

BUILDINGS

ASSET MANAGEMENT PLAN



April 2025

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1 EXECUTIVE SUMMARY

1.1 The Purpose of the Plan

This Buildings AM Plan (BAMP) is specifically developed for Building assets and forms part of a suite of AM Plans namely, Transport Infrastructure, Stormwater Drainage, Parks, Natural Areas and Coastal Infrastructure that enables the City of Wanneroo (the City) to improve its long term strategic management of infrastructure assets and ensure current and future levels of service are sustainable.

The BAMP looks into the current state of City buildings and its components and considers current and future requirements together with associated risks to inform the optimum lifecycle costs and management into the future. The BAMP aims to:

- determine an agreed level of service at a cost that is affordable to the community,
- determine the short, medium and long-term financial requirements for assets and to inform the City's Long Term Financial Plan (LTFP),
- document AM practises that ensure sustainable management of community assets and identify opportunities for improvement,
- ensure legislative and reporting requirements are met,
- support business cases and funding applications, and
- support community and organisational needs.

This BAMP defines the services to be provided, how the services are provided and what funds are required over the 20 year planning period.

1.2 Asset Description

This plan covers buildings and its component assets that provide opportunities for residents, community and visitors to enjoy and connect to the City's diverse range of building facilities ensuring that these assets:

- provide an appropriate level of service, safe access and accessibility for all users to building facilities at a cost that is affordable to the community,
- continue to provide for buildings and places for community gatherings, sports, recreation and improving urban amenity and achieving positive outcomes,
- are maintained appropriately to present a safe and pleasant environment for the community.

These assets provide opportunities for community to meet and gather for leisure, recreation and sporting pursuits. The City manages over 260 buildings providing for community use, corporate office spaces, operational needs and public toilet facilities. The current buildings portfolio in this BAMP have a replacement value estimated at **\$329.0M**.

1.3 Levels of Service

At this stage, the Technical Levels of Service governs much of the measures for buildings and are driven mainly by safety, legislative and industry requirements. Critical buildings facilities have been identified with a strong focus on major facilities such as Aquamotion, Wanneroo

Library and Cultural Centre, Clarkson Library and Civic Centre buildings. These facilities have dedicated Facilities Management Plans in place to ensure that the high level of service provided by these facilities can continue to operate effectively.

Key community buildings are visually inspected for defects at least once every 3-5 year cycle and where the need arises engaging a structural engineer to provide professional advice and recommendations. Key building servicing components are also inspected regularly to ensure continued effective operations such as HVAC, electrical and plumbing supply, and lift operations.

Older City building facilities have been assessed for accessibility compliance. However the last comprehensive audit was undertaken in 2018 and an update of this accessibility review of these buildings will need to be undertaken to determine where the City is at and determine if there are any further feasible option to meet the needs of the community.

There is no formal functional rating system currently in place. Assessment on functionality of the building facilities is based on historical knowledge and professional judgement of the asset. Renewal of assets are upgraded where deemed required with considerations to cater for increased capacity or functionality requirements such as accessibility requirements, optimum standards or meet modern equivalent standards.

The City has recently made a commitment in its LTFP to gradually allocate additional funding over the long term to target the upgrade of older buildings and bring them into line with current standard of construction, presentation and functionality. The City is also committing to gradually allocating increased funding in the LTFP towards the renewal of infrastructure targeting earlier intervention levels. The impact will not be felt in the short and medium term but will see a gradual reduction in the level of unfunded renewal (or referred to also as renewal backlog).

1.4 Future Demand

The factors influencing future demand and the impacts they have on this category of assets include things such as population growth, regulations, changes in demographics, consumer preferences and expectations, technological changes, economic factors and climate change.

These demands will be approached using a combination of managing existing assets, upgrading existing assets and providing new assets balancing priorities and funding to meet demand. Many of the new building and assets have been constructed with contributions from state and federal government grants and in some instance funded through town planning schemes contributed by developers from land development.

Ensuring these assets are constructed to a quality and standard that will last will be key to ensuring that the City is not unnecessary burdened with high maintenance and renewal costs associated with premature failure.

1.5 Lifecycle Management Plan

What does it Cost?

Funding for building maintenance and the renewal of building components is generally funded through municipal funding, renewal reserves and grant funding. At this stage the renewal demand for these assets are adequately funded in the LTFP. Although asset condition assessments are conducted annually on these assets, the implementation of proactive planned maintenance on these assets require further consideration.

The forecast lifecycle costs necessary to provide the services covered by this BAMP includes:

Lifecycle Activity & Costs	Financial Year (FY)				
	2026	2027	2028	2029	2030
Maintenance	\$ 9.66M	\$ 10.14M	\$ 10.64M	\$ 11.17M	\$ 11.72M
Planned renewals	\$ 4.49M	\$ 2.55M	\$ 4.53M	\$ 4.32M	\$ 14.86M
Planned upgrades & acquisitions	\$ 97.05	\$ 30.15M	\$ 25.81M	\$ 57.38M	\$ 16.01M
Total	\$111.20M	\$ 42.84M	\$ 40.98M	\$ 72.87M	\$ 42.59M

Although the AM Plan and LTFP may be prepared for a 20-years planning period, the accuracy of the predictions outside of the first 5 year would be less accurate.

1.6 Financial Summary

What we will do

It is considered that the current maintenance budget allocation and trends are adequate to meet the required service levels, which may be less than or equal to current service levels. Detailed maintenance budgeting will be evaluated in future revisions of this plan to determine more accurate operating and maintenance cost. This will be critical when additional funding will be required to accommodate the growth in the northern corridor and East Wanneroo..

At this stage, the requirements of the BAMP is expected to be fully funded within the LTFP at least for the next 5 years. This requirement will be reviewed following further analysis of asset condition and maintenance data.

What we cannot do

At this stage there are activities that have not yet been considered which will require further budgetary consideration in future such as:

- Maintenance costs, resourcing and capacity to accommodate the growth in East Wanneroo.
- Maintenance costs, resourcing and capacity to accommodate new major facilities such as the Alkimos Aquatic and Recreation Centre.

Managing the Risks

Our present budget levels are sufficient to continue to manage risks in the medium term. The main risk consequences are:

- Aging and deteriorating building roofs allowing rainwater egress and causing damage to property and affecting services to the community.
- Services and building compliance safety issues with aging building components and the threat to users.
- Damage or deterioration of structural components of non-visible corrosion of building supports causing damage to people and property.

The City will endeavour to manage these risks within available resourcing and funding by:

- Implementing visual inspection, annual condition assessments and undertaking maintenance works as required.
- Engaging specialist structural engineers as required to assess structures.
- Conducting 5-yearly condition assessments of asset components.
- Conducting regular safety inspections of electrical and water services.

1.7 Asset Management Planning Practices

Key assumptions made in this AM Plan are:

- Future maintenance budgets are assumed to be consistent and increase with expansion of the asset portfolio.
- Forecasts have been made based on current asset database and accurate rates for replacement cost.
- The timing of capital renewals is derived from an estimate of remaining useful life of building components at a high level supplemented by a combination of regular asset condition assessments, expert knowledge and information available from the asset registers.

The figures presented in this AM Plan is based on data with a confidence rating of 'C' which is a medium level of confidence.

1.8 Monitoring and Improvement Program

A total of 71 improvement actions have been identified to improve the City's management of building assets. Below are some the key recommendations:

- Continue to improve on capturing existing building assets and expand the Asset Database with emphasis on preparing data on "Children", specific building components and associated fixed assets in the set format to improve data confidence - Improvement Action 2-4.
- Collate new, renew, upgrade, dispose information from different sources (data sheets, renewals plans, accessibility database, masterplans etc) for each building and include within the facility management plans, BAMP or AMIS as appropriate - Improvement Action 2-6.
- Improve or introduce appropriate targets for Community and Technical Service Levels including benchmarking against other LGA's and industry standards together with

methods for measuring these - Improvement Action 4-1.

- Development of the Community Facilities Planning Framework focusing on policies, strategies, design guidelines and specifications to inform the planning and design of its open space and community buildings. This will include the development of evidence based standards that will provide the City with justified benchmarks and other criteria in order to determine facility requirements into the future - Improvement Action 4-3.
- Set targets for water and energy usage reduction based on building type and segregate usage between buildings and other facilities - Improvement Action 4-7.
- Implement an Environmental Rating System for new and existing Buildings, whether City's own developed rating system equivalent to/aligned to the Green Star or NABERS ratings or to assign established rating systems - Improvement Action 5-12.
- Prepare Facility Management Plans for groups of buildings with Primary Use Classifications such as community centres - Improvement Action 5-16.

2 INTRODUCTION

2.1 Background

Asset Management (AM) Plans support the AM Policy in alignment with the City of Wanneroo's (the City) AM framework which is detailed in the City's AM Strategy. AM Plans detail the levels of service and tactical requirements for the management of assets to deliver services to the community. These plans define the services to be provided, how they are provided and what funds are required over the 20-year planning period and linking these to the City's Long-Term Financial Plan (LTFP).

This Buildings AM Plan (BAMP) focuses on the City's approach to the management of its buildings asset portfolio and forms part of a suite of AM Plans for other asset categories namely, Transport Infrastructure, Stormwater Drainage, Parks, Natural Areas and Coastal Infrastructure. The BAMP provides information on the state of buildings and associated components, processes and systems used to manage the assets that services rely on and consider how current and future services to the community will be safely and sustainably provided in the most cost-effective manner. In delivering the service, risks are identified and managed so that a balance is achieved between achieving the desired performance of the asset, against the cost of providing the service.

Information contained in this plan is current as of 30 June 2024. The assets covered under this BAMP are shown below. The total replacement value of these asset is estimated at **\$329.0M**

BAMP			
Community Use (110)	Corporate Use (5)	Operational Use (121)	Public Ablution (34)
Aquatic Facility (1) Indoor Stadium (1) Library (4) Surf Life Saving Clubroom (2) Community & Recreation Centres (18) Food services/retail (5) Healthcare/ Childcare/ AdultCare/ Youth Services (9) Administrative Use (4) Heritage (7) Sporting Facility (59)	Civic Centre (2) Ashby Operations Centre (3)	Animal Care Facility (5) Bushfire Services (11) Storage/ Operational/ Bin Store/ Ancillary use (99) Vacant (6)	Toilets (34)

The BAMP has been developed in conjunction with other City planning documents. These include (refer to Section 9 for additional reference documents):

- AM Policy
- AM Strategy 2024-2030
- Strategic Community Plan (SCP) 2021-2031
- Corporate Business Plan (CBP) 2023/24–2026/27

2.2 Goals and Objectives of Asset Ownership

The goal of the BAMP is to document the measures currently taken by the City, or which need to be improved upon to ensure building assets will:

- provide an appropriate level of service, safe access and accessibility for all users to building facilities at a cost that is affordable to the community, and
- be adequately maintained and developed to allow the continued provision of valuable services and benefits for the community.

The objectives of the AM Plan are:

- To document the defined levels of service and performance monitoring schedules,
- To manage the impact of growth and future demand through demand management and infrastructure investment,
- To take a lifecycle approach to developing cost-effective management strategies for the long-term that meet the defined levels of service,
- To determine appropriate asset management practices to manage the provision of the services ensuring at a minimum legislative and reporting requirements are met,
- To identify, assess and appropriately control associated risks,
- To identify required and affordable forecast costs and link these to the City's LTFP, and
- To monitor performance and identify areas of improvements to ensure objectives are met with the aim to continually increase AM maturity.

2.3 Key Stakeholders

The key stakeholders in the preparation and implementation of this BAMP are given in Table B 1 located at APPENDIX B. The key stakeholders involved during each stage of an Asset's Lifecycle vary and are identified in Section 5.

