

REGIONAL COUNCIL OF GOYDER

	<h2>ASSETS POLICY</h2>	Department	F&A
		Version No:	8.2
		Adopted:	Feb 2014
		Reviewed:	Apr 23
		Next Review:	Feb 24
		Minutes Ref:	050/23
		Responsibility:	DOF

1. 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.

2. 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.

3. VALUATION OF COUNCIL LAND

3.1 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.

3.2 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.

4. 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 the lease/agreement and approve the disposal of the asset in accordance with Council policy and statutory procedures, or
- take such other action as Council deems appropriate.

5. 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.

6. RECOGNITION, REVALUATION AND DEPRECIATION

REGIONAL COUNCIL OF GOYDER

ASSETS POLICY V8.2

6.1 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.

7. 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.

8. 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.

9. 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.

10. DEPRECIATION METHODS

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

11. 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	42 to 83 years
Footpaths & Paving	43 years
Kerbing & Guttering.....	71 years
Pavement	77 to 100 years
Drainage.....	50 to 100 years
Floodways	20 to 45 years
Signs	20years

REGIONAL COUNCIL OF GOYDER ASSETS POLICY V8.2

Sealed Roads – Surface.....	19 to 25 years
Unsealed Roads – Surface.....	18 to 20 years
Reticulation Pipes	50 to 75 years
Pumps & Telemetry.....	15 to 20 years
Dams	100 years
Bores.....	20 to 40 years

12. **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.

13. **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
4. Council Recreation
5. External Council Core Activities

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.

Buildings and associated infrastructure in category 4 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.

Buildings and associated infrastructure in category 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.

14. **VALUATION OF ASSETS FOR INSURANCE PURPOSES**

Council owned buildings and associated infrastructure are to be insured for full replacement value.

REGIONAL COUNCIL OF GOYDER ASSETS POLICY V8.2

Regional Council of Goyder Asset Schedule - Buildings January 2023

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 ASSETS POLICY V8.2

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
Add	665	164.02 - Garden Shed - Activities Centre	Morehead Street	Burra
Add	24038	Garden Shed No. 2 at Community Activity Centre (BCAC), Burra		Burra
Add		Toilet Block - Mt Pleasant Rd Burra	Mt Pleasant Rd	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
Add	531	58.02 - Laundry - Burra Art Gallery	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
Add	859	37.49 - Child Care Tool Shed-Memorial Park	Morgan Road	Eudunda
Add	729	37.48 - Child Care Storage Shed-Memorial Park	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
2021014	24268	Public Toilets at Worlds End Reserve, Worlds End	Worlds End Gorge	Worlds End
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 ASSETS POLICY V8.2

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

REGIONAL COUNCIL OF GOYDER ASSETS POLICY V8.2

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
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
Add	563	126.02 - Concrete Tank Amenities Block - Leighton Oval 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
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
Add	682	32.03 - Garden Shed-Bowling Club-Hallett	Government Road	Hallett
Add	685	32.08 - Greenkeeper Shed-Bowling Club-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

REGIONAL COUNCIL OF GOYDER ASSETS POLICY V8.2

15. RECORDS

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

16. 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).

17. REVIEW HISTORY

Document History	Version No:	Issue Date:	Description of Change:
	1.0	18/2/14	Adopted by Council
	1.0	10/10/15	Reviewed by AC – 05/15
	2.0	17/11/15	Reviewed by Council – 220/15
	3.0	19/4/16	Reviewed by AC – 03/16
	3.0	17/5/16	Reviewed by Council – 82/16
	4.0	21/2/17	Reviewed by AC – 02/17
	4.0	21/3/17	Reviewed by Council – 64/17
	5.0	20/2/18	Reviewed by AC – 03/18
	5.0	20/3/18	Reviewed by Council – 39/18
	6.0	19/2/19	Reviewed by AC – 03/19
	6.0	19/3/19	Reviewed by Council - 43/19
	7.0	18/2/20	Reviewed by AC - 02/20
	7.0	17/3/20	Reviewed by Council - 31/20
	7.0	17/4/21	Reviewed by AC – NC - 05/21
	8.0	18/5/21	Reviewed by Council - 64/21
	8.1	15/2/21	Reviewed by AC – 04/22
	8.1	15/3/21	Reviewed by Council – 030/22
	8.2	21/2/23	Reviewed by AC – 02/23
	8.2	18/04/23	Reviewed by Council 050/23