

# LIVERPOOL PLAINS SHIRE COUNCIL



Buildings and Other Structures

## ASSET MANAGEMENT PLAN



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The Institute of Public Works Engineering Australia.

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## ABBREVIATIONS

<b>AAAC</b>	Average annual asset consumption
<b>AMP</b>	Asset management plan
<b>ARI</b>	Average recurrence interval
<b>BOD</b>	Biochemical (biological) oxygen demand
<b>CRC</b>	Current replacement cost
<b>CWMS</b>	Community wastewater management systems
<b>DA</b>	Depreciable amount
<b>DoH</b>	Department of Health
<b>EF</b>	Earthworks/formation
<b>IRMP</b>	Infrastructure risk management plan
<b>LCC</b>	Life Cycle cost
<b>LCE</b>	Life cycle expenditure
<b>MMS</b>	Maintenance management system
<b>PCI</b>	Pavement condition index
<b>RV</b>	Residual value
<b>SS</b>	Suspended solids
<b>vph</b>	Vehicles per hour

## GLOSSARY

### **Annual service cost (ASC)**

An estimate of the cost that would be tendered, per annum, if tenders were called for the supply of a service to a performance specification for a fixed term. The Annual Service Cost includes operating, maintenance, depreciation, finance/ opportunity and disposal costs, less revenue.

### **Asset class**

Grouping of assets of a similar nature and use in an entity's operations (AASB 166.37).

### **Asset condition assessment**

The process of continuous or periodic inspection, assessment, measurement and interpretation of the resultant data to indicate the condition of a specific asset so as to determine the need for some preventative or remedial action.

### **Asset management**

The combination of management, financial, economic, engineering and other practices applied to physical assets with the objective of providing the required level of service in the most cost effective manner.

### **Assets**

Future economic benefits controlled by the entity as a result of past transactions or other past events (AAS27.12).

Property, plant and equipment including infrastructure and other assets (such as furniture and fittings) with benefits expected to last more than 12 months.

### **Average annual asset consumption (AAAC)\***

The amount of a local government's asset base consumed during a year. This may be calculated by dividing the Depreciable Amount (DA) by the Useful Life and totalled for each and every asset OR by dividing the Fair Value (Depreciated Replacement Cost) by the Remaining Life and totalled for each and every asset in an asset category or class.

### **Brownfield asset values\*\***

Asset (re)valuation values based on the cost to replace the asset including demolition and restoration costs.

### **Capital expansion expenditure**

Expenditure that extends an existing asset, at the same standard as is currently enjoyed by residents, to a new group of users. It is discretionary expenditure, which increases future operating, and maintenance costs, because it increases council's asset base, but may be associated with additional revenue from the new user group, eg. extending a drainage or road network, the provision of an oval or park in a new suburb for new residents.

### **Capital expenditure**

Relatively large (material) expenditure, which has benefits, expected to last for more than 12 months. Capital expenditure includes renewal, expansion and upgrade. Where capital projects involve a combination of renewal, expansion and/or upgrade expenditures, the total project cost needs to be allocated accordingly.

### **Capital funding**

Funding to pay for capital expenditure.

### **Capital grants**

Monies received generally tied to the specific projects for which they are granted, which are often upgrade and/or expansion or new investment proposals.

### **Capital investment expenditure**

See capital expenditure definition

### **Capital new expenditure**

Expenditure which creates a new asset providing a new service to the community that did not exist beforehand. As it increases service potential it may impact revenue and will increase future operating and maintenance expenditure.

### **Capital renewal expenditure**

Expenditure on an existing asset, which returns the service potential or the life of the asset up to that which it had originally. It is periodically required expenditure, relatively large (material) in value compared with the value of the components or sub-components of the asset being renewed. As it reinstates existing service potential, it has no impact on revenue, but may reduce future operating and maintenance expenditure if completed at the optimum time, eg. resurfacing or resheeting a material part of a road network, replacing a material section of a drainage network with pipes of the same capacity, resurfacing an oval. Where capital projects involve a combination of renewal, expansion and/or upgrade expenditures, the total project cost needs to be allocated accordingly.

### **Capital upgrade expenditure**

Expenditure, which enhances an existing asset to provide a higher level of service or expenditure that, will increase the life of the asset beyond that which it had originally. Upgrade expenditure is discretionary and often does not result in additional revenue unless direct user charges apply. It will increase operating and maintenance expenditure in the future because of the increase in the council's asset base, eg. widening the sealed area of an existing road, replacing drainage pipes with pipes of a greater capacity, enlarging a grandstand at a sporting facility. Where capital projects involve a combination of renewal, expansion and/or upgrade

expenditures, the total project cost needs to be allocated accordingly.

#### **Carrying amount**

The amount at which an asset is recognised after deducting any accumulated depreciation / amortisation and accumulated impairment losses thereon.

#### **Class of assets**

See asset class definition

#### **Component**

An individual part of an asset which contributes to the composition of the whole and can be separated from or attached to an asset or a system.

#### **Cost of an asset**

The amount of cash or cash equivalents paid or the fair value of the consideration given to acquire an asset at the time of its acquisition or construction, plus any costs necessary to place the asset into service. This includes one-off design and project management costs.

#### **Current replacement cost (CRC)**

The cost the entity would incur to acquire the asset on the reporting date. The cost is measured by reference to the lowest cost at which the gross future economic benefits could be obtained in the normal course of business or the minimum it would cost, to replace the existing asset with a technologically modern equivalent new asset (not a second hand one) with the same economic benefits (gross service potential) allowing for any differences in the quantity and quality of output and in operating costs.

#### **Current replacement cost "As New" (CRC)**

The current cost of replacing the original service potential of an existing asset, with a similar modern equivalent asset, i.e. the total cost of replacing an existing asset with an as NEW or similar asset expressed in current dollar values.

#### **Cyclic Maintenance\*\***

Replacement of higher value components/sub-components of assets that is undertaken on a regular cycle including repainting, building roof replacement, cycle, replacement of air conditioning equipment, etc. This work generally falls below the capital/ maintenance threshold and needs to be identified in a specific maintenance budget allocation.

#### **Depreciable amount**

The cost of an asset, or other amount substituted for its cost, less its residual value (AASB 116.6)

#### **Depreciated replacement cost (DRC)**

The current replacement cost (CRC) of an asset less, where applicable, accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset

#### **Depreciation / amortisation**

The systematic allocation of the depreciable amount (service potential) of an asset over its useful life.

#### **Economic life**

See useful life definition.

#### **Expenditure**

The spending of money on goods and services. Expenditure includes recurrent and capital.

#### **Fair value**

The amount for which an asset could be exchanged or a liability settled, between knowledgeable, willing parties, in an arms length transaction.

#### **Greenfield asset values \*\***

Asset (re)valuation values based on the cost to initially acquire the asset.

#### **Heritage asset**

An asset with historic, artistic, scientific, technological, geographical or environmental qualities that is held and maintained principally for its contribution to knowledge and culture and this purpose is central to the objectives of the entity holding it.

#### **Impairment Loss**

The amount by which the carrying amount of an asset exceeds its recoverable amount.

#### **Infrastructure assets**

Physical assets of the entity or of another entity that contribute to meeting the public's need for access to major economic and social facilities and services, eg. roads, drainage, footpaths and cycleways. These are typically large, interconnected networks or portfolios of composite assets. The components of these assets may be separately maintained, renewed or replaced individually so that the required level and standard of service from the network of assets is continuously sustained. Generally the components and hence the assets have long lives. They are fixed in place and are often have no market value.

#### **Investment property**

Property held to earn rentals or for capital appreciation or both, rather than for:

- (a) use in the production or supply of goods or services or for administrative purposes; or
- (b) sale in the ordinary course of business (AASB 140.5)

#### **Level of service**

The defined service quality for a particular service against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental, acceptability and cost).

### **Life Cycle Cost \*\***

The life cycle cost (LCC) is average cost to provide the service over the longest asset life cycle. It comprises annual maintenance and asset consumption expense, represented by depreciation expense. The Life Cycle Cost does not indicate the funds required to provide the service in a particular year.

### **Life Cycle Expenditure \*\***

The Life Cycle Expenditure (LCE) is the actual or planned annual maintenance and capital renewal expenditure incurred in providing the service in a particular year. Life Cycle Expenditure may be compared to Life Cycle Expenditure to give an initial indicator of life cycle sustainability.

### **Loans / borrowings**

Loans result in funds being received which are then repaid over a period of time with interest (an additional cost). Their primary benefit is in 'spreading the burden' of capital expenditure over time. Although loans enable works to be completed sooner, they are only ultimately cost effective where the capital works funded (generally renewals) result in operating and maintenance cost savings, which are greater than the cost of the loan (interest and charges).

### **Maintenance and renewal gap**

Difference between estimated budgets and projected expenditures for maintenance and renewal of assets, totalled over a defined time (eg 5, 10 and 15 years).

### **Maintenance and renewal sustainability index**

Ratio of estimated budget to projected expenditure for maintenance and renewal of assets over a defined time (eg 5, 10 and 15 years).

### **Maintenance expenditure**

Recurrent expenditure, which is periodically or regularly required as part of the anticipated schedule of works required to ensure that the asset achieves its useful life and provides the required level of service. It is expenditure, which was anticipated in determining the asset's useful life.

### **Materiality**

An item is material if its omission or misstatement could influence the economic decisions of users taken on the basis of the financial report. Materiality depends on the size and nature of the omission or misstatement judged in the surrounding circumstances.

### **Modern equivalent asset.**

A structure similar to an existing structure and having the equivalent productive capacity, which could be built using modern materials, techniques and design. Replacement cost is the basis used to estimate the cost of constructing a modern equivalent asset.

### **Non-revenue generating investments**

Investments for the provision of goods and services to sustain or improve services to the community that are not expected to generate any savings or revenue to the Council, eg. parks and playgrounds, footpaths, roads and bridges, libraries, etc.

### **Operating expenditure**

Recurrent expenditure, which is continuously required excluding maintenance and depreciation, eg power, fuel, staff, plant equipment, on-costs and overheads.

### **Pavement management system**

A systematic process for measuring and predicting the condition of road pavements and wearing surfaces over time and recommending corrective actions.

### **Planned Maintenance\*\***

Repair work that is identified and managed through a maintenance management system (MMS). MMS activities include inspection, assessing the condition against failure/breakdown criteria/experience, prioritising scheduling, actioning the work and reporting what was done to develop a maintenance history and improve maintenance and service delivery performance.

### **PMS Score**

A measure of condition of a road segment determined from a Pavement Management System.

### **Rate of annual asset consumption\***

A measure of average annual consumption of assets (AAAC) expressed as a percentage of the depreciable amount (AAAC/DA). Depreciation may be used for AAAC.

### **Rate of annual asset renewal\***

A measure of the rate at which assets are being renewed per annum expressed as a percentage of depreciable amount (capital renewal expenditure/DA).

### **Rate of annual asset upgrade\***

A measure of the rate at which assets are being upgraded and expanded per annum expressed as a percentage of depreciable amount (capital upgrade/expansion expenditure/DA).

### **Reactive maintenance**

Unplanned repair work that carried out in response to service requests and management/supervisory directions.

### **Recoverable amount**

The higher of an asset's fair value, less costs to sell and its value in use.

**Recurrent expenditure**

Relatively small (immaterial) expenditure or that which has benefits expected to last less than 12 months. Recurrent expenditure includes operating and maintenance expenditure.

**Recurrent funding**

Funding to pay for recurrent expenditure.

**Rehabilitation**

See capital renewal expenditure definition above.

**Remaining life**

The time remaining until an asset ceases to provide the required service level or economic usefulness. Age plus remaining life is economic life.

**Renewal**

See capital renewal expenditure definition above.

**Residual value**

The net amount which an entity expects to obtain for an asset at the end of its useful life after deducting the expected costs of disposal.

**Revenue generating investments**

Investments for the provision of goods and services to sustain or improve services to the community that are expected to generate some savings or revenue to offset operating costs, eg public halls and theatres, childcare centres, sporting and recreation facilities, tourist information centres, etc.

**Risk management**

The application of a formal process to the range of possible values relating to key factors associated with a risk in order to determine the resultant ranges of outcomes and their probability of occurrence.

**Section or segment**

A self-contained part or piece of an infrastructure asset.

**Service potential**

The capacity to provide goods and services in accordance with the entity's objectives, whether those objectives are the generation of net cash inflows or the provision of goods and services of a particular volume and quantity to the beneficiaries thereof.

**Service potential remaining\***

A measure of the remaining life of assets expressed as a percentage of economic life. It is also a measure of the percentage of the asset's potential to provide services that are still available for use in providing services (DRC/DA).

**Strategic Management Plan (SA)\*\***

Documents Council objectives for a specified period (3-5 yrs), the principle activities to achieve the objectives, the means by which that will be carried out, estimated income and expenditure, measures to assess performance and how rating policy relates to the Council's objectives and activities.

**Sub-component**

Smaller individual parts that make up a component part.

**Useful life**

Either:

- (a) the period over which an asset is expected to be available for use by an entity, or
- (b) the number of production or similar units expected to be obtained from the asset by the entity.

It is estimated or expected time between placing the asset into service and removing it from service, or the estimated period of time over which the future economic benefits embodied in a depreciable asset, are expected to be consumed by the council. It is the same as the economic life.

**Value in Use**

The present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life. It is deemed to be depreciated replacement cost (DRC) for those assets whose future economic benefits are not primarily dependent on the asset's ability to generate new cash flows, where if deprived of the asset its future economic benefits would be replaced.

Source: DVC 2006, Glossary

Note: Items shown \* modified to use DA instead of CRC  
Additional glossary items shown \*\*



# 1. EXECUTIVE SUMMARY

## What Council Provides

Council provides a Buildings and Structures network to ensure that Council's business activities operate at no cost to council and generate sufficient revenue to provide the appropriate level of services, taking into account community service obligations for each business unit.

Council has in its control over \$35 million dollars of structure and building Assets.

## What does it Cost?

There are two key indicators of cost to provide the Buildings 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 10 years covered by Council's long term financial plan.

The life cycle cost to provide the Buildings and Structures service is estimated at \$860,000 per annum. Council's planned life cycle expenditure for year 1 of the asset management plan is \$497,000 which gives a life cycle sustainability index of 58%.

The total maintenance and capital renewal expenditure required to provide the Buildings and Structures service the in the next 10 years is estimated at \$4,570,000. This is an average of \$457,000 per annum.

Council's maintenance and capital renewal expenditure for year 1 of the asset management plan of \$245,390 giving a 10 year sustainability index of 54%.

## Plans for the Future

Council plans to operate and maintain the Buildings and Structures network to achieve the following strategic objectives.

1. Ensure the Buildings and Structures network is maintained at a safe and functional standard as set out in this asset management plan.
2. To provide a fair and equitable distribution of social and community services that are developed in

consultation with stakeholders and to act as facilitator in the provision of new and expanded services.

## Measuring our Performance

### Quality

Buildings and Structures assets will be maintained in a reasonably usable condition. Defects found or reported that are outside our service standard will be repaired. See our maintenance response service levels for details of defect prioritisation and response time.

### Function

Our intent is that an appropriate Buildings and Structures network is maintained in partnership with other levels of government and stakeholders to provide a fair and equitable distribution of social and community services that are developed in consultation with stakeholders and to act as facilitator in the provision of new and expanded services.

Buildings and Structures asset attributes will be maintained at a safe level and associated signage and equipment are provided as needed to ensure public safety. We need to ensure key functional objectives are met:

- To ensure Council owned buildings are maintained to a safe and functional standard.

### Safety

We inspect all Buildings and Structures regularly and prioritise and repair defects in accordance with our inspection schedule to ensure they are safe.

## The Next Steps

This actions resulting from this asset management plan are:

- Analyse available performance data
- Document detailed condition rating of facility assets
- Document risk analysis
- Compile a more detailed 5 year renewals plan
- Employ an Administration Officer to improve data capture and analysis efficiencies.

## 2. INTRODUCTION

### 2.1 Background

This asset management plan is to demonstrate responsive management of assets (and services provided from assets), compliance with regulatory requirements, and to communicate funding required to provide the required levels of service.

The asset management plan is to be read with the following associated planning documents:

Liverpool Plains Shire Management Plan 2011/2012

Liverpool Plains Shire Strategic Plan 2011/2012

Liverpool Plains Shire LEP and DCP's

This asset management plan covers the following infrastructure assets:

All Council owned and controlled Buildings and Structures.