2.4 Scope of the BAMP

The building asset types and components considered in this BAMP are listed below:

Building - A building is defined as having the following features:

- a roof and walls connected to form a fully enclosed space,
- primarily above ground,
- permanently fixed to a site (includes modular and transportable buildings).
- designed and intended to be used for the shelter or enclosure of persons, animals and/or property.

Building Structure - A building structure within this BAMP is a type of construction that meets one or more of the above criteria and has not been included as part of the Parks Asset Management Plan. The building structures within the City's portfolio include:

- Bin Stores
- Standalone toilets
- Historical Structures
- Sewerage pumping chambers & Septic Tanks.
- Shelters (includes Surf Life Saving Towers)

Primary Building Component – Components of the building fabric which are structural or integral to the form/function of the building, and renewals can be planned for. Primary Building Components include:

- Substructure
- Superstructure
- Fit-Out
- Roof
- Electrical Services
- Hydraulic Services

Secondary Building Components – Components of the building that does not form part of the building structural fabric but is integral to the safety/habitability of the building, and renewals can be planned for. Secondary Building Components include:

- Heating Ventilation & Airconditioning (HVAC) Services
- Building Mechanical & Vertical Transport
- Building Plumbing & Hydraulic Services
- Building Electrical Services (i.e. lighting & switchboards)
- Building Fire Services (i.e detectors & alarms, firefighting equip, hydrants/booster pumps)
- Building Security Services (i.e. CCTV, alarms)

Exclusions from the Building Asset Portfolio - The portfolio does not include certain fixed and non-fixed assets which are identified within the portfolios of other Asset Management Plans. Exclusions are contained in Table 2-1.

Table 2-1: Assets excluded from Building Asset Portfolio

Asset	Description	Responsibility
Land Assets	City freehold owned land City managed (Crown) land	Property Services & Finance
Externally owned buildings on City lands	Buildings on Land only Lease sites	Building owner (noting this may be managed under a ground lease administered by Property Services). Note, the City maintains a register of these buildings in the event that the owner transfers ownership to the City at a later date.
Non-Fixed Assets**	Furniture, IT equipment, Artwork, Moveable sports equipment, Sea Containers	IT, Facilities Operations, Cultural Development Ashby Operations
IT Equipment	Servers, Computers, Printing equipment	IT
External to Building (Currently). Refer Improvement Action 2-3	Road reserve, Car Parks, Footpaths, Retaining walls, Fencing, Landscaping & irrigation, Skateparks & Play Equipment, Shade Sails & gazebos, Beach access structures	Footpaths AMP Roads AMP Parks AMP Coastal Assets AMP

****Non-Fixed Assets** – Non-fixed fittings and equipment required for provision of services to the community is not considered part of the structure of the building/facility. This can be defined as equipment that can be easily removed after erection or installation. Therefore, non-building plant and equipment are those items that can be disconnected, dismantled and removed without significant impact on the building. Examples of Non-Fixed assets would be portable and attractive equipment that are usually stand-alone, hand-held, or plug-in including “white goods”, business equipment & fittings in workshops such as welders, lathes, overhead gantry cranes.

3 LEVELS OF SERVICE

The City has recently completed a Wanneroo Liveability Survey whereby the results of the survey have yet to be analysed to inform this AM Plan. These will be considered in future revisions of this plan. The levels of service and performance measures identified in the PAMP have been based on past community engagement surveys, together with inputs and feedback from Resident Groups, Advisory Groups and Elected Members. Other factors that heavily influence the level of service determinations are:

- service risks, industry best practice and consequences to meet legislative and safety requirements,
- strategic objectives,
- the availability of resources and financial constraints, and.
- customer expectations of the quality of service, balanced against the price they are willing and able to pay.

The levels of service defined in this section will be used to:

- Clarify the level of service that the community should expect.
- Identify works required to meet these levels of service.
- Enable Council and the community to discuss and assess the suitability, affordability and the quality of the existing service level and to determine the impact of increasing or decreasing this level in future.

The primary objective of the assets within this BAMP is that they are suitably managed to provide valued services to the community, visitors and the environment. The following sections describes the service levels and performance measures:

3.1 Strategic and Corporate Goals

The BAMP is aligned with the goals and priorities of the City's SCP as shown in Table 3.1:

Table 3-1: Alignment to Strategic Community Plan Goals

Goal	Priority	How Goal and Objectives are addressed in the CIAMP
1. An inclusive and accessible city with places and spaces that embrace all	1.2. Value public places and spaces 1.3. Facilities and activities for all 1.4. Bring people together 1.5. Learning and discovery choices	Provision of new, upgraded and renewed assets that considers opportunities for accessibility and inclusivity requirements. Assets built to meet Australian Standards. The design process and materials used in projects will be suitable for City of Wanneroo conditions, compliment the surrounding environment as best as possible and be suitably located.
2. A City that celebrates rich cultural histories, where people can visit and enjoy unique experiences	2.1. Valuing cultures and history	Maintain and preserve the heritage value of historical buildings. Provision of museum spaces to enable the collection and presentation of historical cultural artefacts.

Goal	Priority	How Goal and Objectives are addressed in the CIAMP
4. A sustainable City that balances the relationship between urban growth and the environment	4.1. Plan for climate change	Provision of new, upgraded and renewed assets that considers impacts of climate change. Investigate alternative materials and investigate design and construction methodologies to incorporate resilience to climate change.
5. A well-planned, safe and resilient City that is easy to travel around and provides a connection between people and places	5.1. Develop to meet current need and future growth	Design of buildings that consider providing multifunction purposes that can adapt to the changing needs of the community. Plan ahead for new asset provisions or upgrades to meet the growth of the City.
	5.3. Manage and maintain assets	Develop and apply asset management principles to support the management and maintenance of infrastructure assets. Maintain an accurate asset database and the provision of asset performance data to enable informed decision making. Continuing a program for condition monitoring and inspection activities to assess asset performance. Continuous review and improvement of the quality of AM practices and updating this AM Plan. Providing a defined level of service, monitoring performance and implementing initiatives to improve efficiency and effectiveness.
6. A future focused City that advocates, engages and partners to progress the priorities of the community	6.2. Actively seek to engage 6.4. Understand our stakeholders and their needs	Provide improved opportunities for community and stakeholder engagement across traditional and digital engagement options. Conduct community and key stakeholder engagement (including the Quinns Rocks Community Advisory Working Group) during the planning and implementation of new, upgrade and renewal coastal and marine projects. Maintain the Coastal Foreshore Working Group to ensure the efficient delivery of Capital Works and maintenance of the City's marine and coastal assets. Conduct community and key stakeholder engagement during the planning and implementation of new, upgrade and renewal projects.
7. A well-governed and managed City that makes informed decisions, provides strong community leadership and valued customer focused services	7.1. Clear direction and decision making 7.2: Responsibly and ethically managed	Complete asset inspections and assessments to inform the development of new, upgrade and renewal projects within the City's LTFP. Effective management of assets through their lifecycle to ensure long-term, sustainable outcomes to provide for current and future communities. The development of AM Policy, AM Strategy and AM Plans to drive AM maturity to improve AM practises ensuring clear understanding of roles and accountabilities.

3.2 Legislative Requirements and Industry Standards

The City has to meet many legislative requirements, Standards, Regulations, Acts and City Local Laws that impact the way assets are managed. These include Federal and State legislation and City Policies and By-Laws. These are shown in the Table 3-2.

Table 3-2: Legislative Requirements and Industry Standards

Legislation / Industry Standard	Requirement
Local Government Act 1995 and associated regulations	Sets out role, purpose, responsibilities and legal powers of local governments including the requirement for the preparation of a long-term financial plan supported by asset management plans for sustainable service delivery. The Act also regulates the disposal of property by a local government by lease or sale.
Emergency Management Act 2005	Provide for functional response to community public emergencies.
Building Act 2011 and Regulations	Legislates the Building Approvals process
LGIS (Local Government Insurance Scheme)	The responsibilities of City in managing risk and liabilities.
Work Health and Safety Act 2020	Sets out roles and responsibilities to secure health, safety and welfare of the person at work.
Environmental Health Act	The responsibilities and powers of City in maintaining public health.
Health (Miscellaneous Provisions) Act 1911, Public Health Act 2016, Health (Aquatic Facilities) Regulations 2007	Regulation of activities and the provision of services relating to public health
Environment Protection and Biodiversity Conservation Act 1999 and Regulations	The EPBC Act provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places defined in the Act as matters of national environmental significance.
Australian Standards	Duty of care to ensure minimum established industry standards are met.
National Construction Code of Australia (NCC) and Building Code of Australia (BCA)	Code of practice for providing safe buildings and developing and managing a uniform, national approach to building standards.
Disability Discrimination Act 1992	Provides protection against discrimination based on disability, such as accessibility to buildings.
Aboriginal and Torres Strait Islander Heritage Protection Act 1984 and Aboriginal Heritage Act 1972	Minimise impact on heritage sites as a result of development. In November of 2023 the Heritage Act of WA 1990 was repealed and the Aboriginal Heritage Act of 1972 was reinstated as the legislation for managing Aboriginal heritage in Western Australia.

Legislation / Industry Standard	Requirement
Heritage Act 2018	Provides for and encourages the conservation of heritage places.
Australian Accounting Standards Board	Accounting rules setting out City requirements for the financial reporting of assets.
Land Administration Act 1997 (WA)	Regulates the use of Crown land, including road reserves, accessways and land under management orders. Leases and other interests in Crown land require Ministerial consent under section 18.
Commercial Tenancy (Retail Shops) Agreement Act 1985	Regulation of retail shop leases, including by a disclosure statement prior to lease commencement, which notes building services and operating expense arrangements.
Planning & Development Act 2005 (WA)	Provides for the planning regime in WA, including zoning and development approval processes.
Contaminated Sites Act 2003	Provides the regulation, control, management and use of contaminated land
City of Wanneroo Local Government and Public Property Local Law 2015	Provides the regulation, control, management and use of public property in the City
Construction Contracts Act	Provides protections to contractors and suppliers.

3.3 Customer Values

Service levels are defined in three (3) ways, customer values, customer levels of service and technical levels of service.

Customer Values indicate:

- what aspects of the service is important to the customer,
- whether they see value in what is currently provided and
- the likely trend over time based on the current budget provision

The results from the recent Wanneroo Liveability Survey which has yet to be analysed to inform this AM Plan will be used to populate Table 7.

Table 3-3: Customer Values and Satisfaction Survey Levels

Customer Values	Customer Satisfaction Measure	Current Feedback	Expected Trend Based on Planned Budget
Assets are fit for purpose	Not available	Performance not currently measured	Not available
Satisfaction with coastal and marine assets	Not available	Performance not currently measured	Not available

3.4 Customer Levels of Service

The Level of Service (LOS) the City delivers should aim to match with the Level of Service expectations of the customer but only if at a sustainable cost. Defining levels of service with

buildings is difficult, separating out expectations of the physical building from expectations of the services provided from the buildings. By knowing which buildings are valued by the community and their expectations in relation to those buildings, then informed choices can be made and their performances measured. Conversely, identifying underperforming buildings which are of little value to the community will enable funding to be diverted accordingly and discussions to commence on the long term commitment to these assets.

Table 8 details the Customer LOS measures.

