

Buildings and Facilities Asset Management Plan Summary

This Asset Management Plan Summary document presents the key information relevant to the buildings and facilities assets contained in Scenic Rim Regional Council's Buildings and Facilities Asset Management Plan.

Buildings and Facilities Asset Portfolio

Council's Buildings and Facilities Asset Portfolio facilitates the various administrative, civic, cultural, sporting and recreational services and activities throughout the Scenic Rim region. As at June 2020, it has a total replacement value of \$66.2 Million and makes up over six percent of the overall infrastructure asset base which is valued at approximately \$1 Billion. The composition of the buildings and facilities infrastructure network is summarised as follows:

Asset Type	Number of Assets (Individual/Stand-Alone Structures)*	Current Replacement Value (June 2020)
Sports Buildings	36	\$7,363,548
Public Amenities/Toilet Blocks	66 (45 sites)	\$5,556,514
Pool Buildings (excludes swimming pools)	11	\$2,269,890
Minor Buildings/Structures	41	\$215,691
Council Buildings	62	\$28,750,581
Hall Type Buildings	50	\$18,200,650
Library Buildings	3	\$2,631,200
Waste Buildings	16	\$1,036,484
Government Services Buildings	1	\$128,750
Total	286	\$66,153,308

*The number of stand-alone structures is not necessary equivalent to the number of building sites as there can be multiple individual structures located within one building/facility functional location (property) site.

Service Aspirations

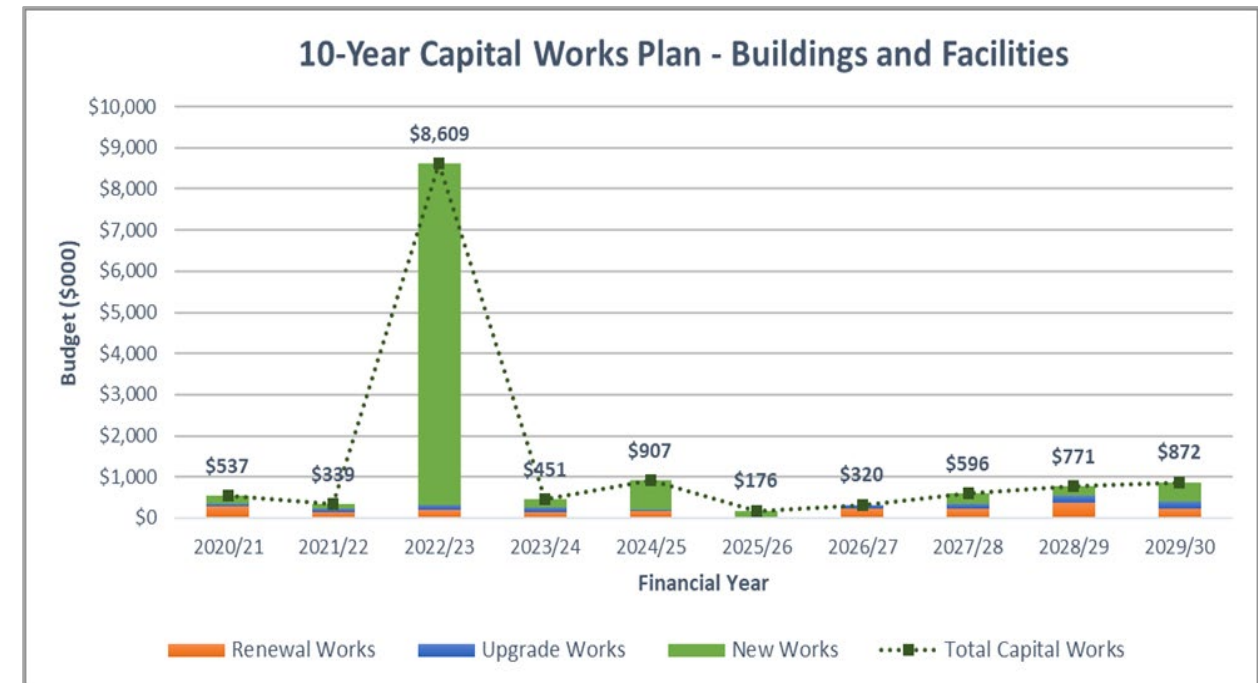
In line with the Scenic Rim Regional Council Corporate Plan 2018-2023 (Scenic Rim 2023), the Buildings and Facilities Asset Class facilitates the enhancement of the Scenic Rim region's social fabric and sense of uniqueness through the sustainable provision and effective management of cultural and community infrastructure.