**Table 2.1. Assets covered by this Plan**

Asset category	Dimension	Replacement Value (\$)
Council Owned Structures	All structures Throughout Shire. See Appendix B for Detail List.	\$33,132,996
Buildings Market Value	3 buildings, Doctors Surgery, Doctors House, Bogas Service Station.	\$1,079,010
Council Owned Other Structures	All Council owned Other Structures See Appendix B for detail List.	\$3,552,956
<b>TOTAL</b>		<b>\$35,764,962</b>

Key stakeholders in the preparation and implementation of this asset management plan are:

Director Env & Community Services

Manager Health and Development

Maintenance Officer

### 2.2 Goals and Objectives of Asset Management

The Council exists to provide services to its community. Some of these services are provided by infrastructure assets. Council has acquired infrastructure assets by 'purchase', by contract, construction by council staff and by donation of assets constructed by developers and others to meet increased levels of service.

Council's goal in managing infrastructure assets is to meet the required level of service in the most cost effective manner for present and future consumers. 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 infrastructure investment,
- Managing risks associated with asset failures,
- Sustainable use of physical resources,
- Continuous improvement in asset management practices.<sup>1</sup>

This asset management plan is prepared under the direction of Council’s vision, mission, goals and objectives.

Council’s vision is:

**That Liverpool Plains Shire area achieves higher levels of growth and generates improved quality of life through expanded opportunities for economic and social development being realised within an environmentally and financially sustainable framework.**

Council’s mission is:

**To achieve the Liverpool Plains Shire Council vision through a proactive community focus delivering best value and practice service that are recognised by the community and our peers for their quality and positive impact on development.**

Relevant Council goals and objectives and how these are addressed in this asset management plan are:

**Table 2.2. Council Goals and how these are addressed in this Plan**

Focus Areas	Objective
Environment	To protect and enhance environmental values and provide for sustainable growth and development
Social	To facilitate access to a range of Services and facilities, recognising the importance of social well being and ensuring a safe, inclusive and equitable community
Economic	To facilitate economic growth through the provision of quality services, strategies and infrastructure for the betterment of the community
Governance	To provide leadership and effective decision making, sound financial and resource management, To undertake the role of advocacy and promote communication and consultation, To provide a safe working environment and value teamwork in all that we do

## 2.3 Plan Framework

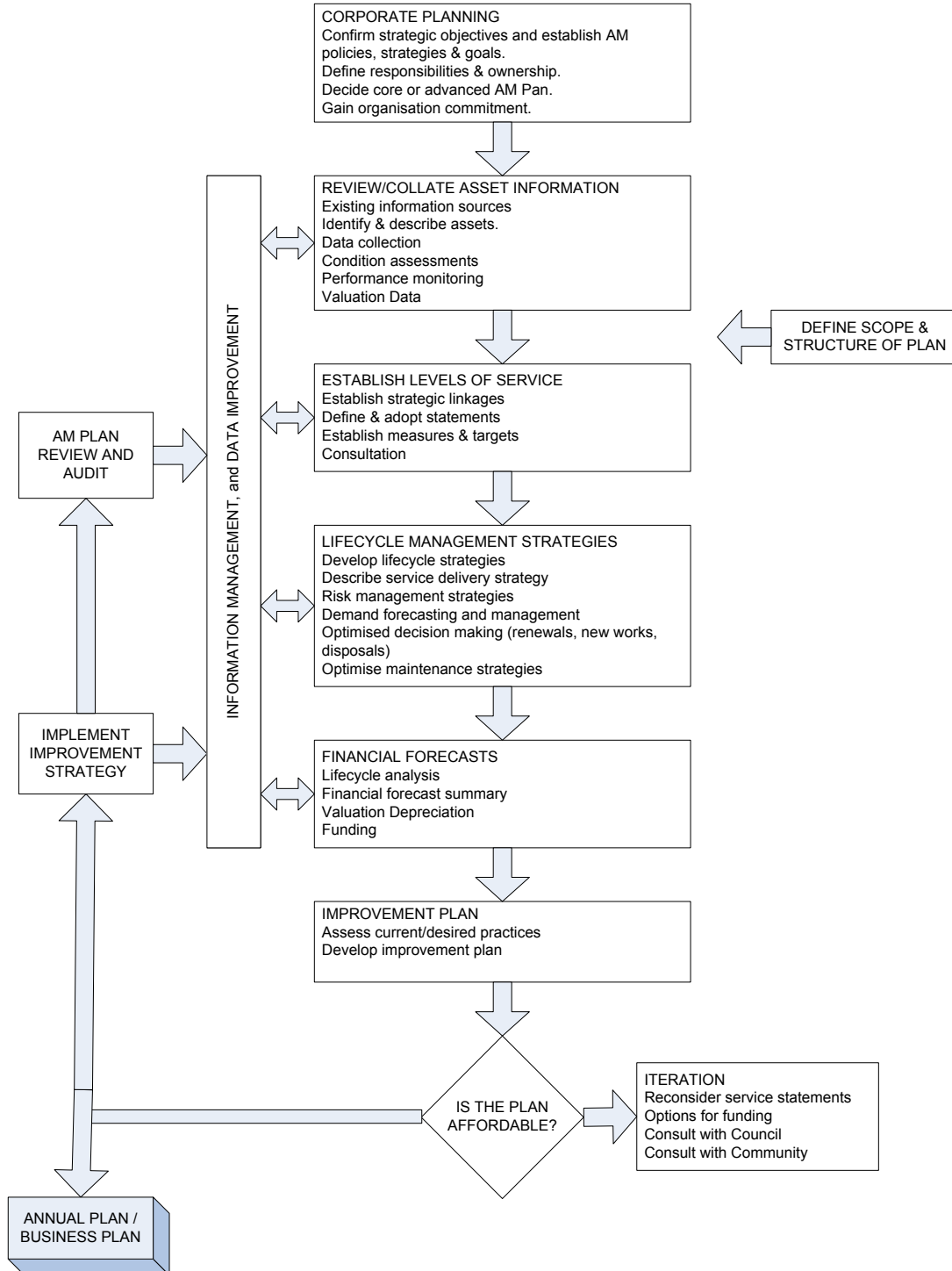
Key elements of the plan are

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

A road map for preparing an asset management plan is shown below.

<sup>1</sup> IIMM 2006 Sec 1.1.3, p 1.3

**Road Map for preparing an Asset Management Plan**  
 Source: IIMM Fig 1.5.1, p 1.11



## 2.4 Core and Advanced Asset Management

This asset management plan is prepared as a 'core' asset management plan in accordance with the International Infrastructure Management Manual. It is prepared to meet minimum legislative and organisational requirements for sustainable service delivery and long term financial planning and reporting. Core asset management is a 'top down' approach where analysis is applied at the 'system' or 'network' level.

Future revisions of this asset management plan will move towards 'advanced' asset management using a 'bottom up' approach for gathering asset information for individual assets to support the optimisation of activities and programs to meet agreed service levels.

## 3. LEVELS OF SERVICE

### 3.1 Customer Research and Expectations

Liverpool Plains Shire Council sought to examine community attitudes and satisfaction with a broad range of issues that will assist with the development of council's future plans.

To facilitate this Micromex Research was contracted to develop a survey template that enabled council to effectively analyse trends and attitudes within the community.

A sample size of 200 Residents was examined in April 2011.

**Table 3.1. Community Satisfaction Survey Levels**

Performance Measure	Satisfaction Level				
	Very Satisfied	Fairly Satisfied	Satisfied	Somewhat satisfied	Not satisfied
5.2.5. Community satisfaction with asset management			√		
Libraries	56.9	32.4	7.8	1.8	1
Indoor Recreation centres	13.5	50.9	25.8	8.4	3.4
Public toilets	34.8	24.5	25.2	9.7	5.8
Quality of town centres and public places	20.7	42.3	28.3	6.4	2.3

Council uses this information in developing the Strategic Management Plan and in allocation of resources in the budget.

### 3.2 Legislative Requirements

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

**Table 3.2. Legislative Requirements**

<b>Legislation</b>	<b>Requirement</b>
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.
Occupational Health and Safety Act	Sets out the issues and hazards associated with worksites and who is responsible and what equipment may be needed
Disability Discrimination Act	Sets out the responsibilities to all in regards to discrimination. E.g. race, colour, religion, sex etc
Building Code of Australia	Sets out the acceptable standards and deemed to satisfy provisions for building work both residential and commercial
Liquor Act	Sets out the responsibilities of those serving liquor and what must be done before service can commence.
Food Act	Sets out the issues and standards required for food the handling, preparation and storage of food products.
Local Environmental Plans	Sets out the zoning of lands within the Council area and what development can be achieved on the land.

### 3.3 Current Levels of Service

Council has defined service levels in two terms.

Community Levels of Service relate to how the community receives the service in terms of safety, quality, quantity, reliability, responsiveness, cost/efficiency and legislative compliance.

Supporting the community service levels are operational or technical measures of performance developed to ensure that the minimum community levels of service are met. These technical measures relate to service criteria such as:

**Service Criteria**

- Quality
- Quantity
- Availability
- Safety

**Technical measures may relate to**

- Customer Happiness
- Area of parks per resident
- Distance from a dwelling to a public structure
- Number of injury accidents

Council's current service levels are detailed in Table 3.3.

**Table 3.3. Current Service Levels**

**Buildings**

Key Performance Measure	Level of Service	Performance Measure Process	Performance Target	Current Performance
<b>COMMUNITY LEVELS OF SERVICE</b>				
Quality	Provide clean and serviceable facilities	Customer requests	Less than 5 per month	
		Feedback logs	Positive comments > negative comments	
Function	Meet user requirements and available when needed	Customer requests relating to user requirements and or availability	< 5 per month	
Safety	Facilities are free from hazards, accessible to DDA groups	Customer requests	< 5 per month	
		Reported accidents and incidents	Zero accidents /incidents pa	
<b>TECHNICAL LEVELS OF SERVICE</b>				
Condition	Provide regular maintenance as per schedule	Inspection log and outstanding defects log	Annual inspections zero outstanding defects 3 months	
Function/ Accessibility	Provide access and services for all user groups	DDA legislative compliance	100% compliance in 5 years	
Cost Effectiveness	Provide service in cost effective manner	Facility maintenance cost within budget \$/facility pa.	Meet budget expenditure with 100% planned maintenance completed.	
	Provide service in cost effective manner	Percentage planned/reactive maintenance	80% planned/ 20% reactive	
Safety	Provide safe suitable facilities free from hazards with hazards clearly identified	Outstanding hazards log	< 1 O/S hazard per month	
		Legislative compliance -Asbestos -Hazardous Chemicals -OH&S	Meet current legislative requirements – zero safety related defects	

**Caravan Parks**

Key Performance Measure	Level of Service	Performance Measure Process	Performance Target	Current Performance
<b>Community Levels of Service</b>				
Quality	Provide high quality Accommodation	Customer requests customer surveys	100% satisfaction >2 per month	
Function	Ensure facility is clean and meets user requirements and industry standards	Customer requests relating to service , quality and convenience	>2 requests per month	
Safety	Provide safe accommodation in a safe environment free from hazards for families	No injury reports No accident incident reports	< 1 injury report pa <1 per month	
<b>Technical levels of service</b>				
Condition	Provide regular maintenance as per schedule	Cabin and caravan maintenance/ cleaning (frequency)	Daily after each customer	
Availability	Provide safe and clean environment, clean accommodation	Cabin and caravan availability rate	All unoccupied cabins are available and accessible	
Cost Effectiveness	Provide service in cost effective manner	Facility maintenance cost within budget	Meet budget expenditure with 100% planned maintenance	

		\$/facility pa.	completed.	
Safety	Provide safe accommodation and environment by cabin maintenance , signage for hazards and park signs for guidelines and rules	Annual park industry evaluation	Park hazard rating > 2 star rating	
		Customer service requests relating to safety issues from tourism commission	<1 pa	
		Insurance Claims	<1 pa	

### 3.4 Desired Levels of Service

At present, indications of desired levels of service are obtained from various sources including the 2011 Customer Satisfaction survey, residents' feedback to Councillors and staff, service requests and correspondence. Council has yet to quantify desired levels of service. This will be done in future revisions of this asset management plan.



## 4. FUTURE DEMAND

### **Table 5.2.** Demand Forecast

Factors affecting demand include population change, changes in demographics, seasonal factors, vehicle ownership, consumer preferences and expectations, economic factors, agricultural practices, environmental awareness, etc.

Demand factor trends and impacts on service delivery are summarised in Table 4.1.

**Table 4.1. Demand Factors, Projections and Impact on Services**

Demand factor	Present position	Projection	Impact on services
Population	7880	3.5%	The impact on services on the projected % rate will be low.

### 4.2 Changes in Technology

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

### **Table 5.2.** Demand Management Plan

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices include non-asset solutions, insuring against risks and managing failures.

Opportunities identified to date for demand management are shown in Table 4.3. Further opportunities will be developed in future revisions of this asset management plan.

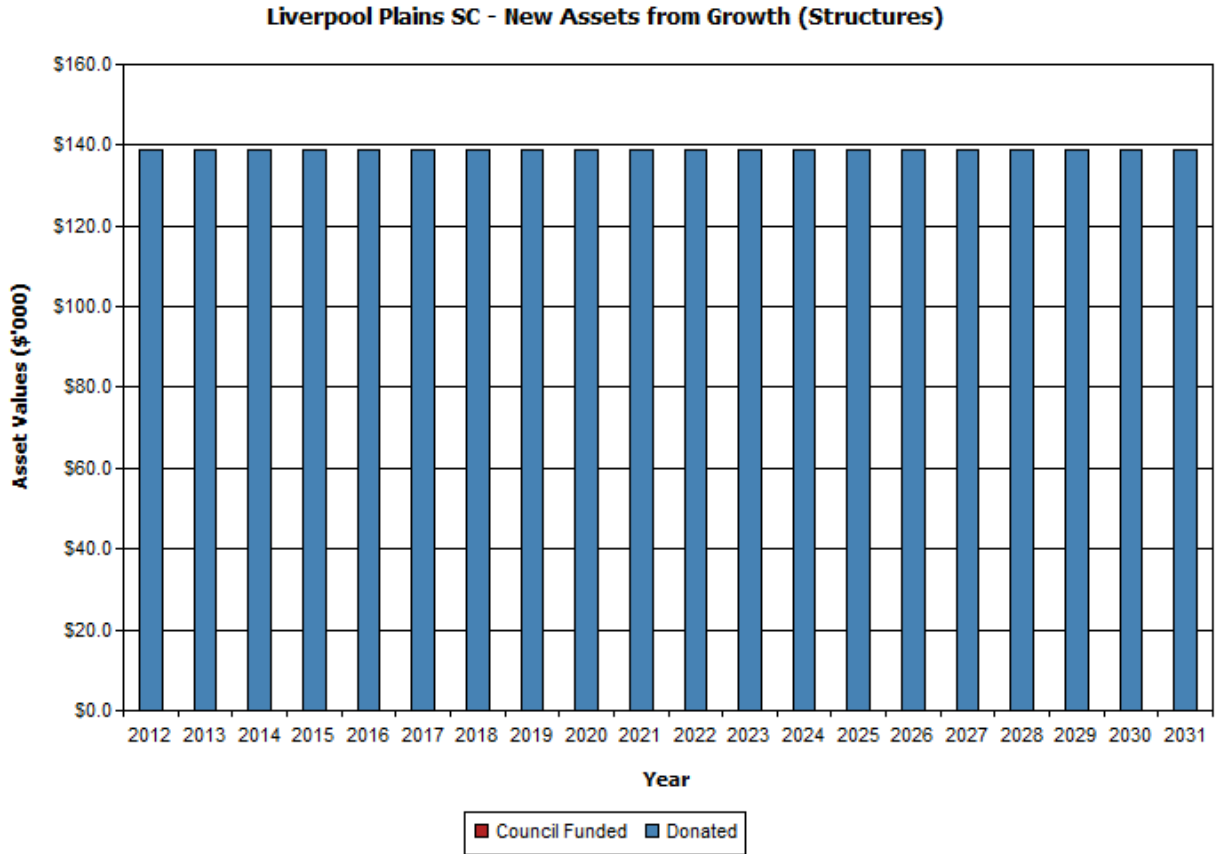
**Table 4.3. Demand Management Plan Summary**

Service Activity	Demand Management Plan
Recreation	Encourage sharing of facilities to avoid duplication

**Table 5.2.** New Assets from Growth

The new assets required to meet growth will be acquired from land developments and constructed by Council. The new asset values are summarised in Fig 1.

**Fig 1. New Assets from Growth**



Acquiring these new assets will commit council to fund ongoing operations and maintenance costs for the period that the service provided from the assets is required. These future costs are identified and considered in developing forecasts of future operating and maintenance costs.

## 5. LIFECYCLE MANAGEMENT PLAN

The lifecycle management plan details how Council plans to manage and operate the assets at the agreed levels of service (defined in section 3) while optimising life cycle costs.