Table 3-4: Customer Levels of Service Measures

Type of Measure	Community Level of Service	Performance Measure	Current Performance	Expected Trend Based on Planned Budget
Quality/ Condition	Buildings are well maintained and clean Facilities are maintained in a safe condition and hazards are identified and managed	Assets designed and constructed to a high standard. Asset are inspected regularly, maintenance requirements identified, rectified promptly and completed to a high quality and safety standard Community consulted with respect to the levels of service standards.	Critical building infrastructure are identified with Specific Facility Management Plans developed to ensure the success of the service they provide. Set inspection regimes are scheduled for specialised buildings and maintenance requirements scheduled and actioned accordingly to a high quality and safety standard. Other assets are attended to on a reactive basis within agreed timeframes. Structural condition assessments of critical assets are conducted regularly or as required. Components renewed as required within current resourcing limitations. Where maintenance is considered no longer viable, these assets are listed and prioritised for renewal in Capital Works Program. Community and users are consulted in certain areas of the service. Not consistent across all buildings.	For asset attended to on a reactive basis, improve resourcing to target a more proactive preventative maintenance regime and cleaning frequency. Increase renewal budget allocations and resourcing to target earlier intervention condition of assets before they reach poor to very poor levels. Increase inspection frequencies for improved evidenced based renewal planning for the first 3 to 5 years of the budget planning process. Community and users engaged and consulted with respect to the levels of service standards through the AM Plans Increase renewal budget allocations to target the renewal of kitchens, bathrooms and toilet areas at earlier intervention levels.

Type of Measure	Community Level of Service	Performance Measure	Current Performance	Expected Trend Based on Planned Budget
Function	Buildings are fit for purpose and accessible	<p>Assets are designed and constructed to high standards in accordance with the City's design standards or recognised industry standards</p> <p>Assets are planned and located in alignment with the City's policies and guidelines with consideration to the City's SCP goals.</p> <p>Community and users input considered in service requirements</p>	Many of the buildings are already subject to review or have capital allocations to address the issues or to redevelop. Community needs are being assessed through the development of a Community Infrastructure Plan for each Ward. Refer <i>Improvement Action 4-3</i>	Future Community Facilities Provision Framework: Open Space and Community Buildings will provide a minimum standard of provision. Refer <i>Improvement Action 4-3 and Improvement Action 4-4.</i>
Capacity	Availability of buildings with sufficient capacity for the community needs	Evidence from Utilisation and bookings and community requests.	<p>Availability and Utilisation rates not currently measured. Refer <i>Improvement Action 4-4</i></p> <p>Accommodate capacity as best we can with existing stock</p> <p>Current buildings are performing as per the intended function and capacity. Additional funding investment is needed to undertake significant upgrades or full replacement of buildings to meet demand increasing functionality and capacity.</p>	<p>Future Community Facilities Provision Framework: Open Space and Community Buildings will provide a minimum standard of provision. Refer <i>Improvement Action 4-3 and Improvement Action 4-4.</i></p> <p>Increasing funding allocation in the LTFP to target the upgrade of buildings to increase capacity and functionality of older facilities.</p>

3.5 Technical Levels of Service

Technical levels of service measures are linked to annual budgets covering:

Operations and maintenance – the day-to-day servicing activities necessary to retain an asset as near as practicable to an appropriate level of service (e.g. cleaning, maintaining fire and security services, repairing damage, paying utility bills and ensuring adequate insurance cover).

Renewal – the activities that restore, rehabilitates or replaces existing assets to its original capacity (e.g. replacement of HVAC units or carpets). An asset is renewed when maintenance is no longer able to meet the required level of service.

Upgrade/New – the activities to provide enhancements and a higher level-of-service (e.g. building an extension, refurbishment ahead of end of life), needed to meet a higher demand.

The current Technical LOS are detailed in Table 3-5. These will evolve further as more community engagement is undertaken on the desired levels of service. As the approach to asset management matures, more detailed performance assessments will be possible.

Table 3-5: Technical Levels of Service

Key Performance Measure	Level of Service	Performance Measure Process	Target	Current Performance (2024-25)
Legislative Compliance	Compliance with legislation	Identified Breaches	100% compliance	Not Currently Measured. Refer <i>Improvement Action 4-1</i> .
Quantity	Availability of buildings with sufficient capacity for the community needs	To be determined. Refer <i>Improvement Action 4-4</i> .	No targets set	Not currently measured
Condition	Buildings are fit for use with a well maintained building fabric and the condition has no significant detrimental effect on service delivery. Obligations to lessees will be determined on a case by case basis, subject to the City's Leasing Policy and the lease document.	Based on surveys and condition assessments, buildings and building components are graded 0 (new) to 10 (failed) – see Table A 1 located in APPENDIX A .	95% of buildings have grade 0-6. At level 6 there is some loss of serviceability.	76% buildings grade 0-6 (Very Good, Good, Moderate condition). Refer <i>Improvement Action 4-5</i> .
			Average condition rating Buildings - 4 (Good) Components - 4 (Good)	Average condition rating • Buildings – 5 (Moderate) • Components – unknown Refer <i>Improvement Action 4-5</i>
		% of buildings with <10 years Weighted Average RUL	No target to be set but ongoing review to inform LTFP.	Currently 4%
Cost Effectiveness	To provide an appropriate and cost effective building maintenance service	Maintenance cost (A) as % of replacement cost (B)	Need to benchmark against other authorities to inform target setting. IPWEA suggests 1-1.5%.	A = \$6.90M B = \$329M %A/B = 2.01% Investigate the reasons for this. Refer <i>Improvement Action 4-6</i>

Key Performance Measure	Level of Service	Performance Measure Process	Target	Current Performance (2024-25)
Cost Effectiveness	To provide an appropriate and cost-effective building maintenance service	Average cost of maintenance per sq m of building per annum	No target to be set but figures for individual buildings to be monitored. Reduction could lead to earlier building failure – increase could indicate inefficiency	Building Area (Approx.) = 100k sqm. Maint Cost = \$6.90M Cost/sqm = \$69. Increased from \$35/sqm in 2020 BAMP. Investigate reason for this <i>Refer Improvement Action 4-6</i>
		Ratio of reactive and planned maintenance	70% planned, 30% reactive (best practice)	Based on financial data supplied this is assumed to be 80% Planned and 20% Reactive. This is to be reviewed against the Assetic Data once more data is available
Water Efficiency	<p>The City is a Waterwise Council Gold member.</p> <p>Refer Waterwise Council Action Plan</p> <p>The use of water in buildings is controlled to reduce running costs and the impact on the environment.</p>	<p>Water consumption by</p> <ul style="list-style-type: none"> • kL/m2 • kL/patron 	<p>WCAP has overall target 'To reduce total corporate scheme water usage by 15% by 2024/2025 from 2016/17 levels.'</p> <p>Individual building targets to be set based on patronage. <i>Refer Improvement Action 4-7</i></p>	<p>Total reduction of scheme water use</p> <p>2016/17 = 118.47ML 2019/20 = 139.42ML (17.7%) 2023/24 = 130.68ML (10.3%)</p> <p>This goal is to be reviewed during the next BAMP review. Data collection is not yet at a level where the consumption can be compared against a consumption per patron baseline</p>
		Waterwise Council Reporting	Maintain Gold Standard Status by delivery of WCAP Actions for bldgs. Includes sub-meter installation, utilization of real-time data collection software, water audits, upgrading water fixtures	<p>All actions relating directly to buildings are currently underway</p> <p>Waterwise Council Report submitted in October of 2023/24 for review. No response received at the time of writing this BAMP</p>

Key Performance Measure	Level of Service	Performance Measure Process	Target	Current Performance (2024-25)
Energy Efficiency	<p>The use of electrical and gas energy in buildings is controlled to reduce running costs and the impact on the environment.</p> <p>Refer CCAMS – Climate Change Action Mitigation Strategy.</p>	<p>Electricity & Gas consumption by</p> <ul style="list-style-type: none"> • kwh/sqm • tCO2-e per asset 	<p>Draft CCAMS targets to reduce average emissions/asset (tCO2-e) includes non-building assets.</p> <p>From 2019/20, reduce by 10% by 2024/25 and 25% by 2029/30.</p> <p>More specific targets to be set based on Building Type and/or Function in conjunction with CCAMS <i>Refer Improvement Action 4-7</i></p>	<p>2019/20 Electricity usage = 10,210,658kWh, 7,045 tCO2-e</p> <p>Gas usage = 1,940,000 kWh, 1,339 tCO2-e</p> <p>Combined average = 22 tCO2-e/asset</p> <p>2023/24 Total for 277 facilities. Data for buildings only not currently measured.</p> <p>Electricity usage 4,669.5 tCO2-e</p> <p>Gas usage = 37.73 tCO2-e</p> <p>Combined average = 17. tCO2-e/asset (-21%)</p> <p>Reduction of 10% by 2024/25 Achieved. 25% reduction by 29/30 on Target</p>
		Compliance with NCC 2019 BCA Guide Vol 1_ Section J Energy efficiency for new buildings	No targets set. <i>Refer Improvement Action 4-7</i>	Not currently measured
		Delivery of Energy Reduction Plan (ERP) Actions	<p>No targets set. <i>Refer Improvement Action 4-7</i></p> <p>Current actions include installation of sub-meters, utilization of real-time data collection software and upgrading to efficient lighting.</p>	<p>Energy Reduction Plan Operationalised in 2022. Refer to 19/342582</p> <p>This section will be reviewed in the next BAMP review. Section to expand on the findings of the revised Climate Change Adaptation and Mitigation Strategy expected by 2025/26</p>

Key Performance Measure	Level of Service	Performance Measure Process	Target	Current Performance (2024-25)
Accessibility	All people have equitable access to City buildings and facilities	The City of Wanneroo is committed to building an inclusive and cohesive community that celebrates diversity by providing an environment where all people enjoy equal access to life's opportunities. In its Access and Inclusion Plan, the City commits to improve accessibility opportunities for people with a disability to use its facilities.		
		Number of complaints about access to buildings	No targets set	Not currently measured. <i>Refer Improvement Action 4-1</i>
		% Fully accessible – meaning the building complies with BCA at the time of construction and there are no barriers that are likely to lead to a claim under the DDA	100%	Not measured. For audited buildings, only non-compliances with current standards are measured, not past standards. <i>Refer Improvement Action 4-1</i>
		% Largely Accessible - includes having an accessible parking bay, accessible path and entrance and at least one accessible toilet	100%	Not currently measured. <i>Refer Improvement Action 4-1</i> Continuing program to audit all City's buildings and implement the audit recommendations on a prioritised program of works (PMO17071 & PMO20018). Actions include upgrading old style Disabled toilets and ACROD bays to current standards and widening doorways
		% of public buildings that have had an access survey since 2010 when current regulations came into force.	100% of Community and Sporting facilities by 2024	Behind Target. 97% of Facilities Audited. Facilities constructed after 2015 are assumed to be fully compliant.

4 FUTURE DEMAND

4.1 Demand Drivers

Drivers affecting demand include, but not limited to:

- Population change
- Demographic changes
- Changes in consumer preferences and expectations
- Changes in Cultural practices
- Legislative Changes
- Technological advances
- Climate Change, Sustainability awareness and responsible use of resources
- Economic Changes

4.2 Demand Management Plan

The City will need to ensure that the factors associated with future demand are considered in the planning and determination of the LTFP. Accordingly, as part of the AMP improvement plan the Community Facilities service unit have prepared a Community Facilities Provision Framework: Open Space and Community Buildings. The Community Facilities Framework will be an over-arching document to develop a sustainable future for park development. This has been completed and is scheduled for endorsement in 2025. *Refer Improvement Action 4-3.*

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

The present position and projections for demand drivers that may impact future service delivery and utilisation of assets are documented in Table 4.1.

