,339	66,541	687,365
General Revenue							387,758	196,912	201,409	116,146	20,940	211,197	35,822	12,299	12,668	125,027	1,320,177
							1,145,018	681,012	339,326	247,273	156,001	450,309	282,108	265,974	273,953	395,453	4,236,427
Capital							957,300	612,850	127,308	180,726	135,061	431,552	270,167	253,675	261,285	269,124	3,499,049
Operating							187,718	68,162	212,018	66,547	20,940	18,757	11,941	12,299	12,668	126,329	737,379
TOTAL							1,145,018	681,012	339,326	247,273	156,001	450,309	282,108	265,974	273,953	395,453	4,236,427

Electronic version in Synergy is the controlled version.
Printed copies are considered uncontrolled.
Before using a printed copy, verify that it is the current version.

REGIONAL COUNCIL OF GOYDER INFRASTRUCTURE ASSET MANAGEMENT PLAN - BUILDINGS

8. ASSET MANAGEMENT PRACTICES

Accounting/Financial Systems

Council utilises a standard computerised general ledger system for all its accounting operations. The integrated corporate accounting and financial software used to manage all of Council's accounting operations is Synergy Soft suite of financial modules, which is provided and supported by IT Vision.

9. PLAN IMPROVEMENT AND MONITORING

Monitoring and Review Procedures

The Asset Management Plan will be reviewed during Annual Budget preparations and amended to recognise any changes in service levels and/or resources available to provide those services as a result of the Budget decision process.

Determination of Capital Expenditure on Assets

On an annual basis (December–January period), Council's Technical Officer will review all inspection reports undertaken on Council's assets (as listed in the Plan which are fully maintained by Council) and determine a Proposed List of Works to be undertaken for the next Financial Year. The Proposed List of Works will detail the asset, proposed work, estimated cost of work (based on quotations/estimates) and justification for the works.

10. ASBESTOS REMOVAL AND ASSET REINSTATEMENT

As part of Council's Work Health and Safety legislative requirements, an Asbestos Register is maintained. The Register details the type/location and monitoring requirements of all known asbestos in Council buildings and assets. Council aims to remove known asbestos in Council buildings and assets as a matter of priority and will remove such asbestos from assets prior to the re-leasing of assets to community committees and sporting bodies. The following assets have been identified as containing asbestos. A preliminary costing has been determined for the removal and disposal of the asbestos, and the reinstatement of building work. The quotations are based upon quotations from Council's preferred asbestos removalist and staff estimates. Updated quotations will need to be obtained prior to the undertaking of the required work.

REGIONAL COUNCIL of GOYDER Asset Management Plan - Buildings & Structures

Location	Location	Town	Project	Amount Current	Year end June
Former CEO Residence	John St	Hallett	Asbestos removal	\$ 5,000	2025
Town Hall	Market St	Burra	History Room - Asbestos removal	\$ 10,000	2025
Town Hall	Market St	Burra	Interior Ceiling- Kitchen & Stage (asbestos present)	\$ 5,850	2029
Town Hall	Main St	Terowie	Asbestos removal	\$ 20,000	2025
MFS Shed	Market St	Burra	Asbestos removal	\$ 12,000	2027
Art Gallery	Market St	Burra	Asbestos Removal	\$ 18,000	2026
Art Gallery - Toilets	Market St	Burra	Asbestos removal	\$ 15,000	2026
Sports Complex	Smelts Rd	Burra	Asbestos removal	\$ 15,000	2026
				\$ 100,850	TOTAL

REGIONAL COUNCIL OF GOYDER INFRASTRUCTURE ASSET MANAGEMENT PLAN - BUILDINGS

All work to be undertaken as per the requirements of Council's Procurement Policy. A copy of the Annual Asset Management Assessment Report will be forwarded to the Lessees of Council assets not fully maintained by Council.

11. RECORDS

All records should be kept confidential and be treated in accordance with Local Government GDS40.

12. FURTHER INFORMATION

- This Plan will be available for inspection at the Council offices listed below during ordinary business hours and available to be downloaded, free of charge, from Council's internet site: www.goyder.sa.gov.au

Regional Council of Goyder

1 Market Square

Burra SA 5417

- Copies will be provided to interested parties upon request. Email council@goyder.sa.gov.au
- Any grievances in relation to this policy or its application should be forwarded in writing addressed to the CEO of the Council.

13. REVIEW

This document shall be reviewed by Council within two (2) years (or on significant change to legislation or aspects included in this policy that could affect the health and safety of workers).

14. REVIEW HISTORY

Document History	Version No:	Issue Date:	Description of Change:
	1.0	Aug 2016	Draft adopted by Council
	2.0	Oct 2017	Reviewed by AC - 08/17
	2.0	Nov 2017	Reviewed by Council – 233/17
	3.0	Sept 2020	Reviewed by AC – 13/20
	3.0	Oct 2020	Reviewed by Council – 189/20
	3.1	Nov 2021	Reviewed by AC – 12/21
	3.1	Dec 2021	Reviewed by Council - 188/21
	4.0	Aug 2022	Reviewed by Council – 153/22
	4.1	Oct 2022	Reviewed by AC – 15/22
	4.1	Nov 2022	Reviewed by Council – 230/22
	4.2	Nov 2023	Reviewed by AC – 12/23
	4.2	Dec 2023	Reviewed by Council – 180/23