### 5.1 Background Data

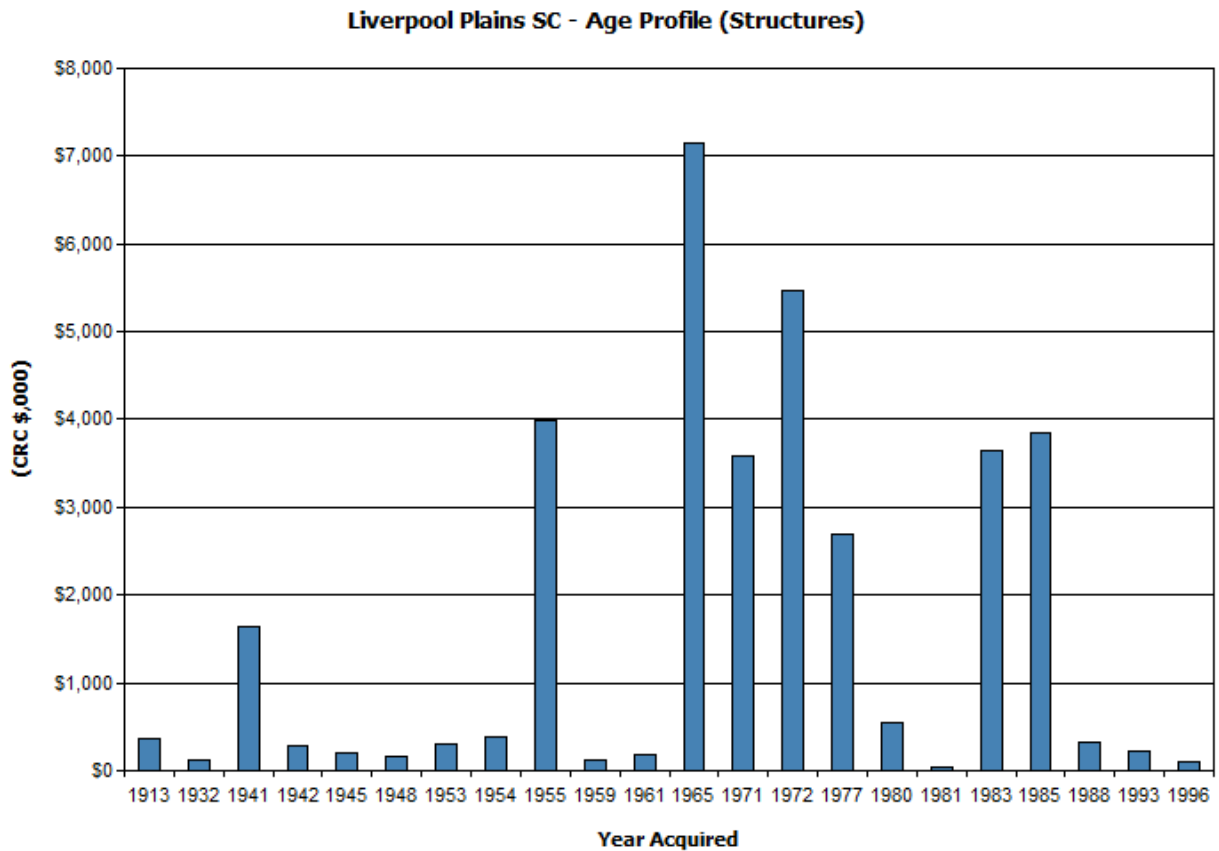
#### 5.1.1 Physical parameters

The assets covered by this asset management plan are shown below.

All council owned buildings	146
Swimming Pools	2
Racecourse	1
Caravan parks	3
Airports	1
Other Structures	99

The age profile of Council's assets is shown below.

**Fig 2. Asset Age Profile**



5.1.2 Asset capacity and performance

Council’s services are generally provided to meet design standards where these are available.

Locations where deficiencies in service performance are known are detailed in Table 5.1.2.

**Table 5.1.2. Known Service Performance Deficiencies**

Location	Service Deficiency
Structures	Lack of service and maintenance information

The above service deficiencies were identified from the assets register

Asset condition

Condition is measured using a 1 – 5 rating system.<sup>2</sup>

Rating	Description of Condition
1	Excellent condition: Only planned maintenance required.
2	Very good: Minor maintenance required plus planned maintenance.
3	Good: Significant maintenance required.
4	Average: Significant renewal/upgrade required.
5	Poor: Unserviceable.

Asset valuations

The value of assets as at 2012 covered by this asset management plan is summarised below. Assets were last revalued in 2010. Assets are valued at Greenfield rates.

Current Replacement Cost	\$35,764,000
Depreciable Amount	\$32,000,000
Depreciated Replacement Cost	\$27,051,000
Annual Depreciation Expense	\$404,207

Council’s sustainability reporting reports the rate of annual asset consumption and compares this to asset renewal and asset upgrade and expansion.

Asset Consumption	1.263%
Asset renewal	0.1%
Annual Upgrade/expansion	0.2%

**Table 5.2. Risk Management Plan**

An assessment of risks<sup>3</sup> associated with service delivery from infrastructure assets has identified critical risks to Council. The risk assessment process identifies credible risks, the likelihood of the risk event

<sup>2</sup> IIMM 2006, Appendix B, p B:1-3 (‘cyclic’ modified to ‘planned’)

<sup>3</sup> Liverpool Plains Shire Council ‘ Infrastructure Risk Management Plan

occurring, the consequences should the event occur, develops a risk rating, evaluates the risk and develops a risk treatment plan for non-acceptable risks.

Critical risks, being those assessed as 'Very High' – requiring immediate corrective action and 'High' – requiring prioritised corrective action identified in the infrastructure risk management plan are summarised in Table 5.2.

**Table 5.2. Critical Risks and Treatment Plans**

Asset at Risk	What can Happen	Risk Rating (VH, H)	Risk Treatment Plan
Halls	Fire	H	To provide and maintain adequate fire protection systems in all Public buildings.
Pools	Drowning	H	To provide adequate trained pool supervisors to be in attendance at all times pool is open.
Airports	Accidents	H	Maintain Runway and Facilities maintain clear runway markings and service runway lighting.
Residential housing	Fire/Death	H	Hard wired smoke detectors and regular servicing
Structures in Flood Zone	Structural flood damage	H	No further structures to be constructed in flood zones

### 5.3 Routine Maintenance Plan

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

#### Maintenance plan

Maintenance includes reactive, planned and cyclic maintenance work activities.

Reactive maintenance is unplanned repair work carried out in response to service requests and management/supervisory directions.

Planned maintenance is repair work that is identified and managed through a maintenance management system (MMS). MMS activities include inspection, assessing the condition against failure/breakdown experience, prioritising, scheduling, actioning the work and reporting what was done to develop a maintenance history and improve maintenance and service delivery performance.

Cyclic maintenance is replacement of higher value components/sub-components of assets that is undertaken on a regular cycle including repainting, building roof replacement, etc. This work generally falls below the capital/maintenance threshold.

Maintenance expenditure trends are shown in Table 5.3.1

**Table 5.3.1. Maintenance Expenditure Trends**

Year	Maintenance Expenditure		
	Reactive	Planned	Cyclic
2008/09	\$82,000	\$0	\$0
2009/10	\$152,600	\$0	\$0
2010/11	\$169,800	\$0	\$28000

Planned maintenance work is 7% of total maintenance expenditure.

Maintenance expenditure levels are considered to be inadequate to meet required service levels. Future revision of this asset management plan will include linking required maintenance expenditures with required service levels.

Assessment and prioritisation of reactive maintenance is undertaken by Council staff using experience and judgement.

#### Standards and specifications

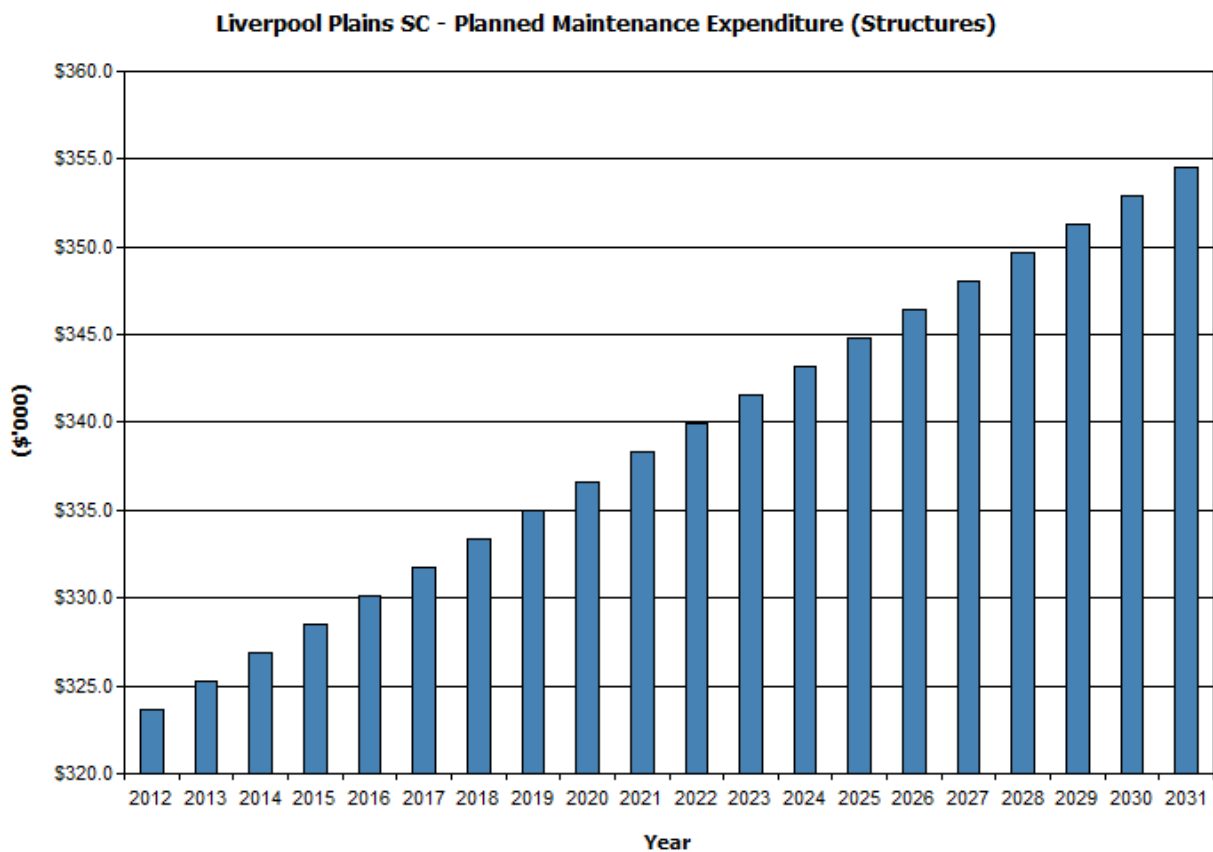
Maintenance work is carried out in accordance with the following Standards and Specifications.

Applicable Australian Standards and the Building Code of Australia as well as acceptable standards of construction.

#### Summary of future maintenance expenditures

Future maintenance expenditure is forecast to trend in line with the value of the asset stock as shown in Fig 4. Note that all costs are shown in current 2009 dollar values.

**Fig 4. Planned Maintenance Expenditure**



Deferred maintenance, i.e. works that are identified for maintenance and unable to be funded are to be included in the risk assessment process in the infrastructure risk management plan.

Maintenance is funded from Council's operating budget and grants where available. This is further discussed in Section 6.2.

## 5.4 Renewal/Replacement Plan

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

### Renewal plan

Assets requiring renewal are identified from estimates of remaining life obtained from the asset register worksheets on the '*Planned Expenditure template*'. Candidate 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 and scheduled in future works programmes. The priority ranking criteria is detailed in Table 5.4.1.

**Table 5.4.1 Renewal Priority Ranking Criteria**

Criteria	Weighting
Condition Safety	60%
Service Usage	15%
Operating Maintenance Cost	15%
Backlog Maintenance	10%
Total	100%

Renewal will be undertaken using 'low-cost' renewal methods where practical. The aim of 'low-cost' renewals is to restore the service potential or future economic benefits of the asset by renewing the assets at a cost less than replacement cost.

Examples of low cost renewal include some public halls if replacement was required could be built by way of lined colourbond sheds.

### Renewal standards

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

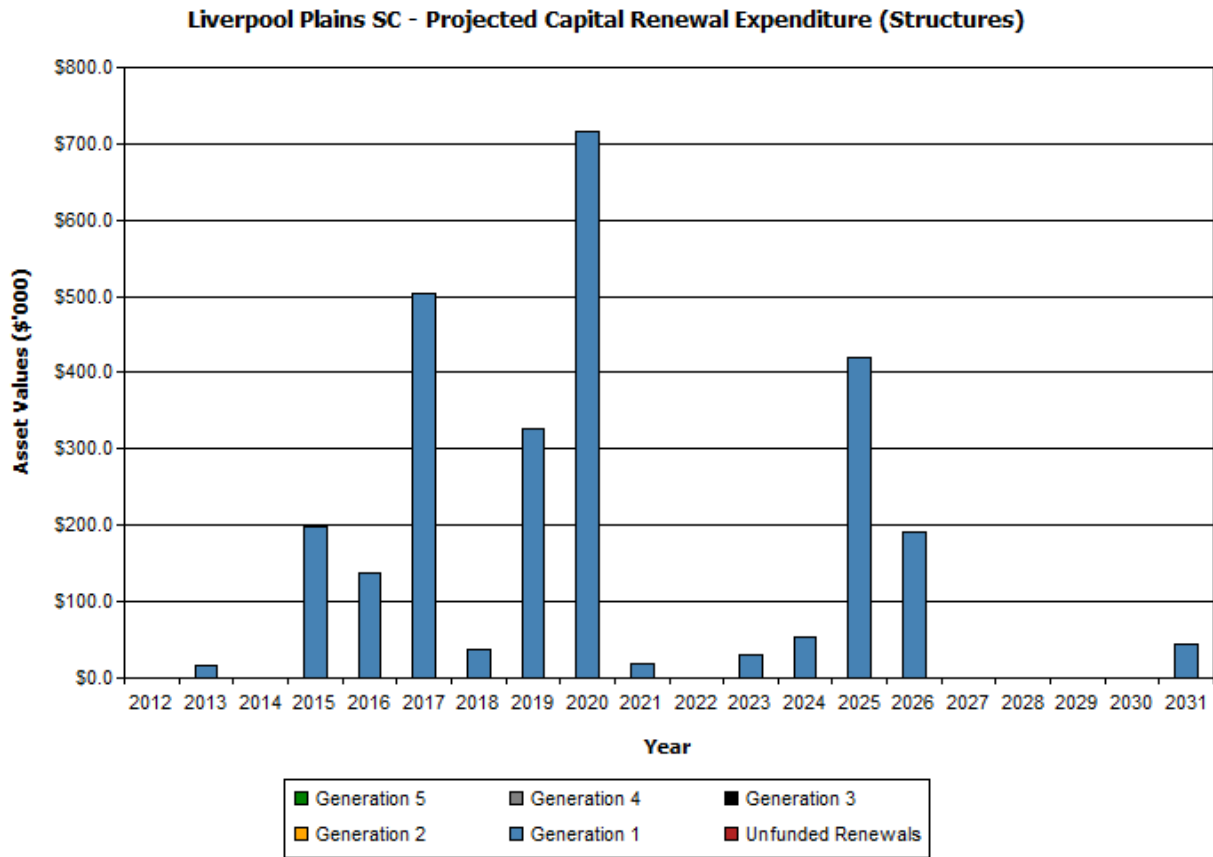
Building Code of Australia	Sets out the acceptable standards and deemed to satisfy provisions for building work both residential and commercial
Timber Framing AS1684	Sets out design and construction of timber framing
Concrete Structures AS3600	Sets out all concrete and masonry requirements for maintenance
Plumbing and Drainage AS3500	Sets out all requirements needed for plumbing and drainage

### Summary of future renewal expenditure

Projected future renewal expenditures are forecast to increase over time as the asset stock ages. The costs are summarised in Fig 5. Note that all costs are shown in current 2012 dollar values.

The projected capital renewal program is shown in Appendix B.

**Fig 5. Projected Capital Renewal Expenditure**



Deferred renewal, i.e. those assets identified for renewal and not scheduled for renewal in capital works programs are to be included in the risk assessment process in the risk management plan.

Renewals are to be funded from Council’s capital works program and grants where available. This is further discussed in Section 6.2.

### 5.5 Creation/Acquisition/Upgrade Plan

New works are those works that create a new asset that did not previously exist, or works which upgrade or improve an existing asset beyond its existing capacity. They may result from growth, social or environmental needs. Assets may also be acquired at no cost to the Council from land development. These assets from growth are considered in Section 4.4.

#### Selection criteria

New assets and upgrade/expansion of existing assets are identified from various sources such as councillor or community requests, proposals identified by strategic plans or partnerships with other organisations. Candidate proposals are inspected to verify need and to develop a preliminary renewal estimate. Verified proposals are ranked by priority and available funds and scheduled in future works programmes. The priority ranking criteria is detailed below.