Table 4-1: Demand Management Plan

Demand Drivers	Present Position	Projection	Impact on Services	Demand Management
Population growth	243,013 (2025)*	437,016 (2046)*	Requirement for additional and larger building assets	Identify impacted locations for growth Identify areas of under-supply or under-utilisation of existing facilities. LTFP to include delivery for new and upgraded facilities
Demographic changes	2021 Census	Aging population Reducing birth rate	Revised minimum levels of service More demand for community facilities, eg. small meeting rooms and libraries	Flexibility in building designs to cater for all demographics – new and retrofit Local community buildings, easily accessed by walking or mobility aids

Demand Drivers	Present Position	Projection	Impact on Services	Demand Management
Changes in consumer preferences and expectations	Current Levels of Service	Improved minimum comfort levels ie sunsmart Shorter travel distances 24/7 access Remote Digital access	Revised minimum levels of service Improved Climate control in buildings Requirement for additional and larger building assets Revised security systems Audio Visual installations	Identification of Customer needs through CRMs and Surveys Flexibility in building designs to cater for changing customer needs – new and retrofit Local community buildings, easily accessed by walking or mobility aids
Changes in Cultural practices	Current Levels of Service	More women in sport Changing religious practices, hobbies & activities Higher education Increased Accessibility & Inclusion	Reduced single-use of buildings and facilities at sports fields. Revised minimum levels of service Provision of unisex facilities Use of facilities for religious gatherings More IT provision Audio Visual installations	Identification of Customer needs through CRMs and Surveys Flexibility in building designs to cater for changing customer needs – new and retrofit Upgrades to existing buildings
Legislative Changes	Current Levels of Service	Changes to minimum Standards	Building infrastructure improvements <ul style="list-style-type: none"> • Environmental • Community safety • Operational Health and Safety • Accessibility Liability	Develop implementation Strategies and plans when required. Seek Grant funding for implementation
Economic changes	Current Levels of Service	Increased tourism Rising cost of living	Increased demand for public toilet facilities and of better standard Reduced ability of Clubs to pay rentals	LTFP to include delivery for new and upgraded facilities Reduce operating costs through improved designs, sustainability measures and technological advances
Technological advances	Current Levels of Service	Smart Cities the norm	Improved Data collection and monitoring Improved Security Improved sustainability opportunities Increased Communications speeds Reduced cabling/ducting requirements Revised physical use of facilities	Implement AMIS to improve monitoring of data <i>Refer Improvement Action 2-10.</i> LOWRAN provision at facilities Improved real-time monitoring capabilities

Demand Drivers	Present Position	Projection	Impact on Services	Demand Management
Climate Change, Sustainability awareness and responsible use of resources	Current Levels of Service	Longer & hotter Summer seasons, More frequent extreme weather events Water Restrictions	Increased power requirements and disruptions to power supply Increased maintenance & repairs Increased renewals due to reduced life span of building components/faster material degradation Increased water use including Aquatic facility costs Increased insurance costs Significant financial impact to the City over time.	Implement sustainable energy and water measures (solar, batteries, grey water, insulation) – retrofit and new Use alternative, more robust, sustainably sourced, low env/carbon impact, recyclable building materials – retrofit and new Innovative new building designs Upgrades to existing buildings Quantification of financial impacts

5 LIFE CYCLE MANAGEMENT

5.1 Background Data

The core asset data shown in this BAMP provides the baseline for growth and asset renewal demand predictions to be generated and is used to inform the City's annual budget and LTFP development. This data is stored in [HPE 21/40635](#). Until such time a major review of this plan is undertaken, this core data and asset performance predictions are updated annually as a new version of [HPE 21/40635](#) to inform and update subsequent capital budgets and the LTFP.

Buildings and structures are grouped by their primary use as categorised below:

- **Corporate Use** - Buildings used exclusively for the City's administrative duties.
- **Operational Use** - Buildings used exclusively for the City's operational duties: Storage, Waste, Bushfire Services, Animal Care and includes Vacant Buildings.
- **Community Use** - Buildings used by the community for Administration, Social and Sporting Activities, Healthcare & Child/Youth Services, Food Services, Heritage Buildings, Libraries,
- **Public Ablutions** - Buildings exclusively containing toilets.

A summary of the number of buildings by Primary Use is shown in *Table 5-1*.

The complete list of buildings is provided in Table A 1 located at **APPENDIX A**.

Table 5-1: Number of Buildings Summarised by Primary Use

Building Category	No Bldgs	Primary Use Classification	Some Key Facilities
Community Use (117)	4	Administrative use	Merriwa Welfare Centre, Enterprise House, Leach Road Duplex
	1	Aquatic Facility	Aquamotion Wanneroo
	1	Indoor Stadium	Kingsway Indoor Stadium
	2	Surf Life Saving Clubs	Quinns Mindarie and Yanchep Surf Life Saving Clubs,
	18	Community & Recreation Centres	Wanneroo Rec Centre, Hainsworth Recreation Centre, Pearsall Community Centre, Gumblossom Community Facility, Girrawheen Seniors Centre
	5	Food services/retail	Carramar & Marangaroo Golfshops, Jindalee and Yanchep Lagoon Kiosks
	9	Healthcare/ Childcare/ AdultCare/ Youth Services	Alexander Heights House & Community Care facility, Bower Grove, Clarkson & Wanneroo Youth Centres
	16	Heritage	Buckingham House, Cockman House, Lime Kilns
	4	Library	Wanneroo Library and Cultural Centre, Clarkson Library, Girrawheen Library, Two Rock (Phil Renkin) Library,

Building Category	No Bldgs	Primary Use Classification	Some Key Facilities
	57	Sporting Facility	Including Clubrooms, Changerooms, Pavilion's and Sports Amenity Buildings
Corporate Use (5)	2	Civic Centre	Civic Centre & Extension
	3	Ashby Operations Centre	Admin buildings 1, 2 & 3
Operational Use (115)	4	Animal Care Facility	Located at Ashby Operations Centre
	11	Bushfire Services	Located at Ashby Operations Centre, Clarkson and Two Rocks
	100	Storage/ Operational/ Bin Store/ Ancillary use	Metal and Bricks sheds, shelters & vacant buildings
Public Ablutions (31)	31	Toilets	
Grand Total	268	Bldgs	

5.2 Age Profile

For the purposes of this BAMP, the age profile of the Building assets is limited to the Buildings and Building structures only. The data confidence in the completeness of the Associated Fixed Assets data is not sufficient to provide a comprehensive profile.

Age can be used as an indicator of their remaining useful life, however, this should not be relied on as the determining factor on a building's usefulness or requirement for renewal. Age does not take into account significant upgrades, extensions or changes of use that have occurred in the past. The "Age" of a building should just be one factor, alongside "Condition" and "Need/Fit for Purpose".

Figure 5-1 & Figure 5-2 show the Age Profile of the City's buildings and the breakdown by location. In summary:

- 55% of the City's building stock is under 30 years old (built since 1994).
- 3% are historical buildings and structures such as lime kilns, the buildings at Cockman House and Buckingham House and would not be considered for disposal.
- The remaining 42% of the buildings, being greater than 40 years old (built before 1984) will need to be considered for renewal, upgrade or disposal potentially in the next 20 years.
- The population growth experienced since the late 1990s within the northern suburbs, East Wanneroo and parts of the southern suburbs north of Hepburn Avenue, has resulted in the demand for additional facilities

Figure 5-1: Age of Buildings

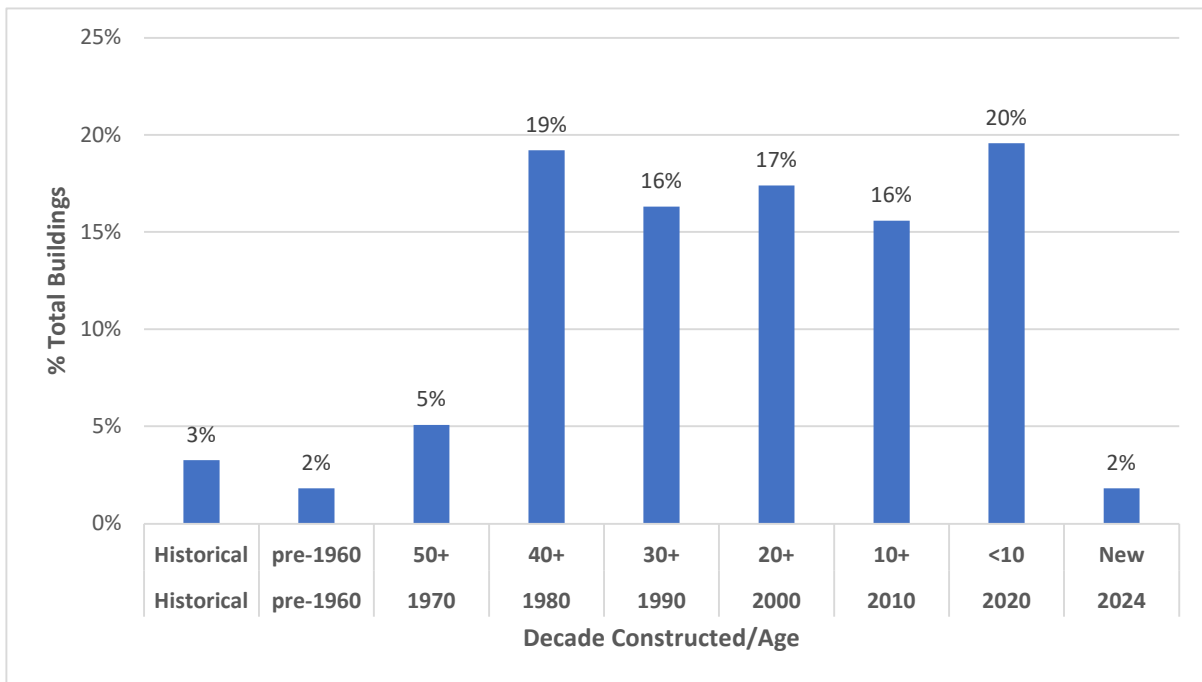
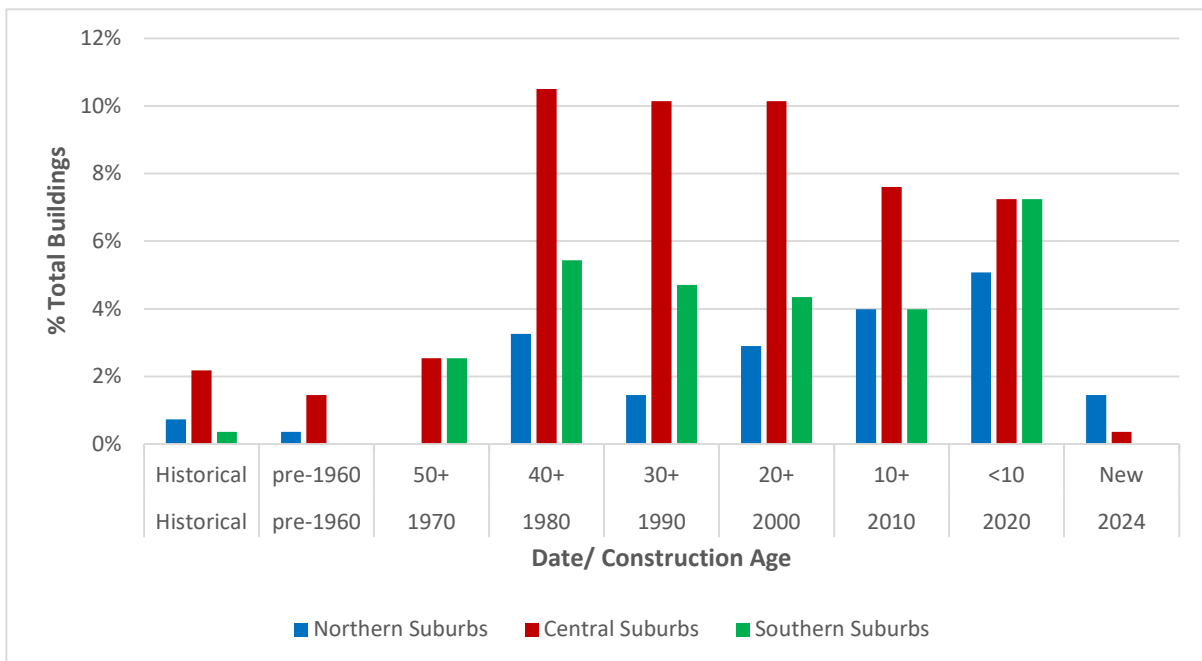


Figure 5-2: Age of Buildings by Location



The Weighted Average Remaining Useful Life (RUL) of the City's assets has been determined based on the Valuation methodology for anticipated depreciation of a Building Asset. The determination of the weighted average remaining useful life considers the level of remaining service potential of each component (short-life and long-life).