Council's commitment to the community includes:

- Ensuring that buildings and facilities are fit for purpose, well-maintained, safe, aesthetically pleasing and comply with all relevant codes and standards
- Enhancing the vibrancy and accessibility of town centres across the region to support community interaction across different demographics
- Provision and maintenance of an affordable buildings and facilities infrastructure network through whole of lifecycle asset management
- Investing on prioritised buildings and facilities capital programs and projects that deliver the greatest civic, cultural and recreational benefits

10-Year Capital Investment Plan and Key Projects

Capital investment in the buildings and facilities asset base is critical to sustaining the service levels provided to the community. The 10-year forecast capital expenditure is summarised below.



The buildings and facilities capital works plan over the next 10 years is largely focussed on the construction of new assets and upgrading existing infrastructure to address functional and amenity deficiencies in the network. Renewal works are also included in the capital investment plan to address existing assets that are poor performing and/or are at a deteriorated condition. The total capital investment value planned for the next 10 years is \$13.6 Million.

The significant investment on new assets in FY2022/23 is due to the provision of a new community hub and library facility in Beaudesert.

Key buildings and facilities capital works projects planned to be delivered by Council in the short-term include:

- Beaudesert Community Hub and Library
- Lake Moogerah Campgrounds Improvements
- Public Amenity Facility Improvements at Sharp Park East (Canungra), Selwyn Park (Beaudesert), Geissman Oval (North Tamborine) and Coronation Park (Boonah)
- Various Community Hall and Cultural Centre Improvements

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Managing Risks

Council approaches risk management in accordance with its Risk Management Policy (CM03.09CP) which is consistent with the Risk Management Standard AS/NZS ISO 31000:2009.

Council continues to invest in condition assessment programs across its asset portfolio to ensure that any potential risks to the structural integrity, functionality and serviceability of assets are captured, managed and/or mitigated.

The scope of the recently completed and ongoing condition assessments for this asset class includes auditing:

- Public Amenities (Toilet Blocks)
- Camping Facilities
- Sports Facilities
- Community Facilities

The next round of buildings and facilities condition inspections is scheduled in FY2021/22.

Asset Data Confidence Levels

Central to Council's data confidence level assessment is the integrity and reliability of the asset register with respect to the two fundamental parameters:

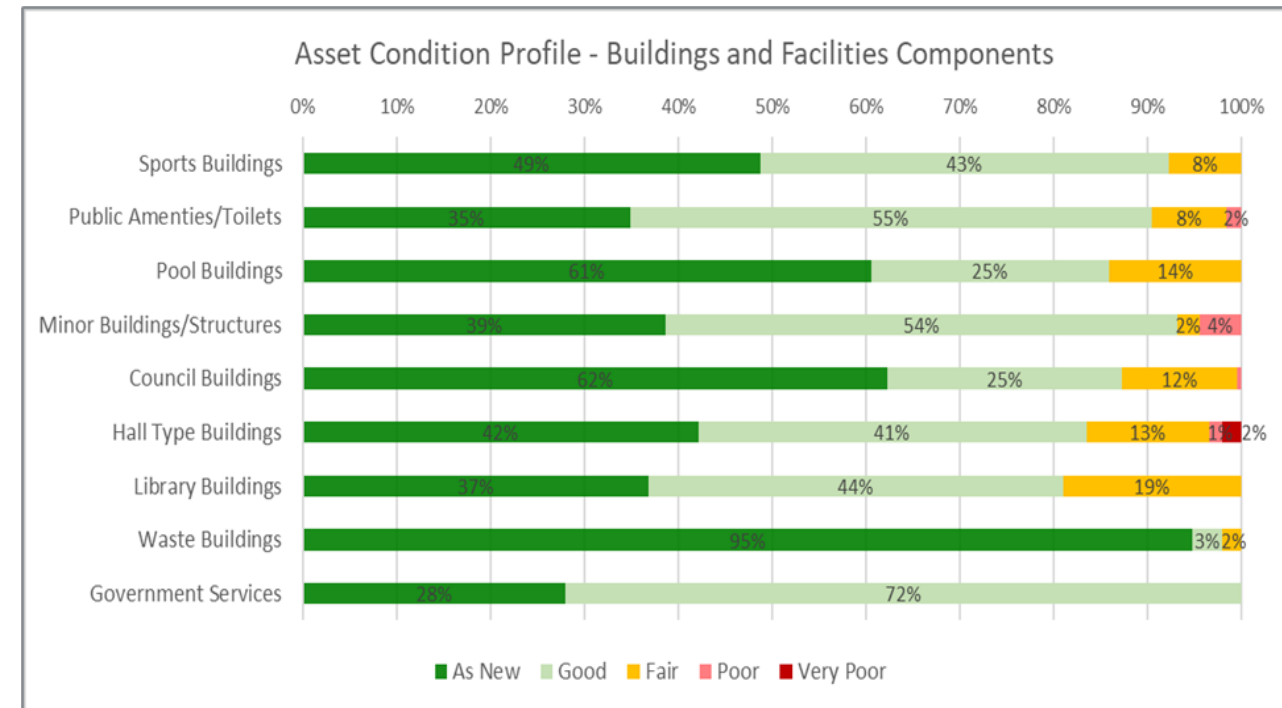
- Physical Attribute Data - allows assets to be identified and involves details such as the asset description, location, type, material and size. This also considers the degree of completeness of the asset register and whether all relevant assets are captured and known to the organisation.
- Financial Valuation Data - allows assets to be financially valued and may involve the assets' replacement value, useful life, written down value, depreciation profile and condition. This also factors in direct linkage of financial asset data to the physical attribute data.