**Table 5.5.1 New Assets Priority Ranking Criteria**

Criteria	Weighting
Regulatory Change (includes environmental criteria)	60%
Community Expectation	30%
Security and Safety of Supply	10%
<b>Total</b>	<b>100%</b>

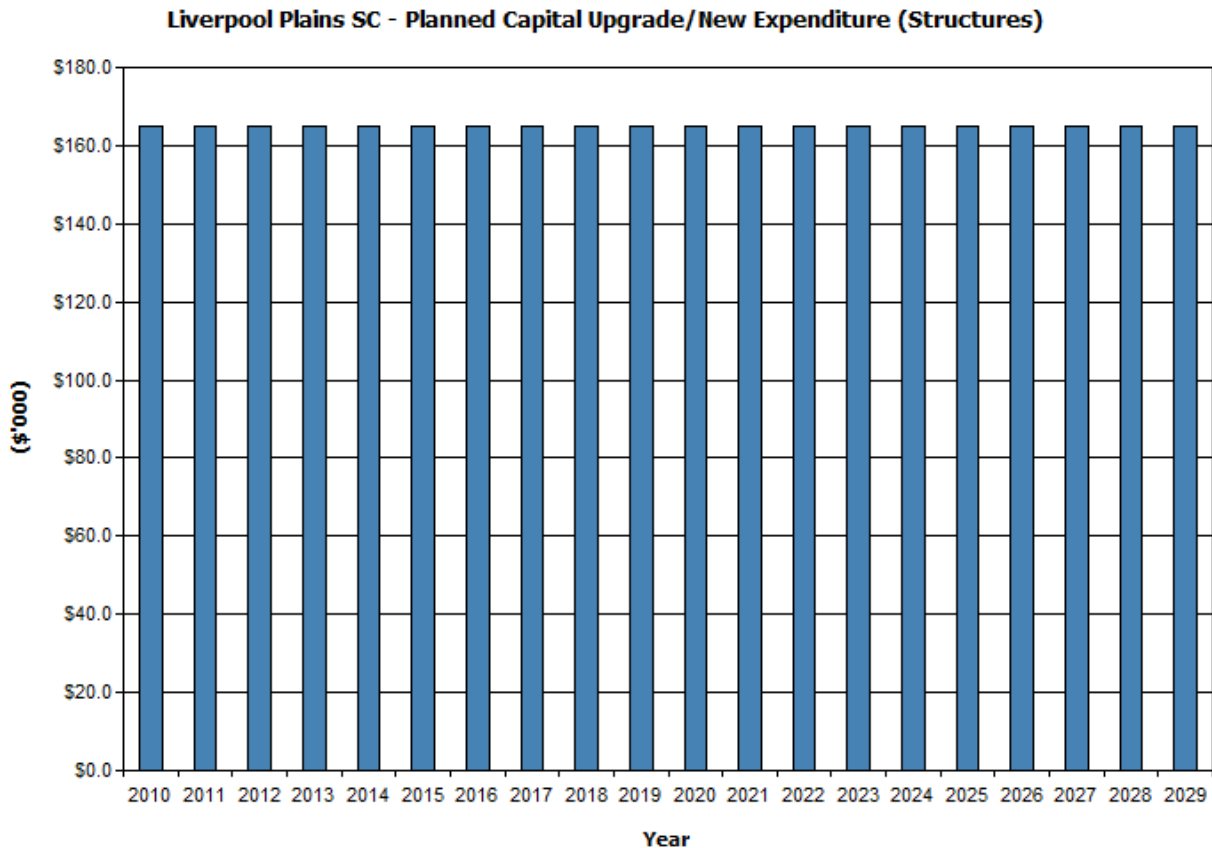
5.5.2 Standards and specifications

Standards and specifications for new assets and for upgrade/expansion of existing assets are the same as those for renewal shown in Section 5.4.2.

Summary of future upgrade/new assets expenditure

Planned upgrade/new asset expenditures are summarised in Fig 6. The planned upgrade/new capital works program is shown in Appendix C. All costs are shown in current 2012 dollar values.

**Fig 6. Planned Capital Upgrade/New Asset Expenditure**



New assets and services are to be funded from Council’s capital works program and grants where available. This is further discussed in Section 6.2.

**Table 5.6** Disposal Plan

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition or relocation. Assets identified for possible decommissioning and disposal are shown in Table 5.6. These assets will be further reinvestigated to determine the required levels of service and see what options are available for alternate service delivery, if any.

**Table 5.6 Assets identified for Disposal**

Asset	Reason for Disposal	Timing	Cash flow from disposal
Pool Mangers house	Excess to councils requirements	2009	\$160,000
Fairfield Farm	Excess to councils requirements	2012	\$750,000

Where cash flow projections from asset disposals are not available, these will be developed in future revisions of this asset management plan.

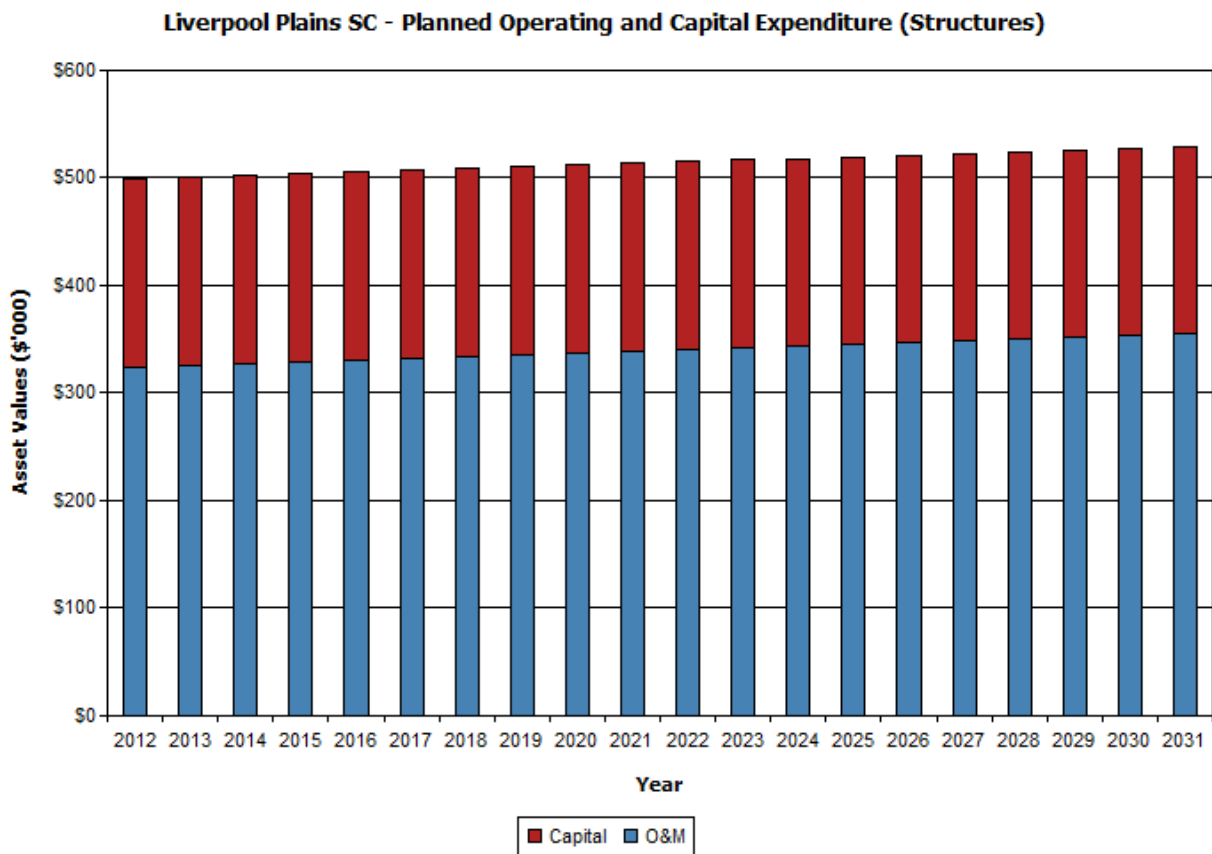
## 6. FINANCIAL SUMMARY

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

### 6.1 Financial Statements and Projections

The financial projections are shown in Fig 7 for planned operating (operations and maintenance) and capital expenditure (renewal and upgrade/expansion/new assets).

**Fig 7. Planned Operating and Capital Expenditure**



Note that all costs are shown in current 2012 dollar values.

#### 6.1.1 Sustainability of service delivery

There are two key indicators for financial sustainability that have been considered in the analysis of the services provided by this asset category, these being long term life cycle costs and medium term costs over the 10 year financial planning period.

##### Long term - Life Cycle Cost

Life cycle costs (or whole of life costs) are the average costs that are required to sustain the service levels over the longest asset life. Life cycle costs include maintenance and asset consumption (depreciation expense). The annual average life cycle cost for the services covered in this asset management plan is \$860,000.

Life cycle costs can be compared to life cycle expenditure to give an indicator of sustainability in service provision. Life cycle expenditure includes maintenance plus capital renewal expenditure. Life cycle

expenditure will vary depending on the timing of asset renewals. The life cycle expenditure at the start of the plan is \$497,000.

A gap between life cycle costs and life cycle expenditure gives an indication as to whether present consumers are paying their share of the assets they are consuming each year. The purpose of this Buildings and Structures asset management plan is to identify levels of service that the community needs and can afford and develop the necessary long term financial plans to provide the service in a sustainable manner.

The life cycle gap for services covered by this asset management plan is \$363,000 per annum. The life cycle sustainability index is 0.58

Medium term – 10 year financial planning period

This asset management plan identifies the estimated maintenance and capital expenditures required to provide an agreed level of service to the community over a 20 year period for input into a 10 year financial plan and funding plan to provide the service in a sustainable manner.

This may be compared to existing or planned expenditures in the 20 year period to identify any gap. In a core asset management plan, a gap is generally due to increasing asset renewals.

Fig 8 shows the projected asset renewals in the 20 year planning period from the asset register. The projected asset renewals are compared to planned renewal expenditure in the capital works program and capital renewal expenditure in year 1 of the planning period as shown in Fig 8. Table 6.1.1 shows the annual and cumulative funding gap between projected and planned renewals.

**Fig 8. Projected and Planned Renewals and Current Renewal Expenditure**

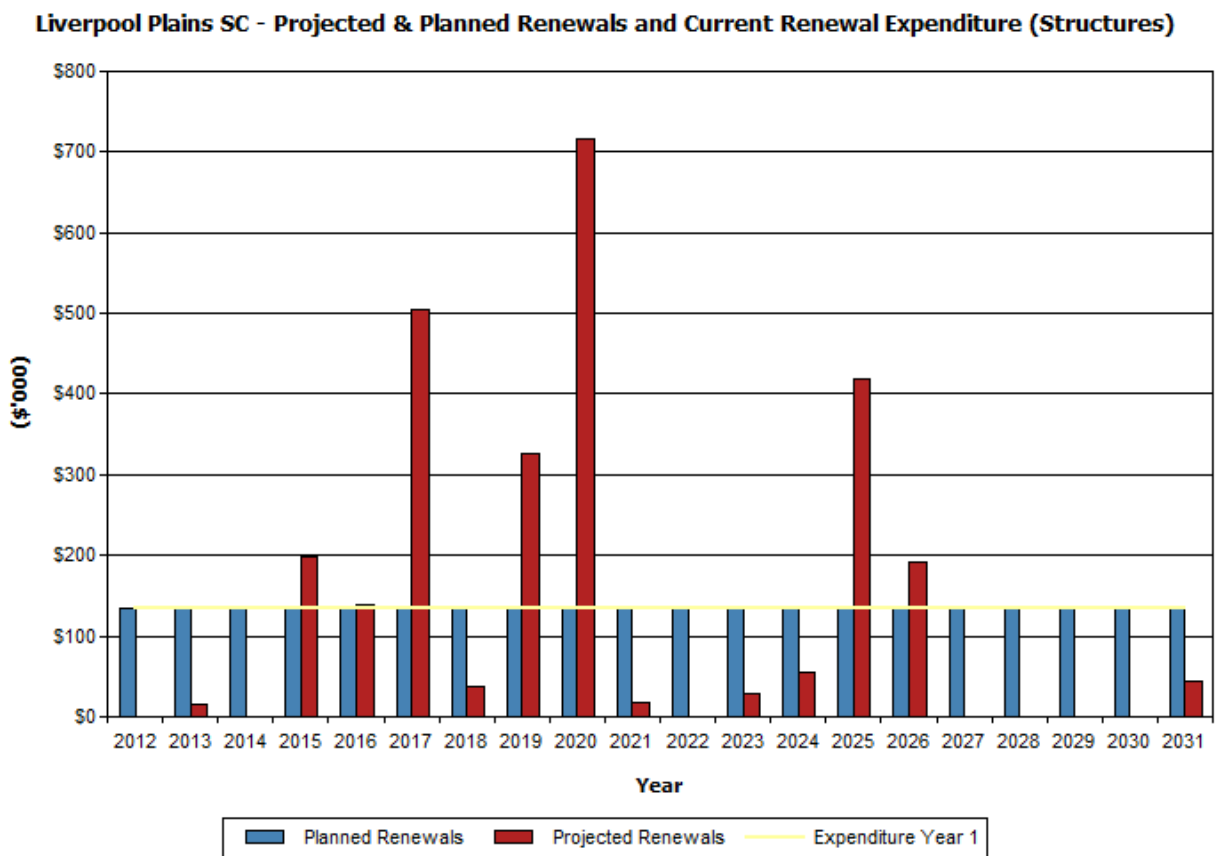


Table 6.1.1 shows the gap between projected and planned renewals.

**Table 6.1.1 Projected and Planned Renewals and Expenditure Gap**

Year	Projected Renewals	Planned Renewals	Renewal Funding Gap	Cumulative Gap
2012	\$0.00	\$135.00	-\$135.00	-\$135.00
2013	\$15.61	\$135.00	-\$119.39	-\$254.39
2014	\$0.00	\$135.00	-\$135.00	-\$389.39
2015	\$197.82	\$135.00	\$62.82	-\$326.57
2016	\$138.63	\$135.00	\$3.63	-\$322.94
2017	\$503.84	\$135.00	\$368.84	\$45.90
2018	\$38.36	\$135.00	-\$96.64	-\$50.74
2019	\$326.49	\$135.00	\$191.49	\$140.75
2020	\$715.80	\$135.00	\$580.80	\$721.56
2021	\$17.84	\$135.00	-\$117.16	\$604.39
2022	\$0.00	\$135.00	-\$135.00	\$469.39
2023	\$29.57	\$135.00	-\$105.43	\$363.97
2024	\$54.71	\$135.00	-\$80.29	\$283.68
2025	\$418.88	\$135.00	\$283.88	\$567.56
2026	\$190.99	\$135.00	\$55.99	\$623.54
2027	\$0.00	\$135.00	-\$135.00	\$488.54
2028	\$0.00	\$135.00	-\$135.00	\$353.54
2029	\$0.00	\$135.00	-\$135.00	\$218.54
2030	\$0.00	\$135.00	-\$135.00	\$83.54
2031	\$44.26	\$135.00	-\$90.74	-\$7.19

Providing services in a sustainable manner will require matching of projected asset renewals to meet agreed service levels with planned capital works programs and available revenue.

A gap between projected asset renewals, planned asset renewals and funding indicates that further work is required to manage required service levels and funding to eliminate any funding gap.

Council will manage the 'gap' by developing this asset management plan to provide guidance on future service levels and resources required to provide these services, and review of building assets and usage and development of strategy for providing public buildings.

Council's long term financial plan covers the first 10 years of the 20 year planning period. The total maintenance and capital renewal expenditure required over the 10 years is \$4,570,000.

This is an average expenditure of \$457,000. Estimated maintenance and capital renewal expenditure in year 1 is \$245,390. The 10 year sustainability index is 0.54

## 6.2 Funding Strategy

Projected expenditure identified in Section 6.1 is to be funded from Council's operating and capital budgets. The funding strategy is detailed in the Council's 10 year long term financial plan.