Component short-life is based on professional judgement and an applied Consumption Rating. The consumption rating considers the component specific factors such as physical condition, planned renewal and anticipated obsolescence.

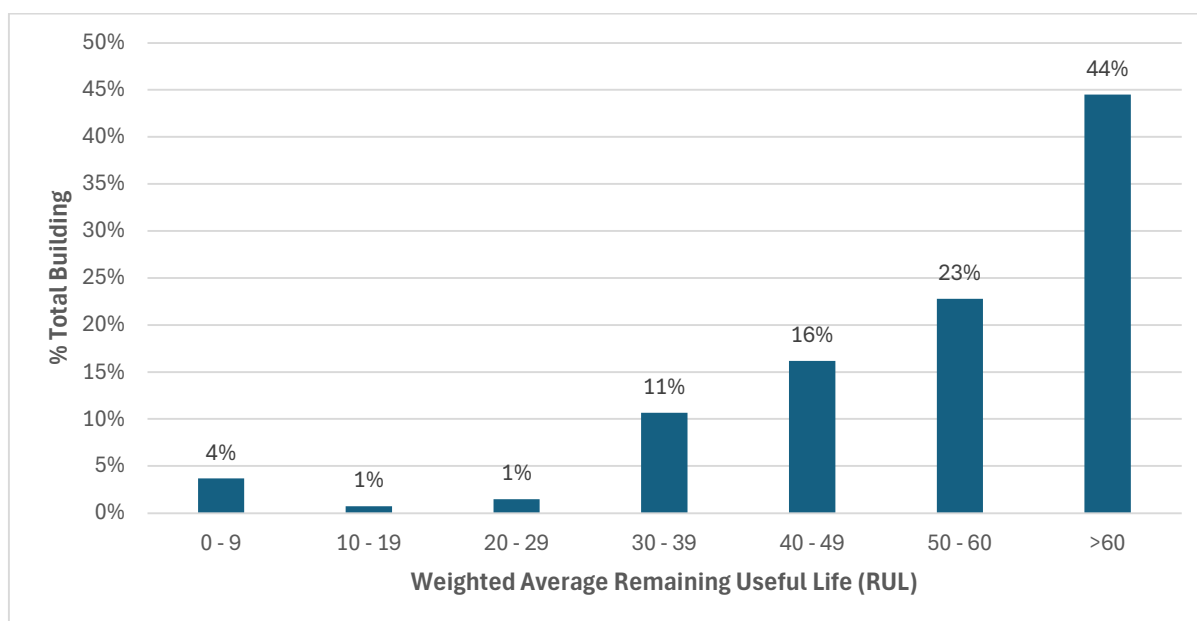
Component long-life incorporates consideration of factors such as the relative age and expected life of the component based on date of acquisition, expected date of decommissioning and the relationship between age-to-date and remaining value

Professional judgement is applied to determine a reflective percentage split of the short-life and long-life components (summation of which corresponds to 100% of component/asset). Additionally, an appropriate depreciation rate is determined, based on the expected useful life of the component.

The percentage split of short and long-life depreciation rate is then summed to arrive at a total weighted average depreciation rate for each component. Using the determined weighted average depreciation rate a Weighted Average Useful Life (UL) and a Weighted Average Remaining Useful Life (RUL) is then calculated for each component and asset

Figure 5-3 summarises the current state of the building stock using the assigned Weighted Average Remaining Useful Life (RUL).

Figure 5-3: Building Asset Weighted Average RUL Profile



In the next 10 years, 4% of the City's buildings will reach end of life and in the period 2035 to 2045, a further 1% will reach end of life. These buildings are located at Ashby Operations Centre or are heritage buildings. Major refurbishment and upgrades are expected to occur at the Ashby Operation Centre in the coming years. The development of Conservation Management Strategies is currently underway to determine how to preserve the Heritage buildings. Other buildings approaching end of life include sporting facilities which may be upgraded or replaced with new buildings following determination of the community requirements.

5.3 Condition Profile

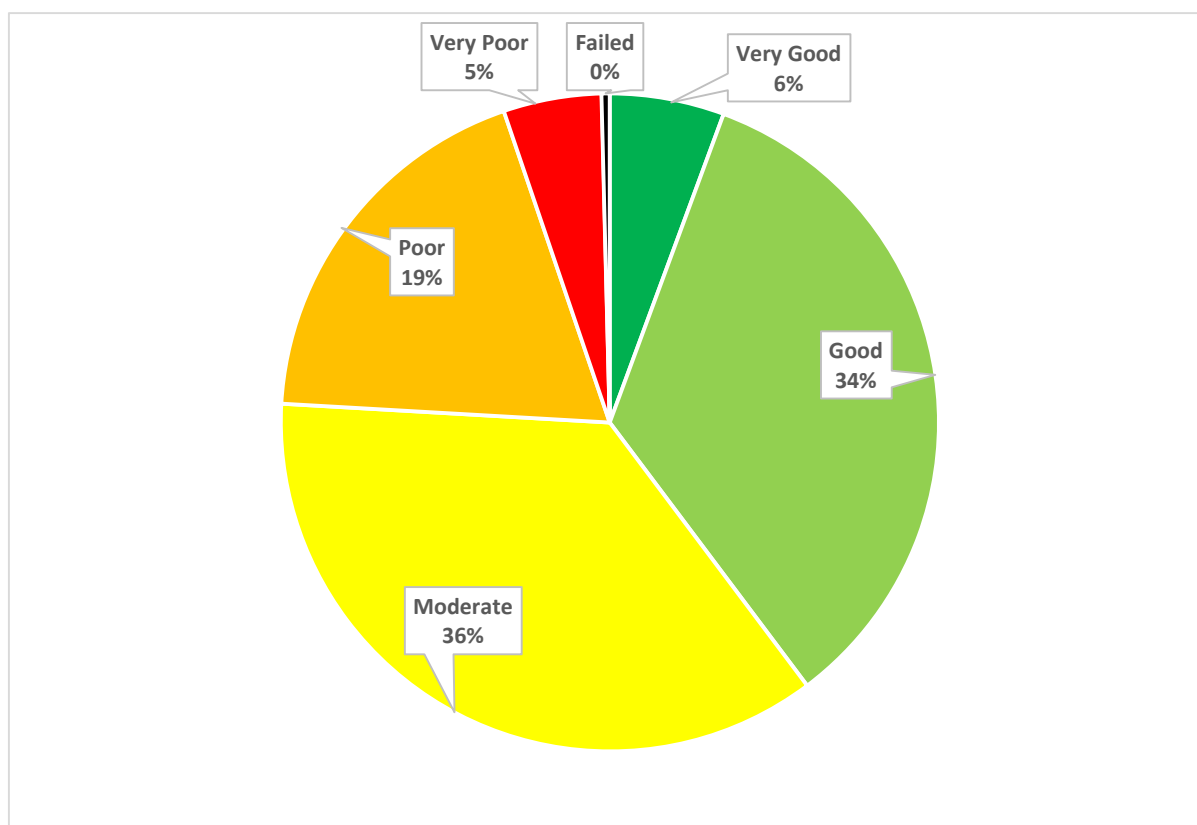
For the purposes of this BAMP, the condition profile of building assets is limited to the conditioning of the overall Buildings/Structures and does not include the individual conditioning at component level. Components have a relatively short renewal cycle in comparison to the overall buildings themselves. For instance, Heating, Ventilation and Air Conditioning (HVAC) and floor coverings tend to require renewing every 10 to 12 years while building structure itself will have a 25-to-80-year life cycle.

The capture of detailed component asset data within all the buildings is required to ensure completeness of information (*Refer Improvement Actions contained in Section 2*). For some of the buildings, there are comprehensive asset data captured and conditioned by building components, but for other buildings, a notional percentage split has been applied based on annual valuation reporting.

Buildings are conditioned on a 0-10 rating scale as described in **APPENDIX C**, where a rating of '0' means New and '10' means Failed. The condition rating for each of the City's buildings is detailed in Table A 1 contained **APPENDIX A**.

The condition profile for the City's building stock is summarised using the pie chart shown in Figure 5-4. The figure shows that 76% of the City's buildings are in moderate or better condition (a rating of 0 to 6). The remaining buildings that are in poor or very poor condition (a rating of 7 to 9) are typically historical buildings and operational sheds/buildings but also include a number of the older sporting and community facilities.

Figure 5-4: Condition Profile of the City's Building Portfolio



5.4 Asset Lifecycle Management

All City owned building assets should be managed with a long-term view and a whole-of-life approach. In order to develop and implement an effective building lifecycle plan including ongoing maintenance, upgrade and renewal strategies, accurate information about the performance, condition and objectives of the individual buildings needs to be collected and interpreted. Resources can then be allocated to areas of most need in order to meet corporate objectives, support services, meet users' expectations and maintain the value of assets.

The following sections reviews the processes by which the City manages each stage of the asset lifecycle and identifies the aspects of building performance and condition that influence decision-making and the recommendations made later in this BAMP.

The stages of the asset lifecycle addressed in this BAMP are:

1. Identify Need for the asset
2. Create or Acquire the asset
3. Operate and Maintain the Asset
4. Upgrade or renew the asset
5. Dispose of the asset

5.5 Stage 1 - Identify Need for New Building Assets

New building assets are required to ensure the appropriate community facilities and services can be provided to the existing and emerging population at the appropriate time. The City is growing, particularly in the Northern Coastal Area. In order to keep pace with rapid development and urban renewal, new buildings are needed to support growing communities. In the older areas of the City, disposal of existing building assets may occur as part of the process for the provision new assets.