The overall data confidence level for the Buildings and Facilities Asset Class is **70% (moderate confidence level)**.

Further improvements to the current confidence level are to be achieved by integrating the building and facilities asset datasets across existing asset registers (financial asset register and operational/GIS asset register) as well as consistently undertaking condition inspections. Spatial mapping of stand-alone structures and assets will also be critical in improving the quality of the asset datasets. These actions have been included as part of the Asset Management Improvement Plan.

Asset Condition Profile

The condition and performance of the various assets within the buildings and facilities network are continually monitored and analysed to enable Council make informed decisions in relation to infrastructure investments. The condition profiles of the various buildings and facilities structures and components are presented below.



The condition profiles presented above suggest that approximately 85% of the buildings and facilities asset base (per current replacement costs) are in 'As New' or 'Good' condition. Only a small portion of the asset portfolio is in poor and very poor condition.

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Key Opportunities

- Continue existing and pursue new partnership and funding agreements with the Federal and State Governments to deliver prioritised buildings and facilities infrastructure works.

Key examples include:
 - Building Better Regions Fund (Federal)
 - Building our Regions Program (State)
 - South East Queensland Community Stimulus Program (State)
- Continue the provision of new and/or upgraded facilities as part of the Vibrant and Active Towns and Villages Program
- Increased infrastructure planning, programming and delivery efficiencies through further advancement in Asset Management and Maintenance Management capabilities across the organisation.
- As part of the planned infrastructure strategy reviews:
 - engage and consult with the Scenic Rim community to further understand, develop and agree on sustainable levels of service across the buildings and facilities network infrastructure activities; and
 - undertake condition assessments to assist in prioritising and programming required facility upgrade and renewal works.
- Implementation and performance monitoring of the Local Government Infrastructure Plan (LGIP) to ensure that the land requirements necessary to build new community infrastructure is adequate and aligned with the projected growth.

Key Improvement Actions

Key asset management improvement actions for the Buildings and Facilities Asset Portfolio to be progressed in the in the next 24 months include the following:

- Determine critical buildings and facilities assets that are likely to be frequently impacted by natural disasters and develop a suite of potential infrastructure intervention/treatment options to increase asset resilience.
- Undertake further analysis and investigations to determine network deficiencies in relation to functionality and performance of existing building and facilities assets.
- Further develop the technical levels of service for maintenance works as part of Council's overarching Service Level Catalogue development.
- Progress the reconciliation and integration of Council's asset registers (financial asset register, operational/GIS asset register, stand-alone asset maintenance spreadsheet registers) to help establish a "single source of truth" of Council's asset information.
- Comprehensive review and validation of the current construction year data reflected in the financial asset register.
- Implement the Asset Design and As-Constructed (ADAC) standard as Council's as-constructed data delivery mechanism for developer contributed assets and infrastructure assets delivered through external contractors.
- Implement the Enterprise Asset Management and Maintenance Management System (TechnologyOne EAM) platform.