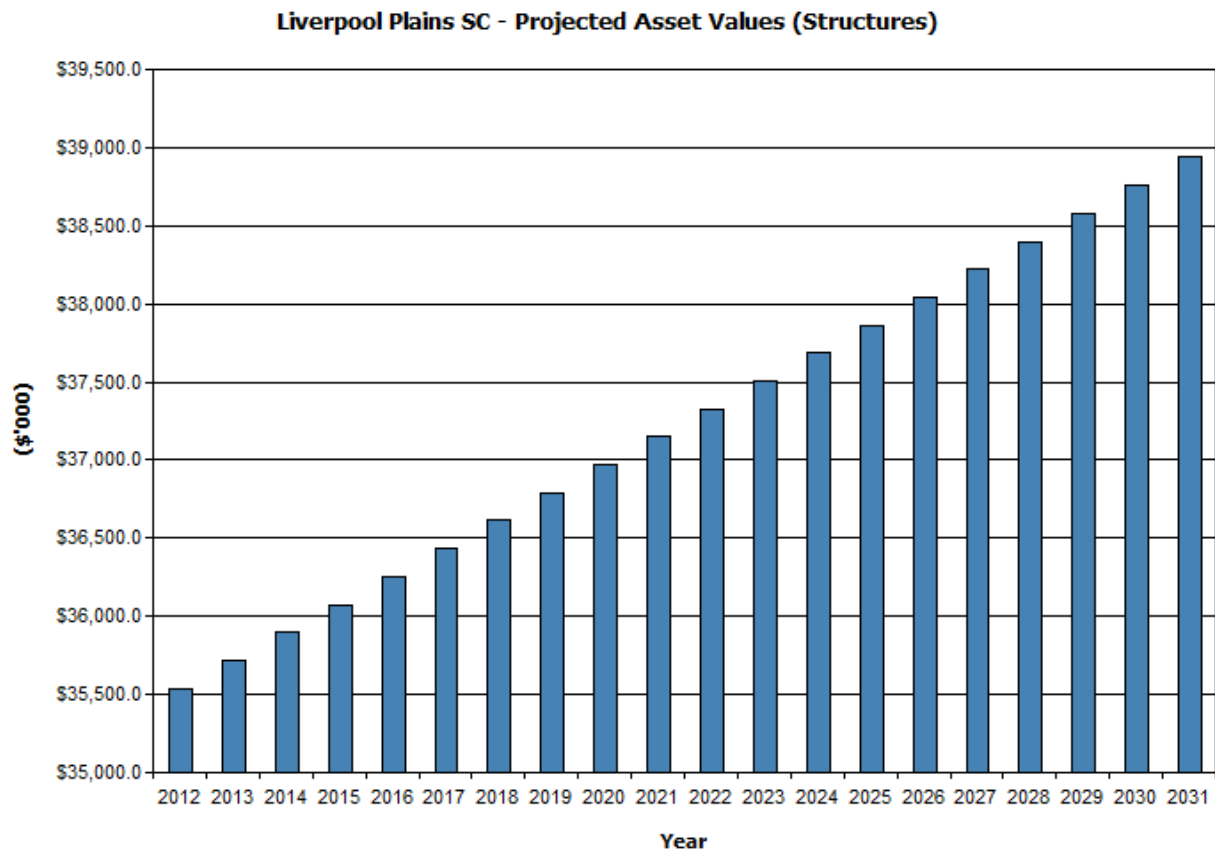
Achieving the financial strategy will require that we look at other options these may include

- Use of loans to fund renewal spikes
- Cost reductions from review of service levels
- Increasing revenue from rates and user charges
- Grants where applicable from state and federal governments or private companies

## 6.3 Valuation Forecasts

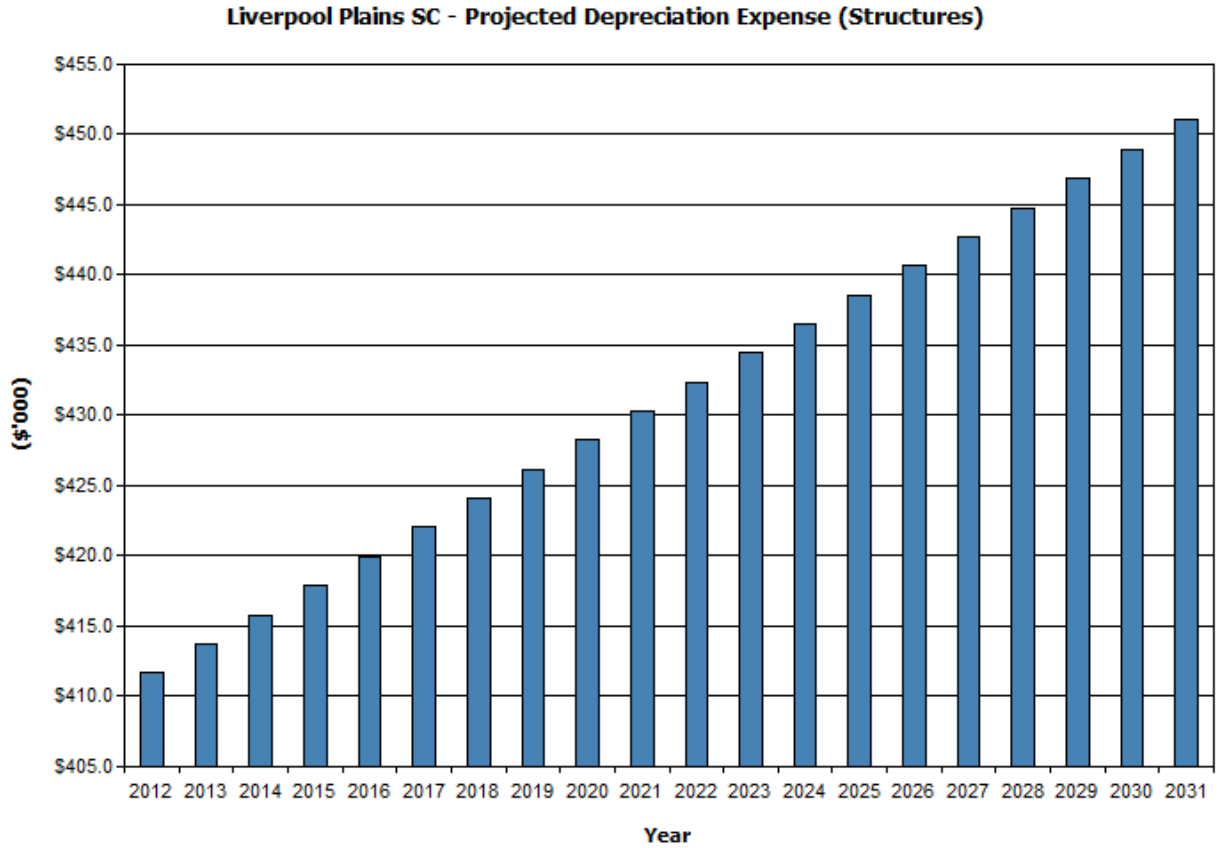
Asset values are forecast to increase as additional assets are added to the asset stock from construction and acquisition by Council and from assets constructed by land developers and others and donated to Council. Fig 9 shows the projected replacement cost asset values over the planning period in current 2012 dollar values.

**Fig 9. Projected Asset Values**



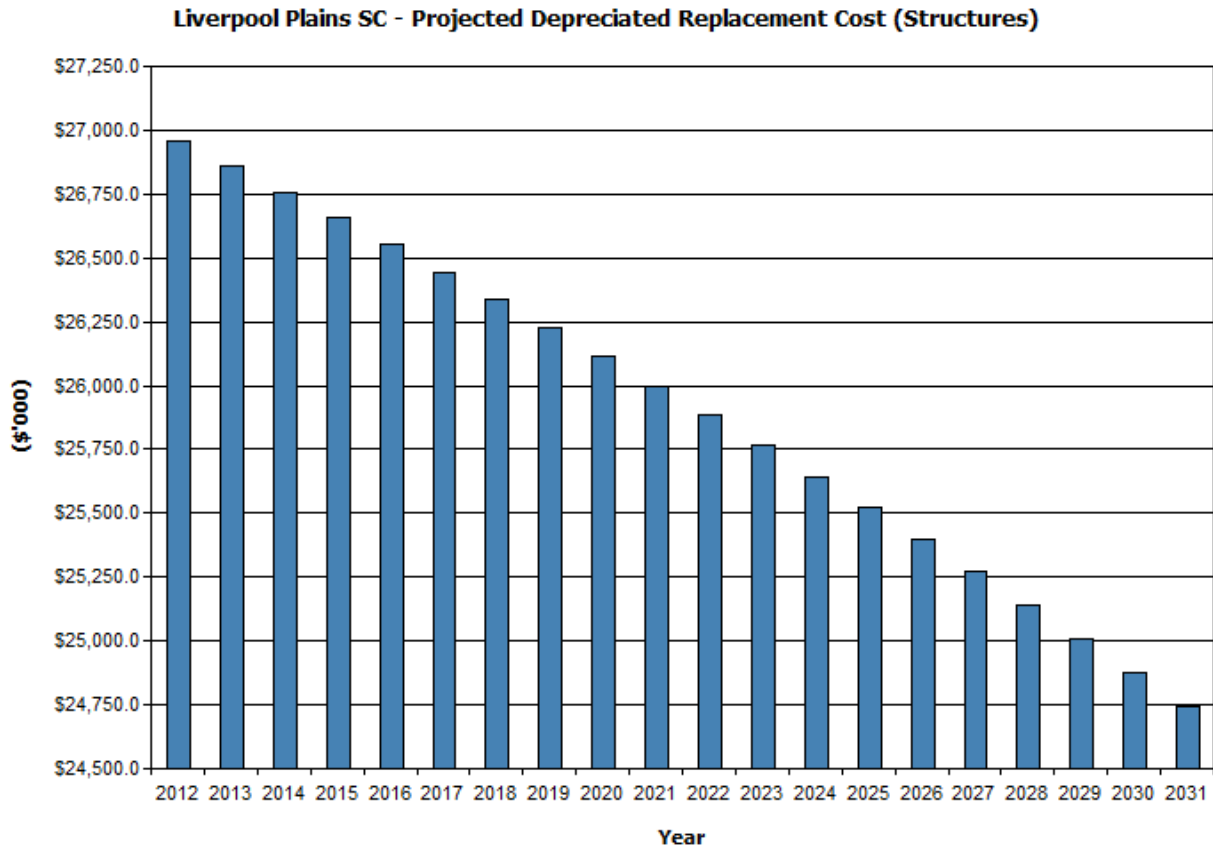
Depreciation expense values are forecast in line with asset values as shown in Fig 10.

**Fig 10. Projected Depreciation Expense**



The depreciated replacement cost (current replacement cost less accumulated depreciation) will vary over the forecast period depending on the rates of addition of new assets, disposal of old assets and consumption and renewal of existing assets. Forecast of the assets' depreciated replacement cost is shown in Fig 11.

**Fig 11. Projected Depreciated Replacement Cost**



#### 6.4 Key Assumptions made in Financial Forecasts

This section details the key assumptions made in presenting the information contained in this asset management plan and in preparing forecasts of required operating and capital expenditure and asset values, depreciation expense and carrying amount estimates. It is presented to enable readers to gain an understanding of the levels of confidence in the data behind the financial forecasts.

Key assumptions made in this asset management plan are:

- Capital Works expenditure is indexed by 3.5% pa,
- Wages and Contributions to Council are indexed at 3% pa,
- Zero Dividend return to Council, and
- Energy and other utility costs are indexed by 3.5% pa.

Accuracy of future financial forecasts may be improved in future revisions of this asset management plan by the following actions.

- Refining the required renewal expenditure based upon improved data within the asset register,
- Provision of modelling and reporting capabilities within the asset register,
- Trending actual planned and reactive maintenance expenditure, and
- Investigate asset renewal profile and depreciation calculations.



## 7. ASSET MANAGEMENT PRACTICES

### 7.1 Accounting/Financial Systems

As well as complying with Australian Accounting Standards, Liverpool Plains Shire Council must comply with The Local Government Act and various other issued guidance such as “Circulars to Councils” from the Department of Local Government. The Department of Local Government has an Asset Accounting Manual that Council complies with. In addition to this accounting standard AASB 116 – “Property, Plant and Equipment” is the significant regulatory requirement relevant to accounting for assets.

The Council uses Authority software provided by Civica and Assetic for all asset accounting purposes. In addition to acquisition, disposal, revaluation and depreciation transactions, the system also tracks expenditure on maintenance and capital renewal projects via assetic’s asset management system. Where appropriate, these costs are then transferred by journal to the Assetic Asset Register. The Authority system is controlled by the Corporate Services Division of Council, with the Director and the Chief Financial Officer.

Accountabilities and responsibilities are divided between Corporate Services and the asset owner (responsibility area) according to function. The asset owners provide information on the relevant assets and identify expenditure with the relevant Work Orders. Corporate & Business Services staff creates the records within the Asset Register and process expenditure to work orders or direct to the Asset Register where appropriate.

Council has employed a \$5,000 capitalisation threshold for several years.

ASB 116 revaluation requirements and asset management planning have identified shortcomings in this approach, which will be revised during 2009/10. This will constitute one component of Asset Accounting Policy and Procedures to be developed during 2009/10.

### 7.2 Asset Management Systems

- Authority - customer billing
- Assetic – Asset Register
- Predictor- Asset management system
- Tr@cer Weeds- Asset capture software
- Financial System - Authority

### 7.3 Information Flow Requirements and Processes

The key information flows *into* this asset management plan are:

- The asset register data on size, age, value, remaining life of the network;
- The unit rates for categories of work/material;
- The adopted service levels;
- Projections of various factors affecting future demand for services;
- Correlations between maintenance and renewal, including decay models;
- Data on new assets acquired by council.

The key information flows *from* this asset management plan are:

- The assumed Works Program and trends;
- The resulting budget, valuation and depreciation projections;
- The useful life analysis.

These will impact the Long Term Financial Plan, Strategic Business Plan, annual budget and departmental business plans and budgets.

#### 7.4 Standards and Guidelines

- Liverpool Plains Shire Council Asset Management Policy, 2.19

## 8. PLAN IMPROVEMENT AND MONITORING

### 8.1 Performance Measures

The effectiveness of the asset management plan can be measured in the following ways:

- The degree to which the required cash flows identified in this asset management plan are incorporated into council's long term financial plan and Strategic Management Plan;
- The degree to which 1-5 year detailed works programs, budgets, business plans and organisational structures take into account the 'global' works program trends provided by the asset management plan;

### 8.2 Improvement Plan

The asset management improvement plan generated from this asset management plan is shown in Table 8.2.

**Table 8.2 Improvement Plan**

<b>Task No</b>	<b>Task</b>	<b>Responsibility</b>	<b>Resources Required</b>	<b>Timeline</b>
1.	Condition assessment of facility assets	MHD	Staff time	
2.	Analyse available performance data	AE	Staff time	
3.	Document more detailed rating of facility assets.	MHD	Staff time	
4.	Document risk analysis	MHD	Staff time	
5.	Compile a more detailed 10 year renewals plan	MHD	Staff time	

### 8.3 Monitoring and Review Procedures

This asset management plan will be reviewed during annual budget preparation 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.

The Plan has a life of 4 years and is due for revision and updating within 2 years of each Council election.

## REFERENCES

Liverpool Plains Shire Council, 'Strategic Management Plan 2011 – 2012,

Liverpool Plains Shire Council, 'Annual Plan and Budget.