Table 5-2: Identifying the Need for New Building Assets

Item	Notes
Stakeholders	The Community Facilities Planning (CFP) Service Unit (Community & Place Directorate) is primarily responsible for determining the need for new buildings. Role of all Stakeholders is currently being documented and defined through the development of the Asset Responsibility and Asset Data Responsibility Matrices. <i>Refer Improvement Action 4-3.</i>
Policies, Procedures, Processes	Provision of new assets and expansion of existing assets are identified from various sources such as, Council Member or community request; proposals identified by strategic plans; or partnerships with other organisations. Proposals are investigated by way of Needs Assessments, Feasibility Studies or Masterplans, to verify need. Some key tasks include: <ul style="list-style-type: none">• Obtaining accurate population data including demographics such as age, cultural diversity• Identifying the needs of the community through CRMs, Community surveys, direct feedback, and standards of provision

Item	Notes
	<ul style="list-style-type: none"> Identifying whether existing assets have sufficient capacity to meet the needs of the community Consideration of alternative service options or non-asset ownership options Total asset lifecycle cost evaluations Applying evidence based standards to determine facility requirements Establishing the consequential recurring operational and maintenance costs that will occur once the new asset becomes operational Preparation of Mandate including identification of Scope, Environmental Planning Considerations, Community Consultation requirements, preliminary Budget and Schedule for delivery. <p>The City, through Community Facilities Planning, are developing a “Community Facilities Provision Framework: Open Space and Community Buildings” which will include a suite of strategic facility planning documents, focusing on provision standards, community infrastructure plans, guidelines and specifications to inform the planning and design of its open space and community buildings. At the time of this BAMP review the Community Facilities Provision Framework has been prepared and is expected to be endorsed by June of 2025. Refer <i>Improvement Action 4-3</i>.</p> <p>Relevant documents:</p> <ul style="list-style-type: none"> CE03 – 06/23 Asset Management Policy City of Wanneroo Community Development Plan 2021/22 - 2025/26 Northern Coastal Growth Corridor - Community Facilities Plan 23/356848 Community Facility Planning Framework
Expenditure Programs	Identifying the need for new building assets is an Operational Expense (OPEX)
20 Yr Plan	Refer to Section 5.6.3 for details of the 20yr plan for new assets. At the time of writing this BAMP the data collection templates are being developed to align with integration of asset data to the Assetic system. Refer <i>Improvement Action 2-6</i>

5.6 Stage 2 - Create or Acquire New Building Assets

The acquisition of new building assets is achieved either by:

- Being gifted by the developers in new subdivisions
- Being purchased by the City
- Being constructed by the City as part of its annual Capital Works Program

5.6.1 Stage 2a - Gifted Building Assets

The gifting of physical building assets by developers to the City is not a common occurrence. However, where buildings have been constructed on the foreshore reserve, on Crown land or on City Freehold land by developers and there is the potential that at some point in the future, the City may elect to accept these buildings. Potential buildings are located at:

- Amberton Estate, Eglinton

- Shorehaven Estate, Alkimos
- Eden Beach Estate, Jindalee
- Marangaroo Family Daycare,
- Lake Joondalup Playschool facility, Neville Road
- Mens Shed at Gumblossom Community Centre
- Potential future Mens Shed at Kingsway Reserve
- Potential future Mens Shed at Yanchep
- Limelight Theatre
- Carramar Scouts Facility, Tapping
- Brazier Road, Yanchep
- Portofino's, Mindarie
- Quinns Road, Mindarie

Table 5-3: Gifting of New Building Assets

Item	Notes
Stakeholders	When buildings are gifted to the City by developers or other sources, City stakeholders for overseeing the process may include Land Development, Property Services or Community Development. The role of all stakeholders is currently being documented and defined through the development of the Asset Responsibility and Asset Data Responsibility Matrices. <i>Refer Improvement Action 5-1</i>
Policies, Procedures, Processes	<p>The City does not have a formalised process for determining which assets are to be gifted to the City, when and how. <i>Refer Improvement Action 5-2</i></p> <p>When new sub-division developments proceed, the more common process is for the developer to provide monetary contributions (called Development Contributions) that are utilized by the City to construct the required building asset at a later date on land (designated as Crown land or Freehold land) set aside by the developer for this purpose.</p> <p>However, on occasion, the developer may construct a building on land with the intention of handing over either the land, or the land and building, to the City at a later date.</p> <p>In this case, the City should have the opportunity to, by negotiation, oversee the design, construction and ongoing maintenance of the building prior to handover. While the City is under no obligation to accept the sites or the buildings located on the sites, procedures are to be documented so that should the City decide to accept the buildings, adequate measures have been in place to ensure the buildings have been designed, constructed and maintained to the City's satisfaction. If the building is not accepted by the City, there will be an expectation that the sites are made good prior to handover. <i>Refer Improvement Action 5-3 & Improvement Action 5-4.</i></p> <p>Similarly, buildings are sometimes constructed by others on existing Crown land or City freehold land and that asset may be owned and maintained by the developer for a pre-determined period of time prior to the City accepting the building asset. In these cases, the same processes relating to oversight of the</p>

Item	Notes
	<p>design, construction and ongoing maintenance should be in place. If the building is not accepted by the City, there will be an expectation that the sites are made good before vacating.</p> <p>Therefore, in general, the following is proposed:</p> <ul style="list-style-type: none"> • Determination to be made prior to its construction if a building asset is potentially going to be gifted to the City. • Negotiate the building outcomes with developers and state government departments. • Review the proposed designs and material specifications. • Establish the consequential recurring operational and maintenance costs that will occur through to end of life, once the new asset becomes operational. • Monitor the construction of the building asset. • Monitor the ongoing maintenance of the building asset throughout its life. • Capture the asset details (refer Section 2.6). <p>Refer <i>Improvement Action 5-2, Action 5-3, Action 5-4 & Action 5-5</i></p> <p>At the time of this BAMP the documentation of the “Gifted Building Asset” process as a flow chart is still outstanding. To be finalised and included in the next review of the BAMP. Additionally,</p>
Expenditure Programs	Costs associated with the receipt of gifted assets is an OPEX. AP operational budgets to be planned for in line with the schedule for handover of building assets.
20 Yr Plan	There is currently no 20 year plan for the gifting of assets to the City by developers as this occurrence is dependent on scope, timing and conditions of individual developments. At the time of writing this BAMP the data collection templates are being developed to align with integration of asset data to the Assetic system. Refer Improvement Action 2-6

5.6.2 Stage 2b - Purchase Building Assets

The purchase of building assets by the City is not a common occurrence. Currently, there are no buildings/properties identified or earmarked for purchase in the near future by the City, although the City actively monitors the property market for investment opportunities.

Table 5-4: Purchasing of New Building Assets

Item	Notes
Stakeholders	The Property Services (PS) Service Unit is primarily responsible for determining if a new building is to be purchased by the City. Role of all stakeholders is currently being documented and defined through the development of the Asset Responsibility and Asset Data Responsibility Matrices. Refer Improvement Action 5-6

Item	Notes
Policies, Procedures, Processes	<p>Determination for the need to purchase a building asset will follow the processes as given in Section 5.4: 1. Identify Need for New Building Asset.</p> <p>When it has been determined that a building asset is to be purchased by the City, some key tasks include:</p> <ul style="list-style-type: none"> • Implementing requirements of the Strategic Land Policy, which may include preparing a business case including identification of funding sources • Obtaining Council approval • Establishing the consequential recurring operational and maintenance costs that will occur once the new asset becomes operational • Capture the asset details (refer Section 2.6) <p>Processes for inspection of building assets prior to the purchase of the asset to allow lifecycle costing and service unit responsibilities to be in place as part of the decision making process. <i>Refer Improvement Action 5-7</i></p> <p>Undocumented processes to be captured. <i>Refer Improvement Action 5-8</i></p>
Expenditure Programs	Costs associated with purchase of new building assets is a Capital Expense (CAPEX)
20 Yr Plan	There is currently no 20 year plan for the purchase of building assets by the City. At the time of writing this BAMP the data collection templates are being developed to align with integration of asset data to the Assetic system. <i>Refer Improvement Action 2-6</i>

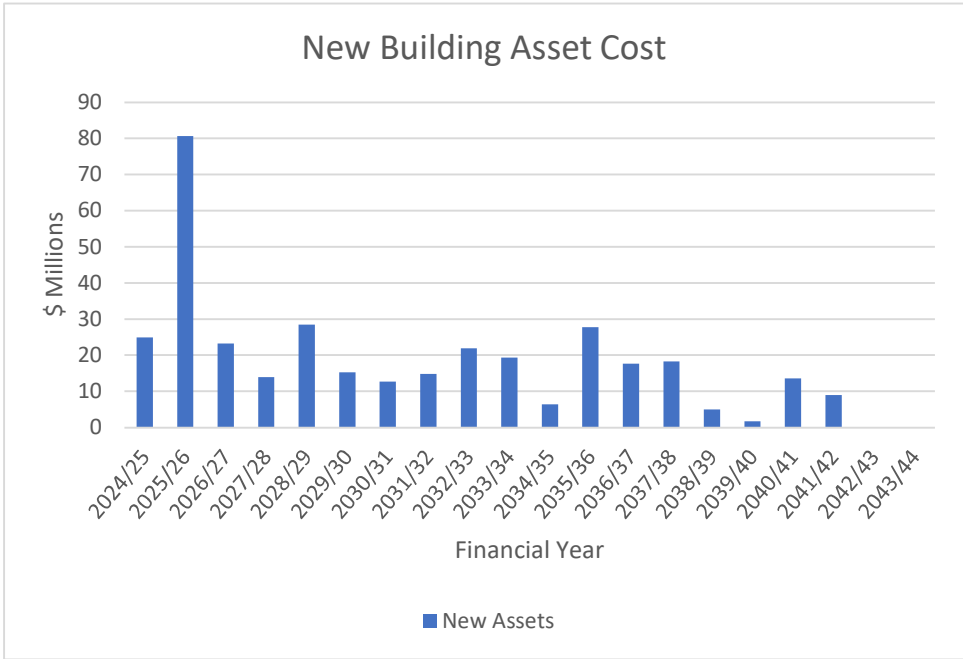
5.6.3 Stage 2c - City Built Assets

For building assets where the City is responsible for construction, the City delivers these under the Capital Works Program.

Table 5-5: Delivery of New Building Assets

Item	Notes
Stakeholders	<p>The Infrastructure Capital Works (ICW) Service Unit is primarily responsible for delivering new buildings built by the City. Role of all Stakeholders is currently being documented and defined through the development of the Asset Responsibility and Asset Data Responsibility Matrices</p> <p>Refer 19/435171* for the Stakeholder Engagement & Communication Matrix.</p>
Policies, Procedures, Processes	<p>All new building assets planned to be delivered by the City are listed in the LTFP.</p> <p>New building projects are delivered under the Capital Works Program and each project must have an individual Mandate. Building projects may include demolition of existing building assets as part of the project.</p> <p>When it has been determined that a building asset is to be delivered by the City, some key tasks include:</p>

Item	Notes
	<ul style="list-style-type: none"> • Registering the project within the Enterprise Project Management (EPM) System, project handover and scoping review, preparation of a Project Management Plan (PMP), and procurement of consulting services (as required) • Preparing concept designs (project dependent), Detailed designs and accurate costings. <i>Refer Improvement Action 5-9 and Action 5-10</i> • Procurement of construction services • Construction of the asset • Acceptance of the constructed asset • Establishing the consequential recurring operational and maintenance costs that will occur once the new asset becomes operational • Capture the asset details • A draft of the City Built Asset process has been prepared at the time of writing this BAMP, the draft is pending internal review before being formalised into the Promapp system. <i>Refer Improvement Action 5-11</i> <p>Relevant documents:</p> <ul style="list-style-type: none"> • 19/435171* Stakeholder Engagement & Communication Matrix • 19/35153* Portfolio Delivery Strategy • 20/342056* Architectural Consultancy Brief standard document • 20/337685* Building Specification Guidelines. <i>Refer Improvement Action 5-12</i> • 20/378855* Building Construction Contractor's Brief • 21/504193* Draft Built Asset Process Map
Expenditure Programs	<p>The cost of delivering new assets is a CAPEX.</p> <p>Projects are carried out under individual Financial (PR) codes through the City's Capital Works Program which utilizes municipal and reserve funds.</p> <p>New building projects are listed under the Community Buildings, Investment Projects, Sports Facilities and Corporate Buildings sub-programs.</p> <p>For the construction of buildings, the City may apply to external funding bodies such as the Department of Local Government, Sport and Cultural Industries and LotteryWest, to help offset the municipal cost contribution towards the provision of the facility. Additionally, on occasions the State and Federal Government will provide funds through election commitments towards future buildings, planned or unplanned.</p>
20 Yr Plan	<p>Over the next 20yrs, (2024/25 through to 2043/44), a total of \$254M, is expected to be spent in constructing new building assets for the City. Refer Figure 5-1. The details of new building assets to be added to the City's portfolio are given in Table F 1 in APPENDIX F. The values differ from those contained in the LTFP because the following factors have been applied to the LTFP total project costs</p> <ul style="list-style-type: none"> • New buildings constructed in place of an existing building where no land is purchased and no additional car parking or ovals are created assume the full 100% of the project cost relates to the creation of new building assets. • New buildings constructed where no previous building existed and where landscaping and new car parking is created as part of the project, assume only