DVC, 2006, 'Asset Investment Guidelines', 'Glossary', Department for Victorian Communities, Local Government Victoria, Melbourne,  
<http://www.dvc.vic.gov.au/web20/dvclgv.nsf/allDocs/RWP1C79EC4A7225CD2FCA257170003259F6?OpenDocument>

IPWEA, 2011, 'International Infrastructure Management Manual', Institute of Public Works Engineering Australia, Sydney, [www.ipwea.org.au](http://www.ipwea.org.au)

## APPENDICES

### Appendix A

Liverpool Plains SC >> Renewal Program (Structures)

UID	Asset ID	Sub Category	Asset Name	From	To	Rem	Planned	Renewal	Useful
						Life	Renewal	Cost	Life
						(Years)	Year	(\$)	(Years)
25400369	70	BBQ Shelter	BBQ Shelter	0	1	1	2013	\$1,465.37	20
25400372	18	BBQ Shelter	BBQ Shelter	0	1	1	2013	\$1,546.22	20
25400370	72	Picnic Shelter - Tennis Court	Picnic Shelter - Tennis Court	0	1	1	2013	\$1,485.58	20
25400375	11	Picnic Shelters x 4	Picnic Shelters x 4	0	1	1	2013	\$2,273.85	20
25400373	CRC117	Shade Sails	Shade Sails	0	1	1	2013	\$1,667.49	20
25400367	CRC2	Shade Sails	Shade Sails	0	1	1	2013	\$1,342.08	20
25400371	20	Shade Structure	Shade Structure	0	1	1	2013	\$1,515.90	20
25400374	CRC70	Shade Structure	Shade Structure	0	1	1	2013	\$1,867.59	20
25400365	CRC59	Shade Structure - Toddlers Pool	Shade Structure - Toddlers Pool	0	1	1	2013	\$1,174.32	20
25400366	73	Shelter - tennis Viewing	Shelter - tennis Viewing	0	1	1	2013	\$1,273.36	20
<b>Subtotal</b>								<b>\$15,611.75</b>	
25400380	51	Awnings	Awnings	0	1	3	2015	\$12,506.18	30
25400402	CRC103	Booth Bar	Booth Bar	0	1	3	2015	\$16,735.54	30
25400393	CRC48	Canteen Old Gal	Canteen Old Gal	0	1	3	2015	\$848.90	30
25400377	CRC41	Carport - Large	Carport - Large	0	1	3	2015	\$3,991.87	30
25400368	CRC40	Carport - Small	Carport - Small	0	1	3	2015	\$1,389.58	30
25400395	CRC49	Commentary Box	Commentary Box	0	1	3	2015	\$1,778.66	30
25400421	OS9	Double BBQ	Double BBQ	0	1	3	2015	\$1,400.00	30
25400388	OS29	Flood Lights	Flood Lights	0	1	3	2015	\$3,650.00	30
25400399	CRC4	Garage	Garage	0	1	3	2015	\$3,395.62	30
25400403	83	Hall	Hall	0	1	3	2015	\$29,039.59	30
25400404	CRC19	Hall	Hall	0	1	3	2015	\$31,005.21	30
25400392	OS36	Horse Rider Fencing	Horse Rider Fencing	0	1	3	2015	\$1,000.00	30
25400396	CRC73	Horse Rider Shed	Horse Rider Shed	0	1	3	2015	\$1,819.08	30
25400379	37	Horse Sheltered Yard	Horse Sheltered Yard	0	1	3	2015	\$6,644.70	30
25400398	CRC63	Library Shed	Library Shed	0	1	3	2015	\$2,728.62	30
25400383	OS1	Lighting	Lighting	0	1	3	2015	\$1,800.00	30
25400385	OS15	Lighting	Lighting	0	1	3	2015	\$1,700.00	30
25400384	OS11	Lighting - Rodeo Area	Lighting - Rodeo Area	0	1	3	2015	\$3,700.00	30
25400387	OS18	Lighting - Tennis Courts	Lighting - Tennis Courts	0	1	3	2015	\$6,000.00	30
25400386	OS20	Lighting Towers x 4 - Older	Lighting Towers x 4 - Older	0	1	3	2015	\$3,200.00	30
25400381	33	Open Stalls - Pony Club	Open Stalls - Pony Club	0	1	3	2015	\$14,936.67	30
25400401	CRC78	Outdoor Projection Shed	Outdoor Projection Shed	0	1	3	2015	\$5,659.36	30
25400420	OS44	Playground Equipment	Playground Equipment	0	1	3	2015	\$1,230.00	30
25400405	OS26	Rodeo Fence Pens	Rodeo Fence Pens	0	1	3	2015	\$8,830.50	30
25400376	CRC29	Storage Awning	Storage Awning	0	1	3	2015	\$3,057.07	30
25400417	OS2	Tennis Courts	Tennis Courts	0	1	3	2015	\$5,400.00	30
25400397	CRC96	Tennis Shelter	Tennis Shelter	0	1	3	2015	\$1,945.41	30
25400419	OS32	Toddlers Pool	Toddlers Pool	0	1	3	2015	\$13,770.00	30
25400416	OS12	Toddlers Pool	Toddlers Pool	0	1	3	2015	\$3,487.50	30
25400400	CRC20	Toilet Block	Toilet Block	0	1	3	2015	\$3,779.64	30
25400394	CRC83	Vehicle Shed	Vehicle Shed	0	1	3	2015	\$1,389.58	30
<b>Subtotal</b>								<b>\$197,819.24</b>	
25400437	OS28	Basketball Court	Basketball Court	0	1	4	2016	\$2,300.00	36
25400433	OS14	Basketball Half Court	Basketball Half Court	0	1	4	2016	\$1,300.00	36
25400444	OS43	BBQ 2	BBQ 2	0	1	4	2016	\$1,400.00	36
25400429	CRC118	Community Hall	Community Hall	0	1	4	2016	\$26,679.84	33

25400424	CRC14	Craft Cottage	Craft Cottage	0	1	4	2016	\$2,344.59	33
25400446	OS6	Double Electric BBQ	Double Electric BBQ	0	1	4	2016	\$1,400.00	36
25400423	50	Entry gate	Entry gate	0	1	4	2016	\$656.89	33
25400390	OS34	Lighting	Lighting	0	1	4	2016	\$2,900.00	20
25400389	OS22	Lighting - Rugby League	Lighting - Rugby League	0	1	4	2016	\$8,000.00	20
25400447	OS7	Playground Equipment	Playground Equipment	0	1	4	2016	\$2,020.00	36
25400448	OS8	Playground Equipment	Playground Equipment	0	1	4	2016	\$680.00	36
25400438	OS3	Playground Equipment	Playground Equipment	0	1	4	2016	\$880.00	36
25400439	OS35	Playground Equipment	Playground Equipment	0	1	4	2016	\$1,400.00	36
25400432	OS10	Playground Equipment	Playground Equipment	0	1	4	2016	\$1,140.00	36
25400435	OS19	Playground Equipment	Playground Equipment	0	1	4	2016	\$1,190.00	36
25400436	OS23	Playground Equipment	Playground Equipment	0	1	4	2016	\$1,470.00	36
25400441	OS39	Playground Equipment	Playground Equipment	0	1	4	2016	\$2,070.00	36
25400426	CRC110	Quipolly Church	Quipolly Church	0	1	4	2016	\$8,125.22	33
25400443	OS42	Quirindi Clock	Quirindi Clock	0	1	4	2016	\$5,625.00	36
25400428	CRC75	Rural Fire Shed	Rural Fire Shed	0	1	4	2016	\$17,427.80	33
25400431	CRC37	Soil Shed	Soil Shed	0	1	4	2016	\$3,516.89	35
25400434	OS17	Tennis Courts	Tennis Courts	0	1	4	2016	\$16,000.00	36
25400440	OS37	Tennis Courts	Tennis Courts	0	1	4	2016	\$2,700.00	36
25400445	OS45	Tennis Courts	Tennis Courts	0	1	4	2016	\$2,700.00	36
25400442	OS40	Tennis Courts	Tennis Courts	0	1	4	2016	\$10,000.00	36
25400427	CRC3	Terminal Building	Terminal Building	0	1	4	2016	\$8,640.63	33
25400425	CRC12	Toilet Block	Toilet Block	0	1	4	2016	\$6,063.60	33

**Subtotal \$138,630.46**

25400460	78	Amenities	Amenities	0	1	5	2017	\$4,668.97	40
25400467	32	Amenities Store (Pony Club)	Amenities Store (Pony Club)	0	1	5	2017	\$15,927.06	40
25400449	CRC106	Broadcast Box	Broadcast Box	0	1	5	2017	\$545.72	40
25400459	CRC115	Bushfire Shed	Bushfire Shed	0	1	5	2017	\$4,638.65	40
25400478	CRC10	Bushfire Shed	Bushfire Shed	0	1	5	2017	\$1,667.49	45
25400491	CRC13	Bushfire Shed	Bushfire Shed	0	1	5	2017	\$6,548.69	45
25400488	CRC161	Bushfire Shed (Dury Brigade)	Bushfire Shed (Dury Brigade)	0	1	5	2017	\$4,911.52	45
25400461	66	Cabin Older	Cabin Older	0	1	5	2017	\$4,684.13	40
25400500	CRC33	Canteen SES	Canteen SES	0	1	5	2017	\$19,706.70	45
25400505	74	Childrens Centre Hall	Childrens Centre Hall	0	1	5	2017	\$149,882.09	45
25400496	CRC7	Community Building	Community Building	0	1	5	2017	\$13,375.29	45
25400492	4	Currabubula Function Centre	Currabubula Function Centre	0	1	5	2017	\$6,594.17	45
25400493	CRC24	Depot Wash Bay	Depot Wash Bay	0	1	5	2017	\$6,669.96	45
25400472	CRC112	Dwelling Carport	Dwelling Carport	0	1	5	2017	\$12,632.50	40
25400473	CRC25	Flammable Store/Compressor Shed	Flammable Store/Compressor Shed	0	1	5	2017	\$909.54	45
25400495	CRC81	Hay Shed	Hay Shed	0	1	5	2017	\$8,691.16	45
25400455	CRC71	Horse Rider Canteen	Horse Rider Canteen	0	1	5	2017	\$2,182.90	40
25400476	CRC28	Kennels	Kennels	0	1	5	2017	\$1,131.87	45
25400484	41a	Kiosk	Kiosk	0	1	5	2017	\$3,415.83	45
25400474	CRC93	Kiosk/Shelter	Kiosk/Shelter	0	1	5	2017	\$909.54	45
25400450	CRC64	Library Bus Shelters	Library Bus Shelters	0	1	5	2017	\$909.54	40
25400477	51a	Netball Centre	Netball Centre	0	1	5	2017	\$1,576.54	45
25400490	CRC52	Office	Office	0	1	5	2017	\$6,488.05	45
25400357	CRC54	Office Awning	Office Awning	0	1	5	2017	\$545.72	40
25400501	CRC23	Overseers Water Supply Shed	Overseers Water Supply Shed	0	1	5	2017	\$24,507.05	45

25400466	35	Poultry Shed	Poultry Shed	0	1	5	2017	\$14,992.25	40
25400457	CRC92	Pump House Store	Pump House Store	0	1	5	2017	\$3,001.48	40
25400479	80	Recovery Shed	Recovery Shed	0	1	5	2017	\$1,819.08	45
25400482	CRC18	RFS Shed	RFS Shed	0	1	5	2017	\$2,910.53	45
25400483	86	Rural Fire Service Shed	Rural Fire Service Shed	0	1	5	2017	\$3,274.34	45
25400489	CRC86	Rural Fire Service Shed	Rural Fire Service Shed	0	1	5	2017	\$4,911.52	45
25400485	CRC90	Rural Fire Service Shed	Rural Fire Service Shed	0	1	5	2017	\$3,638.16	45
25400498	CRC34	SES Shed	SES Shed	0	1	5	2017	\$16,808.30	45
25400465	CRC36	SES Shed	SES Shed	0	1	5	2017	\$11,914.97	40
25400452	6	Shed - near Function Centre	Shed - near Function Centre	0	1	5	2017	\$1,212.72	40
25400475	CRC87	Shed (To rear of RSL Hall)	Shed (To rear of RSL Hall)	0	1	5	2017	\$1,111.66	45
25400456	CRC42	Sports Complex Shed	Sports Complex Shed	0	1	5	2017	\$2,364.80	40
25400497	CRC82	Stable	Stable	0	1	5	2017	\$14,734.55	45
25400463	5	Stables	Stables	0	1	5	2017	\$9,550.17	40
25400453	9	Stables Shed	Stables Shed	0	1	5	2017	\$2,041.41	40
25400502	48	Stalls	Stalls	0	1	5	2017	\$26,275.60	45
25400378	36	Starting Stalls and Awning	Starting Stalls and Awning	0	1	5	2017	\$6,063.60	40
25400470	OS38	Stock Yards	Stock Yards	0	1	5	2017	\$4,655.00	40
25400499	CRC30	Arena Fence Storage	Arena Fence Storage	0	1	5	2017	\$19,454.05	45
25400480	CRC99	Storage Shed	Storage Shed	0	1	5	2017	\$1,819.08	45
25400481	24	Storage Shed	Storage Shed	0	1	5	2017	\$1,955.51	45
25400486	CRC100	Storage vehicle Bays	Storage vehicle Bays	0	1	5	2017	\$4,750.33	45
25400458	2	Tennis Club	Tennis Club	0	1	5	2017	\$3,380.46	40
25400464	77	Tip Building	Tip Building	0	1	5	2017	\$11,672.43	40
25400451	81	Tip Cashiers Building	Tip Cashiers Building	0	1	5	2017	\$1,111.66	40
25400454	79	Tip Supervisors Building	Tip Supervisors Building	0	1	5	2017	\$2,102.05	40
25400494	44a	Toilet Block	Toilet Block	0	1	5	2017	\$8,003.95	45
25400471	3	Change Rooms Toilet Blocks (Male Female)	Change Rooms Toilet Blocks (Male Female)	0	1	5	2017	\$4,608.34	40
25400487	CRC27	Water Sewer Shed	Water Sewer Shed	0	1	5	2017	\$4,891.30	45
25400462	CRC53	Workshop	Workshop	0	1	5	2017	\$5,093.42	40
<b>Subtotal</b>								<b>\$503,843.40</b>	
25400413	OS41	Fence	Fence	0	1	6	2018	\$2,979.20	30
25400408	OS24	Fence	Fence	0	1	6	2018	\$3,300.00	30
25400407	OS21	Fence Rugby League Oval	Fence Rugby League Oval	0	1	6	2018	\$9,405.00	30
25400414	OS46	Fencing	Fencing	0	1	6	2018	\$972.00	30
25400415	OS5	Fencing	Fencing	0	1	6	2018	\$2,025.00	30
25400411	OS30	Fencing	Fencing	0	1	6	2018	\$5,860.00	30
25400412	OS33	Fencing	Fencing	0	1	6	2018	\$2,100.00	30
25400406	OS16	Fencing	Fencing	0	1	6	2018	\$2,718.00	30
25400360	19	Picnic Shelters x 2	Picnic Shelters x 2	0	1	6	2018	\$707.42	25
25400409	OS25	SES Fence	SES Fence	0	1	6	2018	\$1,540.00	30
25400362	1	Shade Structure	Shade Structure	0	1	6	2018	\$900.44	25
25400356	75	Shade Structure	Shade Structure	0	1	6	2018	\$436.58	25
25400355	60	Shade Structure - Toddlers Pool	Shade Structure - Toddlers Pool	0	1	6	2018	\$372.91	25
25400359	26	Shade Structure over Play	Shade Structure over Play	0	1	6	2018	\$646.78	25
25400358	25	Equipment over Sand Pit	Equipment over Sand Pit	0	1	6	2018	\$573.01	25
25400364	63	Shade Structures (2) - near Kiosk	Shade Structures (2) - near Kiosk	0	1	6	2018	\$1,076.29	25
25400361	CRC104	Shelter	Shelter	0	1	6	2018	\$727.63	25



25400363	CRC114	Shelters (2)	Shelters (2)	0	1	6	2018	\$970.18	25
25400410	OS27	Sports Complex Fencing	Sports Complex Fencing	0	1	6	2018	\$1,050.00	30
<b>Subtotal</b>								<b>\$38,360.45</b>	
25400552	65	Chemical Building	Chemical Building	0	1	7	2019	\$2,263.74	60
25400516	CRC9	CWA Complex, Doctors Surgery Flat	CWA Complex, Doctors Surgery Flat	0	1	7	2019	\$28,933.48	48
25400512	CRC68	CWA Hall	CWA Hall	0	1	7	2019	\$13,723.95	48
25400514	69	Dwelling	Dwelling	0	1	7	2019	\$15,826.00	48
25400515	CRC80	Dwelling	Dwelling	0	1	7	2019	\$22,374.68	48
25400510	31	Dwelling	Dwelling	0	1	7	2019	\$12,081.72	48
25400509	39	Enclosed Stalls	Enclosed Stalls	0	1	7	2019	\$7,038.83	48
25400511	52	Enclosed Stalls - Pony Club	Enclosed Stalls - Pony Club	0	1	7	2019	\$13,087.27	48
25400518	CRC16	Hall	Hall	0	1	7	2019	\$51,237.42	48
25400520	CRC116	Hall Toilet Block	Hall Toilet Block	0	1	7	2019	\$67,882.00	48
25400507	7	Kiosk	Kiosk	0	1	7	2019	\$990.39	48
25400519	CRC11	McMaster Memorial Hall	McMaster Memorial Hall	0	1	7	2019	\$59,564.76	48
25400513	CRC166	Pool Managers Residence	Pool Managers Residence	0	1	7	2019	\$15,401.54	48
25400506	61	Shelter	Shelter	0	1	7	2019	\$889.33	48
25400508	46	Tote	Tote	0	1	7	2019	\$4,931.73	48
25400553	64	Workmans Shed Club Building	Workmans Shed Club Building	0	1	7	2019	\$10,267.70	60
<b>Subtotal</b>								<b>\$326,494.54</b>	
25400538	CRC111	Amenities	Amenities	0	1	8	2020	\$18,312.07	55
25400541	CRC109	Baby Health Centre Awning	Baby Health Centre Awning	0	1	8	2020	\$36,866.69	55
25400544	45	Bar Pavillion	Bar Pavillion	0	1	8	2020	\$77,927.37	55
25400524	CRC95	BBQ Shelter	BBQ Shelter	0	1	8	2020	\$1,025.76	55
25400542	42	Bob Austin Stand	Bob Austin Stand	0	1	8	2020	\$58,938.19	55
25400530	CRC47	Canteen - New	Canteen - New	0	1	8	2020	\$4,224.31	55
25400526	CRC60	Chlorine Shed	Chlorine Shed	0	1	8	2020	\$2,425.44	55
25400546	CRC35	Council Chambers Office	Council Chambers Office	0	1	8	2020	\$211,286.14	55
25400543	43	Dining Room	Dining Room	0	1	8	2020	\$67,194.79	55
25400539	CRC57	Kiosk	Kiosk	0	1	8	2020	\$22,192.78	55
25400533	54a	Kiosk	Kiosk	0	1	8	2020	\$7,357.17	55
25400540	CRC62	Library	Library	0	1	8	2020	\$22,192.78	55
25400545	CRC162	Library Cultural Centre	Library Cultural Centre	0	1	8	2020	\$115,663.17	55
25400523	14	Picnic Shelter	Picnic Shelter	0	1	8	2020	\$1,010.60	55
25400525	12	Radio Hut - Large	Radio Hut - Large	0	1	8	2020	\$1,374.42	55
25400522	13	Radio Hut - Small	Radio Hut - Small	0	1	8	2020	\$606.36	55
25400532	CRC102	Refreshment Room	Refreshment Room	0	1	8	2020	\$5,194.48	55
25400521	CRC94	Tennis Clubhouse	Tennis Clubhouse	0	1	8	2020	\$7,822.04	55
25400534	49	Toilet Block	Toilet Block	0	1	8	2020	\$9,459.22	55
25400536	CRC101	Toilet Block	Toilet Block	0	1	8	2020	\$10,429.39	55
25400537	42a	Toilet Block	Toilet Block	0	1	8	2020	\$10,914.48	55
25400528	10	Toilet Block	Toilet Block	0	1	8	2020	\$3,395.62	55
25400529	15	Toilet Block	Toilet Block	0	1	8	2020	\$3,395.62	55
25400531	CRC15	Toilet Block - Behind Hall	Toilet Block - Behind Hall	0	1	8	2020	\$4,365.79	55
25400527	CRC46	Toilet Block Old - Gents	Toilet Block Old - Gents	0	1	8	2020	\$2,667.98	55
25400535	CRC31	Weeds Office	Weeds Office	0	1	8	2020	\$9,560.28	55
<b>Subtotal</b>								<b>\$715,802.93</b>	
25400550	CRC163	Bus Shelter	Bus Shelter	0	1	9	2021	\$2,667.98	60
25400547	68	Cabin - Newer	Cabin - Newer	0	1	9	2021	\$3,213.71	60
25400549	CRC113	Toilet	Toilet	0	1	9	2021	\$1,768.55	60
25400551	82	Toilet Block	Toilet Block	0	1	9	2021	\$4,365.79	60