Item	Notes																																										
	<p>75% of the project cost relates to the creation of new building assets.</p> <ul style="list-style-type: none"> New buildings constructed where no previous building existed but are part of a large-scale development where major sports grounds, lighting, landscaping and new car parking is created as part of the project, assume only 25% of the project cost relates to the creation of new building assets. <p>Refer <i>Improvement Action 5-13</i></p> <p>Figure 5-5 shows that, subject to funding availability, the City plans to substantially invest in new building assets over the next decade. Disposal of some existing assets will occur as part of this provision where new buildings are delivered in place of existing. Details of building projects listed in the LTFP have been included in APPENDIX F.</p> <p style="text-align: center;">Figure 5-5: Forecast cost of Future New Building Assets</p>  <p>The chart displays the forecast cost of new building assets in millions of dollars across various financial years. The y-axis ranges from 0 to 90 million. The x-axis lists financial years from 2024/25 to 2043/44. A legend indicates that the blue bars represent 'New Assets'.</p> <table border="1"> <thead> <tr> <th>Financial Year</th> <th>New Assets (\$ Millions)</th> </tr> </thead> <tbody> <tr><td>2024/25</td><td>25</td></tr> <tr><td>2025/26</td><td>80</td></tr> <tr><td>2026/27</td><td>22</td></tr> <tr><td>2027/28</td><td>14</td></tr> <tr><td>2028/29</td><td>28</td></tr> <tr><td>2029/30</td><td>15</td></tr> <tr><td>2030/31</td><td>12</td></tr> <tr><td>2031/32</td><td>14</td></tr> <tr><td>2032/33</td><td>21</td></tr> <tr><td>2033/34</td><td>19</td></tr> <tr><td>2034/35</td><td>6</td></tr> <tr><td>2035/36</td><td>27</td></tr> <tr><td>2036/37</td><td>17</td></tr> <tr><td>2037/38</td><td>18</td></tr> <tr><td>2038/39</td><td>5</td></tr> <tr><td>2039/40</td><td>2</td></tr> <tr><td>2040/41</td><td>13</td></tr> <tr><td>2041/42</td><td>9</td></tr> <tr><td>2042/43</td><td>0</td></tr> <tr><td>2043/44</td><td>0</td></tr> </tbody> </table>	Financial Year	New Assets (\$ Millions)	2024/25	25	2025/26	80	2026/27	22	2027/28	14	2028/29	28	2029/30	15	2030/31	12	2031/32	14	2032/33	21	2033/34	19	2034/35	6	2035/36	27	2036/37	17	2037/38	18	2038/39	5	2039/40	2	2040/41	13	2041/42	9	2042/43	0	2043/44	0
Financial Year	New Assets (\$ Millions)																																										
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5.7 Stage 3 - Operate and Maintain the Asset

Once a new building asset has been acquired or created, it is operated and maintained until its disposal. This part of the asset lifecycle is critical to enable the asset to meet the defined levels of service and reach its intended useful life.

5.7.1 Stage 3a - Operation of City buildings

The City's buildings have been considered under 7 main operational purposes/ classifications:

- **All Buildings** - General operational requirements associated with all buildings
- **Community Buildings** - Buildings primarily used by community groups and casual users making regular or ad-hoc bookings to use the facility.
- **Leased Buildings** - Buildings, or areas of buildings, leased to tenants for their exclusive use having entered into a fixed term lease agreement with the City.
- **Corporate Buildings** - Buildings used by the City's organization to provide essential services such as civic operations and administration buildings at Ashby Operations Centre.
- **Specialist Facilities** - Purpose built buildings for specialist activities, operated as a business with an individual Facility Management Plans (FMPs):
- **Bushfire Services Buildings** - Buildings used by the Volunteer Bushfire Brigade.
- **Services and Maintenance** – Buildings used by the City's waste services and maintenance teams.

The operational requirements of each of the above category of building are managed by different Service Units across the City, as identified in the "Primary Stakeholder" column in Table 5-6.

Table 5-6: Operation of City Buildings

Item	Comments
Stakeholders	Refer to the Primary Stakeholder column associated with each Operational task under Policies, Procedures and Processes. Role of all Stakeholders is currently being documented and defined through the development of the Asset Responsibility and Asset Data Responsibility Matrices. <i>Refer Improvement Action 5-14</i>
Policies, Procedures, Processes	The operational responsibilities are to ensure efficient utilisation of the buildings to deliver the services required by the users and visitors. All responsible Service Units are in the process of updating existing procedures and processes and developing new ones. Refer to the City's Intranet "Policies and Procedures" page for all relevant current documents. <i>Refer Improvement Action 5-15</i>

Actions and Responsibilities	Operational Category	Primary Stakeholder
<ul style="list-style-type: none">• Obtaining Annual Building Valuations• Identifying if buildings are in Compliance with Disability Discrimination Act (DDA) and Building Code Australia (BCA) Regulations• Investigate improving Energy and Water Efficiency within buildings	All Buildings	Asset Planning

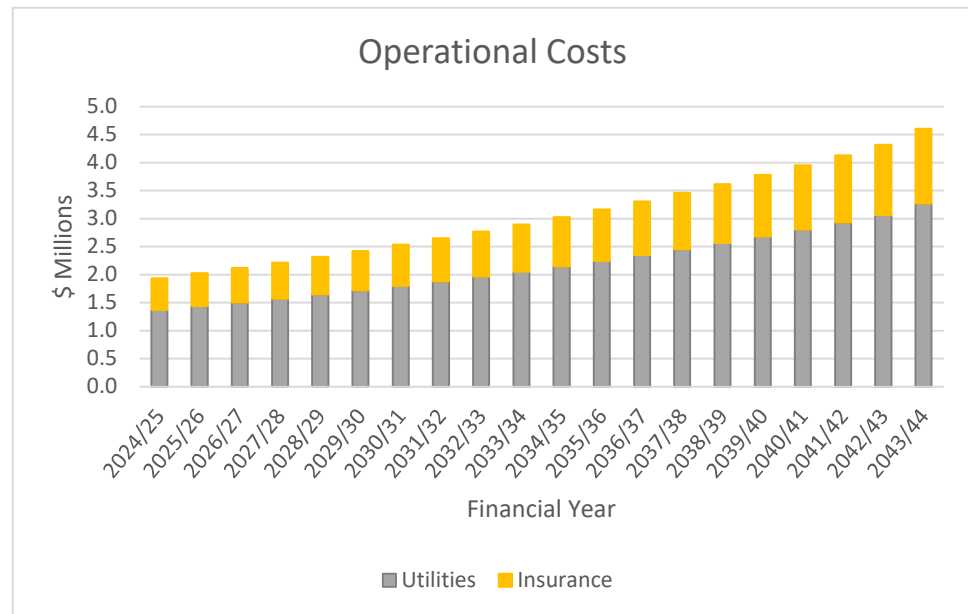
Actions and Responsibilities	Operational Category	Primary Stakeholder
<ul style="list-style-type: none"> Initiate development of Facility Management Plans for facilities. <i>Refer Improvement Action 5-16 and Improvement Action 5-17</i> 		
<ul style="list-style-type: none"> Applying adequate Building Insurance cover 	All Buildings	Governance & Legal
<ul style="list-style-type: none"> Compliance with Health and Safety Regulations 	All Buildings	Health & Compliance
<ul style="list-style-type: none"> Managing security provision and processes for issuing security keys and swipe cards 	All Buildings	Building Maintenance
<ul style="list-style-type: none"> Responding to security breaches Managing booking of facilities including activity programs. <i>Refer Improvement Action 5-18 and Improvement Action 5-19.</i> Arranging and managing contractual agreements Ensuring facilities are available for use, fit for purpose and accessible when needed Managing utility bills and waste. <i>Refer Improvement Action 5-20</i> Liaising with and answering enquiries from customers and users of the buildings Identifying minor facility upgrade requirements Renewal of non-fixed furniture renewal Ensuring compliance with relevant policies and conditions 	Community Buildings (except leased buildings) & Public Ablutions	Community Facilities
	Historical Structures and Buildings	Cultural Development
	Library Facilities	Library Services
	Specialist Facilities at Aquamotion and Kingsway Indoor Stadiums	Community Facilities – Specialist teams
<p>Relevant documents relating to the operation of the Library Facilities include: 20/270540* - 1330 Wanneroo Library and Cultural Centre Facility Management Plan</p> <p>Relevant documents relating to the operation of the Specialist Facilities include: 19/212466* - 1074 Aquamotion Facility Management Plan 19/234533* - 1319 Kingsway Indoor Stadium Facility Management Plan</p>		

Actions and Responsibilities	Operational Category	Primary Stakeholder
<ul style="list-style-type: none"> Implementing the requirements of the Leasing Policy Negotiating terms of the lease agreements Administrating the tenants payments for rent, utility bills, licenses, insurances (where applicable) Liaising with the tenants on behalf of the City Inspecting properties for compliance with lease agreements <p>Leasing arrangements can include:</p> <ul style="list-style-type: none"> Land only Leases where the City owns/manages the land and the tenant owns, operates and maintains the building asset Fully leased facilities where the entire building is leased to a tenant Partially leased facilities where a portion of the building is leased to a tenant Room only leases where a single room within a facility is leased to a tenant Commercial leases where the tenant operates a commercial operation or business Peppercorn leases where the tenant operates a non-for-profit organization Joint Usage Agreements are put in place where an alternative agreement (other than for leasing purposes) is required with third parties. The City of Wanneroo currently has one Joint Usage Agreement in place for Oldham Park Toilets <p>Access and Indemnity Agreements – when development is planned on land adjacent to City owned facilities and where such development may impact on the City's assets or access to the City's assets, an Access and Indemnity Agreement in put in place. <i>Refer Improvement Action 5-21</i></p> <p>Relevant documents relating to the operation of the Leased buildings include:</p> <p>17/397764* Leasing Policy – July 2022 15/423231[v7] Leasing Management Procedure - FINAL 2018 14/180898[v10] – Delegated Authority Register Consolidated</p> <p>Property Services has written procedures for its own internal purposes for how rent is invoiced etc.</p>	<p>Leased/Party Leased Buildings and Land</p>	<p>Property Services oversee and manage all Lease, Joint Use and Access and Indemnity agreements</p>