25400548	CRC32	Toilet Block SES	Toilet Block SES	0	1	9	2021	\$5,821.06	60
<b>Subtotal</b>								<b>\$17,837.09</b>	
25400572	28	Doctors House	Doctors House	0	1	11	2023	\$29,574.00	70
<b>Subtotal</b>								<b>\$29,574.00</b>	
25400571	23	Doctors Surgery	Doctors Surgery	0	1	12	2024	\$38,319.00	70
25400573	47	Horse Wash Facilities	Horse Wash Facilities	0	1	12	2024	\$1,940.35	76
25400574	CRC91	Toilet Block	Toilet Block	0	1	12	2024	\$4,891.30	76
25400575	CRC8	Toilet Block	Toilet Block	0	1	12	2024	\$9,560.28	76
<b>Subtotal</b>								<b>\$54,710.93</b>	
25400567	67	Amenities Block	Amenities Block	0	1	13	2025	\$29,438.78	70
25400568	CRC1	Amenities Change Rooms	Amenities Change Rooms	0	1	13	2025	\$39,878.28	70
25400557	CRC56	Club House	Club House	0	1	13	2025	\$9,459.22	70
25400562	CRC45	Dressing Sheds	Dressing Sheds	0	1	13	2025	\$25,386.27	70
25400554	CRC72	Horse Rider Toilets	Horse Rider Toilets	0	1	13	2025	\$4,365.79	70
25400570	CRC67	Housing	Housing	0	1	13	2025	\$70,105.32	70
25400566	CRC65	Commission Units - Eastern Blg Housing	Commission Units - Eastern Blg Housing	0	1	13	2025	\$28,797.05	70
25400565	CRC66	Commission Units - Northern Blg Housing	Commission Units - Northern Blg Housing	0	1	13	2025	\$28,468.60	70
25400559	54	Commission Units - Southern Blg Kiosk Awning	Commission Units - Southern Blg Kiosk Awning	0	1	13	2025	\$11,237.87	70
25400569	22	Long Day Care Centre	Long Day Care Centre	0	1	13	2025	\$46,780.67	70
25400382	34	Malcolm Lobsey Pavillion	Malcolm Lobsey Pavillion	0	1	13	2025	\$19,807.76	80
25400564	55	Pool Amenities	Pool Amenities	0	1	13	2025	\$27,215.46	70
25400556	CRC43	Sports Complex Toilets	Sports Complex Toilets	0	1	13	2025	\$7,033.78	70
25400563	71	Tennis Club	Tennis Club	0	1	13	2025	\$26,528.25	70
25400561	17	Toilet Block	Toilet Block	0	1	13	2025	\$15,272.19	70
25400560	CRC50	Toilet Block - New	Toilet Block - New	0	1	13	2025	\$13,582.46	70
25400558	CRC69	Toilet Block - Northern	Toilet Block - Northern	0	1	13	2025	\$9,701.76	70
25400555	CRC76	Toilet Block - Southern	Toilet Block - Southern	0	1	13	2025	\$5,821.06	70
<b>Subtotal</b>								<b>\$418,880.56</b>	
25400577	29	Recreation Centre	Recreation Centre	0	1	14	2026	\$163,403.91	85
<b>Subtotal</b>								<b>\$163,403.91</b>	
25400517	41	Pavillion 1	Pavillion 1	0	1	19	2031	\$44,264.28	60
<b>Subtotal</b>								<b>\$44,264.28</b>	
<b>Program Total</b>								<b>\$2,692,814.74</b>	

## Appendix B

Asset ID	Asset Name	Building Name	Suburb	Total Written Down Value (\$)	Total Replacement Value (\$)
1	CB PARKS	Shade Structure	CURRABUBULA	\$9,470.80	\$9,552.82
10	QR PARKS	BELL Toilet Block	QUIRINDI	\$35,295.45	\$36,024.09
11	QR PARKS	Picnic Shelters x 4	QUIRINDI	\$24,089.94	\$24,123.27
12	QR PARKS	Radio Hut - Large	QUIRINDI	\$14,246.76	\$14,581.18
13	QR PARKS	Radio Hut - Small	QUIRINDI	\$6,285.33	\$6,432.87
14	QR PARKS	Picnic Shelter	QUIRINDI	\$10,460.58	\$10,721.46
15	QR PARKS	Toilet Block	QUIRINDI	\$35,295.45	\$36,024.09
17	QR PARKS	ROSE LEE Toilet Block	QUIRINDI	\$160,683.53	\$161,814.99
18	QR PARKS	BBQ Shelter	QUIRINDI	\$16,381.16	\$16,403.83
19	QR PARKS	Picnic Shelters x 2	QUIRINDI	\$7,494.65	\$7,505.02
2	CB PARKS	Tennis Club	CURRABUBULA	\$35,023.40	\$35,863.27
20	QR PARKS	Shade Structure	QUIRINDI	\$15,944.11	\$16,082.18
22	LONG DAY CARE CENTRE	QR Long Day Care Centre	QUIRINDI	\$491,231.18	\$495,284.30
23	Doctors Surgery	Doctors Surgery	QUIRINDI	\$382,304.99	\$492,000.00
24	LONG DAY CARE CENTRE	Storage Shed	QUIRINDI	\$20,718.77	\$20,746.02
25	LONG DAY CARE CENTRE	Shade Structure over Sand Pit	QUIRINDI	\$6,026.87	\$6,079.07
26	LONG DAY CARE CENTRE	Shade Structure over Play Equipment	QUIRINDI	\$6,802.82	\$6,861.73
27	Bogas Service Station	Bogas Service Station	QUIRINDI	\$275,079.44	\$382,000.00
28	Doctors House	New Dwelling	QUIRINDI	\$295,150.88	\$377,000.00
29	QR REC CENTRE	Recreation Centre	QUIRINDI	\$1,632,656.32	\$1,726,079.34
3	CB PARKS	Toilet Blocks	CURRABUBULA	\$46,966.02	\$48,889.84
31	QR RACECOURSE	DWELLING	QUIRINDI	\$123,535.70	\$128,059.27
32	QR RACECOURSE	Amenities & Store (Pony Club)	QUIRINDI	\$165,486.22	\$168,970.14
33	QR RACECOURSE	Open Stalls - Pony Club	QUIRINDI	\$154,200.16	\$158,463.11
34	QR RACECOURSE	Malcolm Lobsey Pavillion	QUIRINDI	\$208,952.84	\$210,140.53
35	QR RACECOURSE	Poultry Shed	QUIRINDI	\$156,679.96	\$159,052.79
36	QR RACECOURSE	Starting Stalls and Awning	QUIRINDI	\$64,206.39	\$64,328.73
37	QR RACECOURSE	Horse Sheltered Yard	QUIRINDI	\$68,597.16	\$70,493.57
38	QR RACECOURSE	Contents above Building	QUIRINDI	\$0.00	\$0.00
39	QR RACECOURSE	Enclosed Stalls	QUIRINDI	\$72,920.08	\$74,674.94
4	CB PARKS	Currabubula Function Centre	CURRABUBULA	\$69,865.61	\$69,957.50
40	QR RACECOURSE	Pavillion 2	QUIRINDI	\$426,239.48	\$448,752.99
41	QR RACECOURSE	Pavillion 1	QUIRINDI	\$450,944.56	\$469,326.19
41a	QR PARKS	Kiosk	QUIRINDI	\$36,190.85	\$36,238.52
42	QR RACECOURSE	Bob Austin Stand	QUIRINDI	\$611,179.81	\$625,275.28
42a	QR RACECOURSE	Toilet Block	QUIRINDI	\$113,438.15	\$115,791.72
43	QR RACECOURSE	Dining Room	QUIRINDI	\$670,182.39	\$709,796.62
44a	QR PARKS	HAROLD GOLLAND Toilet Block	QUIRINDI	\$84,810.88	\$84,913.93
45	QR RACECOURSE	Bar & Pavillion	QUIRINDI	\$777,226.12	\$823,167.65

46	QR RACECOURSE	Tote	QUIRINDI	\$49,298.65	\$52,146.98
47	QR RACECOURSE	Horse Wash Facilities	QUIRINDI	\$20,559.68	\$20,585.19
48	QR RACECOURSE	Stalls	QUIRINDI	\$278,385.71	\$278,757.84
49	QR RACECOURSE	Toilet Block	QUIRINDI	\$98,313.06	\$100,352.82
5	CB PARKS	Stables	CURRABUBULA	\$98,925.33	\$101,317.75
50	QR RACECOURSE	Entry gate	QUIRINDI	\$6,676.87	\$6,968.95
51	QR RACECOURSE	Awnings	QUIRINDI	\$129,108.73	\$132,678.01
51a	QR PARKS	Netball Centre	QUIRINDI	\$16,703.50	\$16,725.47
52	QR RACECOURSE	Enclosed Stalls - Pony Club	QUIRINDI	\$135,580.05	\$138,842.85
54	QR RACECOURSE	Kiosk & Awning	QUIRINDI	\$117,740.02	\$118,986.45
54a	QR PARKS	Kiosk	QUIRINDI	\$76,292.68	\$78,052.20
55	QR POOLS	Pool Amenities	QUIRINDI	\$0.00	\$0.00
58	QR POOLS	Aqua Vac Pool Cleaner	QUIRINDI	\$0.00	\$0.00
6	WB PARKS	Shed - near Function Centre	CURRABUBULA	\$12,564.45	\$12,865.75
60	QR POOLS	Shade Structure - Toddlers Pool	QUIRINDI	\$3,907.41	\$3,956.22
61	QR POOLS	Shelter	QUIRINDI	\$9,201.10	\$9,434.88
63	QR POOLS	Shade Structures (2) - near Kiosk	QUIRINDI	\$11,362.17	\$11,418.35
64	QR POOLS	Workmans Shed/Club Building	QUIRINDI	\$108,782.93	\$108,929.99
65	QR POOLS	Chemical Building	QUIRINDI	\$23,779.71	\$24,016.06
66	QR CARAVAN PARK	Cabin - Older	QUIRINDI	\$48,252.52	\$49,649.08
67	QR CARAVAN PARK	Amenities Block	QUIRINDI	\$307,431.02	\$311,915.75
68	QR CARAVAN PARK	Cabin - Newer	QUIRINDI	\$33,896.63	\$34,063.44
69	DWELLING	CARAVAN PARK	QUIRINDI	\$0.00	\$0.00
7	CB PARKS	Kiosk	CURRABUBULA	\$10,334.09	\$10,507.03
70	QR PARKS	BBQ Shelter	QUIRINDI	\$15,524.63	\$15,546.11
71	QR PARKS	Tennis Club	QUIRINDI	\$269,714.94	\$280,225.01
72	QR PARKS	Picnic Shelter - Tennis Court	QUIRINDI	\$15,738.76	\$15,760.54
73	QR PARKS	Shelter - tennis Viewing	QUIRINDI	\$13,152.64	\$13,509.03
74	QR PARKS	Childrens Centre & Hall	QUIRINDI	\$1,530,354.90	\$1,584,819.30
75	LONG DAY CARE CENTRE	Shade Structure	QUIRINDI	\$4,591.90	\$4,631.67
77	QR TIP	Tip Building	QUIRINDI	\$120,932.83	\$123,832.81
78	QR TIP	Amenities	QUIRINDI	\$48,033.93	\$49,407.61
79	QR TIP	Tip Supervisors Building	QUIRINDI	\$20,382.22	\$22,141.49
80	QR TIP	Recovery Shed	QUIRINDI	\$19,273.27	\$19,298.62
81	QR TIP	Tip Cashiers Building	QUIRINDI	\$10,779.06	\$11,709.44
82	COMMUNITY HALLS	BLACKVILLE HALL Toilet Block	BLACKVILLE	\$45,382.84	\$46,316.69
83	COMMUNITY HALLS	BLACKVILLE HALL	BLACKVILLE	\$285,576.49	\$306,968.34
86	RFS	Rural Fire Service Shed	BLACKVILLE	\$34,691.89	\$34,737.52
9	CB PARKS	Stables Shed	CURRABUBULA	\$21,150.16	\$21,657.34
CRC1	MUIR TAYLOR OVAL	Amenities/Change Rooms	QUIRINDI	\$0.00	\$0.00

CRC10	RFS	Bushfire Shed	PREMER	\$17,667.17	\$17,690.40
CRC101	WT PARKS	Toilet Block	WILLOW TREE	\$108,074.51	\$110,645.42
CRC102	WT PARKS	Refreshment Room	WILLOW TREE	\$53,865.98	\$55,108.28
CRC103	WT PARKS	Booth & Bar	WILLOW TREE	\$168,385.57	\$177,547.30
CRC104	WT PARKS	Shelter	WILLOW TREE	\$7,621.94	\$7,719.45
CRC105	WT PARKS	Portable Grandstand	WILLOW TREE	\$0.00	\$0.00
CRC106	WT PARKS	Broadcast Box	WILLOW TREE	\$5,657.14	\$5,789.59
CRC108	COMMUNITY HALLS	WT Memorial Hall	WILLOW TREE	\$709,998.84	\$743,735.58
CRC109	eti	Baby Health Centre & Awning	QUIRINDI	\$364,068.67	\$389,432.71
CRC11	PREMER	McMaster Memorial Hall	PREMER	\$595,699.51	\$629,824.35
CRC110	Quipolly Church	Quipolly Church	QUIRINDI	\$81,822.36	\$86,200.50
CRC111	WB FIRST FLEET	Amenities	WALLABADAH	\$0.00	\$0.00
CRC112	DWELLING	Dwelling & Carport	WALLABADAH	\$125,556.21	\$133,787.89
CRC113	WB FIRST FLEET	Toilet	WALLABADAH	\$18,384.25	\$18,762.55
CRC114	WB FIRST FLEET	Shelters (2)	WALLABADAH	\$10,278.37	\$10,292.60
CRC115	RFS	Bushfire Shed	WALLABADAH	\$48,059.02	\$49,211.48
CRC116	COMMUNITY HALLS	WALLABADAH HALL & Toilet Block	WALLABADAH	\$674,610.14	\$717,768.95
CRC117	WB FIRST FLEET	Shade Sails	WALLABADAH	\$17,538.52	\$17,690.40
CRC118	COMMUNITY HALLS	WARRAH CREEK HALL	WARRAH	\$266,316.21	\$282,024.16
CRC119	WC RAILWAY	Railway Park Seating	WERRIS CREEK	\$0.00	\$0.00
CRC12	SR PARKS	Toilet Block	SPRING RIDGE	\$62,232.02	\$64,216.31
CRC120	WC RAILWAY	Railway Park Train	WERRIS CREEK	\$0.00	\$0.00
CRC121	WC RAILWAY	Railway Park Carriage	WERRIS CREEK	\$0.00	\$0.00
CRC123	WC RAILWAY	Railway Park Shed - North	WERRIS CREEK	\$0.00	\$0.00
CRC125	WC RAILWAY	Railway Park Cottage	WERRIS CREEK	\$0.00	\$0.00
CRC127	WC RAILWAY	Railway Park Seating/Tables	WERRIS CREEK	\$0.00	\$0.00
CRC128	WC RAILWAY	Railway Park Shed - South	WERRIS CREEK	\$0.00	\$0.00
CRC129	WC RAILWAY	Railway Park Shed - back of Cottage	WERRIS CREEK	\$0.00	\$0.00
CRC13	RFS	Bushfire Shed	SPRING RIDGE	\$69,383.78	\$69,475.03
CRC130	WC RAILWAY	Statue - Fettler	WERRIS CREEK	\$0.00	\$0.00
CRC131	WC RAILWAY	5 Statues	WERRIS CREEK	\$0.00	\$0.00
CRC132	WC RAILWAY	Railway Refreshment Room	WERRIS CREEK	\$0.00	\$0.00
CRC133	WC RAILWAY	Railway Institute Building	WERRIS CREEK	\$0.00	\$0.00
CRC14	COMMUNITY HALLS	Craft Cottage	SPRING RIDGE	\$23,831.29	\$24,873.78
CRC15	COMMUNITY HALLS	SPRING RIDGE HALL Toilet Block	SPRING RIDGE	\$45,375.26	\$46,316.69
CRC16	COMMUNITY HALLS	SPRING RIDGE HALL	SPRING RIDGE	\$510,849.96	\$541,234.60
CRC161	RFS	Bushfire Shed (Dury Brigade)	QUIRINDI	\$52,037.83	\$52,106.27
CRC162	LIBRARY	QR Library/Cultural Centre	QUIRINDI	\$1,153,595.60	\$1,221,781.06

CRC163	QR RAILWAY	Bus Shelter	QUIRINDI	\$27,841.82	\$28,304.64
CRC164	QR RAILWAY	Toilet Block	QUIRINDI	\$44,949.56	\$46,257.33
CRC165	QR RAILWAY	Arts & Crafts Centre & Railway Station	QUIRINDI	\$335,976.87	\$344,547.11
CRC166	DWELLING	Pool Managers Residence	WERRIS CREEK	\$158,698.60	\$163,247.45
CRC17	RFS	Bushfire Shed	CAROONA	\$0.00	\$0.00
CRC18	RFS	RFS Shed	CAROONA	\$30,837.23	\$30,877.79
CRC19	COMMUNITY HALLS	CAROONA HALL	CAROONA	\$304,051.99	\$327,842.06
CRC2	QR PARKS	Shade Sails	QUIRINDI	\$14,115.85	\$14,238.09
CRC20	COMMUNITY HALLS	CAROONA HALL Toilet Block	CAROONA	\$38,449.97	\$40,098.24
CRC21	QR DEPOT	Depot Fuel Bowsers	QUIRINDI	\$0.00	\$0.00
CRC22	QR DEPOT	Above Ground Fuel Tank	QUIRINDI	\$0.00	\$0.00
CRC23	QR DEPOT	Overseers Water Supply Shed	QUIRINDI	\$259,649.07	\$259,995.29
CRC24	QR DEPOT	Depot Wash Bay	QUIRINDI	\$70,667.14	\$70,761.61
CRC25	QR DEPOT	Flammable Store/Compressor Shed	QUIRINDI	\$9,636.64	\$9,649.31
CRC26	QR DEPOT	Depot Workshop & Store	QUIRINDI	\$1,269,626.74	\$1,271,296.57
CRC27	QR DEPOT	Water & Sewer Shed	QUIRINDI	\$51,823.68	\$51,891.84
CRC28	QR DEPOT	Kennels	QUIRINDI	\$11,992.00	\$12,008.03
CRC29	QR DEPOT	Storage Awning	QUIRINDI	\$31,576.78	\$32,432.40
CRC3	QR AERODROME	Terminal Building	QUIRINDI	\$84,115.56	\$91,364.07
CRC30	QR DEPOT	Storage	QUIRINDI	\$206,116.93	\$206,388.02
CRC31	QR DEPOT	Weeds Office	QUIRINDI	\$94,981.76	\$100,701.21
CRC32	SES	Toilet Block SES	QUIRINDI	\$61,693.67	\$61,755.58
CRC33	Canteen SES	Canteen SES	QUIRINDI	\$0.00	\$0.00
CRC34	SES	SES Shed	QUIRINDI	\$178,085.03	\$178,319.25
CRC35	QR COUNCIL CHAMBERS	Council Chambers & Office	QUIRINDI	\$2,127,041.92	\$2,224,102.94
CRC37	QR COUNCIL CHAMBERS	Soil Shed	QUIRINDI	\$35,111.67	\$37,310.66
CRC4	QR AERODROME	Garage	QUIRINDI	\$34,147.56	\$36,024.09
CRC40	QR COUNCIL CHAMBERS	Carport - Small	QUIRINDI	\$14,518.93	\$14,742.00
CRC41	QR COUNCIL CHAMBERS	Carport - Large	QUIRINDI	\$42,291.23	\$42,349.75
CRC42	WC PARKS	Sports Complex Shed	WERRIS CREEK	\$24,713.93	\$25,088.21
CRC43	WC PARKS	Sports Complex Toilets	WERRIS CREEK	\$74,399.64	\$74,621.33
CRC44	WC PARKS	Sports Complex Table Seating	WERRIS CREEK	\$0.00	\$0.00
CRC45	QR PARKS	Dressing Sheds	QUIRINDI	\$269,074.94	\$269,322.96
CRC46	WC PARKS	DAVID TAYLOR PARK Toilet Block Old - Gents	WERRIS CREEK	\$27,729.33	\$28,304.64
CRC47	QR PARKS	Canteen - New	QUIRINDI	\$43,772.95	\$44,815.68
CRC48	QR PARKS	Canteen - Old Gal	QUIRINDI	\$8,536.89	\$9,006.02
CRC49	WC PARKS	Commentary Box	WERRIS CREEK	\$17,397.29	\$18,829.09
CRC50	WC PARKS	DAVID TAYLOR PARK Toilet Block - New	WERRIS CREEK	\$143,963.66	\$144,096.36
CRC52	WC DEPOT	Office	WERRIS CREEK	\$64,008.90	\$68,340.57

CRC53	QR DEPOT	Workshop	WERRIS CREEK	\$52,245.31	\$54,036.14
CRC54	WC DEPOT	Office Awning	WERRIS CREEK	\$5,781.59	\$5,789.59
CRC56	WC POOLS	Club House	WERRIS CREEK	\$98,422.44	\$100,019.61
CRC57	WC POOLS	Kiosk	WERRIS CREEK	\$230,187.13	\$235,443.16
CRC59	WC POOLS	Shade Structure - Toddlers Pool	WERRIS CREEK	\$12,351.37	\$12,458.33
CRC60	WC POOLS	Chlorine Shed	WERRIS CREEK	\$25,141.34	\$25,731.49
CRC62	LIBRARY	WC Library OLD	WERRIS CREEK	\$222,289.90	\$233,715.05
CRC63	LIBRARY	Old Library Shed	WERRIS CREEK	\$27,440.01	\$28,947.93
CRC64	LIBRARY	Library Bus Shelters	WERRIS CREEK	\$9,409.67	\$9,649.31
CRC65	SUMMERHILL LODGE	Housing Units - Northern Blg	WERRIS CREEK	\$299,079.98	\$304,982.87
CRC66	SUMMERHILL LODGE	Housing Units - Southern Blg	WERRIS CREEK	\$295,668.83	\$301,504.39
CRC67	SUMMERHILL LODGE	Housing Units - Eastern Blg	WERRIS CREEK	\$728,098.91	\$742,469.27
CRC68	QR CWA HALL	CWA Hall	QUIRINDI	\$140,961.63	\$145,347.16
CRC69	WC RAILWAY	Toilet Block - Northern	WERRIS CREEK	\$102,075.30	\$102,794.07
CRC7	PREMER	Community Building	PREMER	\$141,712.08	\$141,898.46
CRC70	WC RAILWAY	Shade Structure	WERRIS CREEK	\$19,643.14	\$19,813.25
CRC71	WC PARKS	Horse & Rider Canteen	WERRIS CREEK	\$22,616.01	\$23,158.34
CRC72	WC PARKS	Horse & Rider Toilets	WERRIS CREEK	\$46,179.09	\$46,316.69
CRC73	WC PARKS	Horse & Rider Shed	WERRIS CREEK	\$18,661.03	\$19,298.62
CRC74	Incinerator	Incinerator	WERRIS CREEK	\$0.00	\$0.00
CRC75	RFS	Rural Fire Shed	WERRIS CREEK	\$177,261.66	\$184,891.50
CRC76	WC RAILWAY	Toilet Block - Southern	WERRIS CREEK	\$61,698.71	\$61,755.58
CRC77	QR SALEYARDS	Computer Room	QUIRINDI	\$0.00	\$0.00
CRC78	QR PICTURE THEATRE	Outdoor Projection Shed	QUIRINDI	\$56,912.60	\$60,040.15
CRC79	QR PICTURE THEATRE	Theatre	QUIRINDI	\$2,494,983.15	\$2,659,923.28
CRC8	PREMER	Toilet Block	PREMER	\$101,338.10	\$101,424.97
CRC80	DWELLING	FARM HOUSE	QUIRINDI	\$228,629.26	\$236,951.28
CRC81	DWELLING	FARM HOUSE Hay Shed	QUIRINDI	\$92,055.78	\$92,204.52
CRC82	DWELLING	FARM HOUSE Stable	QUIRINDI	\$156,031.25	\$156,236.87
CRC83	DWELLING	FARM HOUSE Vehicle Shed	QUIRINDI	\$13,993.40	\$14,742.00
CRC86	RFS	Rural Fire Service Shed	CURRABUBULA	\$52,037.83	\$52,106.27
CRC87	COMMUNITY HALLS	Shed (To rear of RSL Hall)	CURRABUBULA	\$11,778.11	\$11,793.60
CRC88	COMMUNITY HALLS	RSL Hall	CURRABUBULA	\$681,282.60	\$716,486.65
CRC89	CB PARKS	Bicentennial Park Picnic Shelter	CURRABUBULA	\$0.00	\$0.00
CRC9	PREMER	CWA Complex, Doctors Surgery & Flat	PREMER	\$288,523.17	\$305,632.08
CRC90	RFS	Rural Fire Service Shed	WARRAH	\$38,546.54	\$38,597.24
CRC91	WT PARKS	KING GEORGE Toilet Block	WILLOW TREE	\$51,466.08	\$51,825.34



CRC93	WT PARKS	Kiosk/Shelter	WILLOW TREE	\$9,636.62	\$9,649.31
CRC94	WT PARKS	Tennis Clubhouse	WILLOW TREE	\$76,999.24	\$82,708.53
CRC95	WT PARKS	BBQ & Shelter	WILLOW TREE	\$10,708.09	\$10,882.28
CRC96	WT PARKS	Tennis Shelter	WILLOW TREE	\$19,772.65	\$20,638.80
CRC97	WT PARKS	Commemorative Stone	WILLOW TREE	\$0.00	\$0.00
CRC98	RFS	Rural Fire Centre	WILLOW TREE	\$550,479.34	\$570,462.76
CRC99	RFS	Storage Shed	WILLOW TREE	\$19,273.27	\$19,298.62
OS1	Lighting	Lighting	CURRABUBULA	\$17,761.84	\$18,540.00
OS10	Playground Equipment	Playground Equipment	QUIRINDI	\$11,695.22	\$11,742.00
OS11	Lighting - Rodeo Area	Lighting - Rodeo Area	QUIRINDI	\$36,510.45	\$38,110.00
OS12	Toddlers Pool	Toddlers Pool	QUIRINDI	\$34,161.68	\$35,921.25
OS13	Swimming Pool - 50M	Swimming Pool - 50M	QUIRINDI	\$744,745.87	\$840,480.00
OS14	Basketball Half Court	Basketball Half Court	QUIRINDI	\$13,336.65	\$13,390.00
OS15	Lighting	Lighting	QUIRINDI	\$16,775.07	\$17,510.00
OS16	Fencing	Fencing	QUIRINDI	\$27,823.81	\$27,995.40
OS17	Tennis Courts	Tennis Courts	QUIRINDI	\$164,143.43	\$164,800.00
OS18	Lighting - Tennis Courts	Lighting - Tennis Courts	QUIRINDI	\$59,206.13	\$61,800.00
OS19	Playground Equipment	Playground Equipment	QUIRINDI	\$12,208.17	\$12,257.00
OS2	Tennis Courts	Tennis Courts	CURRABUBULA	\$52,895.51	\$55,620.00
OS20	Lighting Towers x 4 - Older	Lighting Towers x 4 - Older	QUIRINDI	\$31,576.60	\$32,960.00
OS21	Fence - Rugby League Oval	Fence - Rugby League Oval	QUIRINDI	\$96,277.75	\$96,871.50
OS22	Lighting - Rugby League	Lighting - Rugby League	QUIRINDI	\$81,825.50	\$82,400.00
OS23	Playground Equipment	Playground Equipment	SPRING RIDGE	\$15,080.68	\$15,141.00
OS24	Fence	Fence	QUIRINDI	\$33,781.67	\$33,990.00
OS25	SES Fence	SES Fence	QUIRINDI	\$15,764.78	\$15,862.00
OS26	Rodeo Fence & Pens	Rodeo Fence & Pens	QUIRINDI	\$82,165.35	\$90,954.15
OS27	Sports Complex Fencing	Sports Complex Fencing	WERRIS CREEK	\$10,748.71	\$10,815.00
OS28	Basketball Court	Basketball Court	WERRIS CREEK	\$23,595.62	\$23,690.00
OS29	Flood Lights	Flood Lights	WERRIS CREEK	\$36,017.06	\$37,595.00
OS3	Playground Equipment	Playground Equipment	CURRABUBULA	\$9,027.89	\$9,064.00
OS30	Fencing	Fencing	WERRIS CREEK	\$59,988.05	\$60,358.00
OS31	Swimming Pool - 50M	Swimming Pool - 50M	WERRIS CREEK	\$1,042,237.43	\$1,095,920.00
OS32	Toddlers Pool	Toddlers Pool	WERRIS CREEK	\$134,883.55	\$141,831.00
OS33	Fencing	Fencing	WERRIS CREEK	\$21,497.42	\$21,630.00
OS34	Lighting	Lighting	WERRIS CREEK	\$29,661.75	\$29,870.00
OS35	Playground Equipment	Playground Equipment	WERRIS CREEK	\$14,362.55	\$14,420.00
OS36	Horse & Rider Fencing	Horse & Rider Fencing	WERRIS CREEK	\$9,721.87	\$10,300.00
OS37	Tennis Courts	Tennis Courts	QUIRINDI	\$27,699.20	\$27,810.00
OS38	Stock Yards & Arena Fence	Stock Yards & Arena Fence	WILLOW TREE	\$45,895.76	\$47,946.50
OS39	Playground Equipment	Playground Equipment	WILLOW TREE	\$21,236.06	\$21,321.00

OS4	Tables & Seats	Tables & Seats	CURRABUBULA	\$0.00	\$0.00
OS40	Tennis Courts	Tennis Courts	WARRAH	\$102,589.65	\$103,000.00
OS41	Fence	Fence	WALLABADAH	\$30,497.68	\$30,685.76
OS42	Quirindi Clock	Quirindi Clock	QUIRINDI	\$57,706.68	\$57,937.50
OS43	BBQ's x 2	BBQ's x 2	WALLABADAH	\$14,362.55	\$14,420.00
OS44	Playground Equipment	Playground Equipment	WALLABADAH	\$12,048.42	\$12,669.00
OS45	Tennis Courts	Tennis Courts	WILLOW TREE	\$27,699.20	\$27,810.00
OS46	Fencing	Fencing	WILLOW TREE	\$9,950.24	\$10,011.60
OS5	Fencing	Fencing	CURRABUBULA	\$20,729.66	\$20,857.50
OS6	Double Electric BBQ	Double Electric BBQ	QUIRINDI	\$14,362.55	\$14,420.00
OS7	Playground Equipment	Playground Equipment	QUIRINDI	\$20,723.11	\$20,806.00
OS8	Playground Equipment	Playground Equipment	QUIRINDI	\$6,976.10	\$7,004.00
OS9	Double BBQ	Double BBQ	QUIRINDI	\$13,713.65	\$14,420.00
RCA	Residence Church Ave	Residence	QUIRINDI	\$123,376.85	\$125,000.00