Actions and Responsibilities	Operational Category	Primary Stakeholder
<ul style="list-style-type: none"> Responding to security breaches Managing booking of facilities Ensuring facilities are available for use, fit for purpose and accessible when needed Managing utility bills and waste. Liaising with and answering enquiries from users of the buildings Identifying minor facility upgrade requirements Renewal of non-fixed furniture Ensuring compliance with relevant policies and conditions 	Ashby Operations Centre , located on Wanneroo Road contains a total of 37 buildings, used by the City's Maintenance teams to store and maintain operational equipment and vehicles, and to provide offices and amenities for the maintenance, waste and construction teams.	Asset Maintenance Parks & Conservation Management Waste Services
	Civic Centre , located on Dundobar Road has 3 buildings and is the main Administrative Centre for the City's operations. It also contains the City's Council Chambers.	Primary Stakeholder Civic Centre Internal Working Group (CCIWG). Refer <i>Improvement Action 5-22</i>
	Wangara Waste Recycling Centre , located on Motivation Drive contains a total of 6 buildings, used for a range of waste and recycling activities.	Waste Services
	Animal Care Facility at Ashby Operations Centre.	Community Safety and Emergency Management
	Bushfire Services Buildings at Ashby Operations Centre, Clarkson & Two Rocks	

Item	Notes
Expenditure Programs	Typically, costs incurred as part of the operational requirements of the City's buildings are an OPEX. Measured operational costs are insurance premiums and utility costs.
20 Yr Plan	Over the next 20yrs, (2024/25 through to 2043/44), a total of \$63M, is expected to be spent on building operations, \$18M in Insurance Premiums and \$45M in utility costs. The costs are expected to increase from \$1.9M/year in 2024/25 to \$4.6M/year in 2043/44. Refer Fig 5.6. The modelled costs are based on a 2.5% annual increase in Insurance Premiums and a 4.5% annual increase in utility costs as the City's building stock increases. As the City implements measures to reduce energy and water consumption at facilities and technologies improve, the actual future utility costs cannot be accurately quantified. The details of operational costs for building assets are given in Table F 1 in APPENDIX F

Figure 5-6: Modelled Future Operational Costs

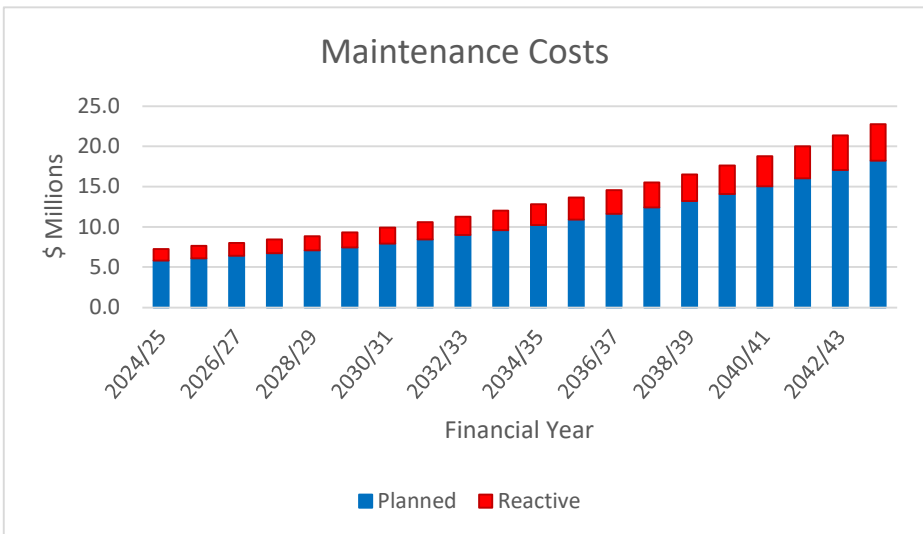


5.7.2 Stage 3b – Maintenance of City buildings

Maintenance is required on an ongoing basis between construction and disposal and is critical in ensuring the building assets remain safe, functioning and in good working order. It involves the continuous protective care of the fabric, content and setting of an asset.

Table 5-7: Maintenance of City buildings

Item	Notes
Stakeholders	<p>The Building Maintenance Service Unit is primarily responsible for maintaining the City Buildings and structures. Works are undertaken by the City's own direct labour/employees, supported by specialist Term Contractors and local tradespersons (Mechanical, Electrical, Plumbing services). Role of all Stakeholders is currently being documented and defined through the development of the Asset Responsibility and Asset Data Responsibility Matrices. <i>Refer Improvement Action 5-23</i></p>
Policies, Procedures, Processes	<p>The majority of the City owned buildings and structures is maintained directly by the City. Any leases/licences that were negotiated and approved pre the Leasing Policy with a term that extended beyond the commencement of the Leasing Policy Dec 2017 remain honoured until they expire. Following their expiry, any new lease would be subject to the framework of the Leasing Policy.</p> <p>Maintenance work is carried out in accordance with the Building Code of Australia and Australian Standards. Maintenance responsibilities are either Reactive Maintenance, Preventative Maintenance or Statutory (Compliance) Maintenance.</p> <p>Reactive Maintenance works are unplanned and need to be carried out at short notice, resulting in uncertainty in expected costs and resource needs. Reactive Maintenance Actions include:</p> <ul style="list-style-type: none"> • Repairing damage caused by users/vandalism/weather events such as broken windows, graffiti removal, leaking roofs, carpet cleaning, pest invasion. • Repairing unplanned breakdowns in fixed assets/equipment (HVAC, plumbing, lighting, carpentry) <p>Preventative Maintenance works are planned and carried out routinely. Having an effective Preventative Maintenance program provides certainty for ongoing and future resourcing and costs and reduces the level of unpredictable reactive maintenance required. These works extend the life of the asset by keeping it in good order and include:</p> <ul style="list-style-type: none"> • Cleaning Services including window washing and clearing gutters • Routine servicing of mechanical /HVAC equipment, sewer pumps, Gas HWS, Solar systems, Security & CCTV, pest control. • Large scale painting of building structures is a preventative maintenance item.

Item	Notes																																																																																
	<p>The level of reactive maintenance carried out by the City can be reduced by having an effective Preventative Maintenance program. <i>Refer Improvement Action 5-24</i></p> <p>Statutory (Compliance) Maintenance works are carried out routinely to ensure the City Buildings comply with Statutory Fire, Health and Safety Regulations.</p> <p>Contract Management System (CMS) contains the complete list of Asset Contracts and Contacts.</p> <p>Relevant Documents:</p> <p>17/397764* Leasing Policy – July 2022</p>																																																																																
Expenditure Programs	All costs incurred as part of the planned and reactive maintenance requirements of the City’s buildings are an OPEX.																																																																																
20 yr Plan	<p>Over the next 20yrs, (2024/25 through to 2043/44), a total of \$274M is expected to be spent on maintaining the City’s buildings, \$219M on Planned Maintenance, \$55M on Reactive Maintenance. The costs are expected to increase from \$7M/year in 2024/25 to \$23M/year in 2043/44. Refer Fig 5.7. The Planned Maintenance costs are modelled based on an average annual increase of 4.9% as the City’s building stock increases and can be reasonably accurately predicted. The Reactive Maintenance costs are also modelled based on a similar 4.9% annual increase, but the actual future reactive maintenance costs cannot be accurately quantified due to the nature of the works. As the City disposes of the older assets and replaces them with new buildings, reactive maintenance costs associated with repairing aging components should decrease. However, changing environmental and climate factors such as more frequent severe weather events may lead to an increase in reactive maintenance costs. The details of operational costs for building assets are given in Table F 2Table F 1 in APPENDIX F.</p> <p style="text-align: center;">Figure 5-7: Modelled Future Maintenance Costs</p> <div><table><caption>Estimated data for Figure 5-7: Modelled Future Maintenance Costs</caption><thead><tr><th>Financial Year</th><th>Planned (\$ Millions)</th><th>Reactive (\$ Millions)</th><th>Total (\$ Millions)</th></tr></thead><tbody><tr><td>2024/25</td><td>6.5</td><td>0.5</td><td>7.0</td></tr><tr><td>2025/26</td><td>6.8</td><td>0.5</td><td>7.3</td></tr><tr><td>2026/27</td><td>7.1</td><td>0.5</td><td>7.6</td></tr><tr><td>2027/28</td><td>7.4</td><td>0.5</td><td>7.9</td></tr><tr><td>2028/29</td><td>7.7</td><td>0.5</td><td>8.2</td></tr><tr><td>2029/30</td><td>8.0</td><td>0.5</td><td>8.5</td></tr><tr><td>2030/31</td><td>8.3</td><td>0.5</td><td>8.8</td></tr><tr><td>2031/32</td><td>8.6</td><td>0.5</td><td>9.1</td></tr><tr><td>2032/33</td><td>8.9</td><td>0.5</td><td>9.4</td></tr><tr><td>2033/34</td><td>9.2</td><td>0.5</td><td>9.7</td></tr><tr><td>2034/35</td><td>9.5</td><td>0.5</td><td>10.0</td></tr><tr><td>2035/36</td><td>9.8</td><td>0.5</td><td>10.3</td></tr><tr><td>2036/37</td><td>10.1</td><td>0.5</td><td>10.6</td></tr><tr><td>2037/38</td><td>10.4</td><td>0.5</td><td>10.9</td></tr><tr><td>2038/39</td><td>10.7</td><td>0.5</td><td>11.2</td></tr><tr><td>2039/40</td><td>11.0</td><td>0.5</td><td>11.5</td></tr><tr><td>2040/41</td><td>11.3</td><td>0.5</td><td>11.8</td></tr><tr><td>2041/42</td><td>11.6</td><td>0.5</td><td>12.1</td></tr><tr><td>2042/43</td><td>11.9</td><td>0.5</td><td>12.4</td></tr></tbody></table></div>	Financial Year	Planned (\$ Millions)	Reactive (\$ Millions)	Total (\$ Millions)	2024/25	6.5	0.5	7.0	2025/26	6.8	0.5	7.3	2026/27	7.1	0.5	7.6	2027/28	7.4	0.5	7.9	2028/29	7.7	0.5	8.2	2029/30	8.0	0.5	8.5	2030/31	8.3	0.5	8.8	2031/32	8.6	0.5	9.1	2032/33	8.9	0.5	9.4	2033/34	9.2	0.5	9.7	2034/35	9.5	0.5	10.0	2035/36	9.8	0.5	10.3	2036/37	10.1	0.5	10.6	2037/38	10.4	0.5	10.9	2038/39	10.7	0.5	11.2	2039/40	11.0	0.5	11.5	2040/41	11.3	0.5	11.8	2041/42	11.6	0.5	12.1	2042/43	11.9	0.5	12.4
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5.7.3 Maintenance Management Plan

A Maintenance Management Plan (MMP) is a critical document in the management of building assets which provides a structured approach in documenting and delivering Maintenance Processes and Procedures.

Table 5-8: Maintenance Planning

Item	Notes
Stakeholders	Building Maintenance (BM) are the primary stakeholder responsible for development of the MMP in conjunction with all other stakeholders identified in Section 5.3.1 & 5.3.2.
Policies, Procedures, Processes	<p>The City has many Maintenance procedures in place and at varying levels of maturity and detail but an overarching MMP does not currently exist. At the time of writing this BAMP the creation of a Building Maintenance Management Plan (BMMP) has been completed, the document is currently live and being developed and updated as changes occur or are identified. <i>Refer Improvement Action 5-24</i></p> <p>The MMP addresses key service delivery risks and can be used to help meet community expectations. It generally consists of following activities (IPWEA, 2020):</p> <ul style="list-style-type: none"> • Establishes operational objectives and intervention criteria • Details existing and required maintenance plans and procedures • Details Operational Process Plans • Includes plans for managing emergencies, crises and incidents • Details Operational structure and support requirements • Sets out operational and maintenance management improvements required <p>Identification and documentation of all current policies, procedures and processes is currently underway.</p> <p>The City's current work order and complaints recording system (Authority) provides limited information on maintenance work types, costs and identification of asset on which the maintenance is carried out. This is a key barrier for maintenance planning and for asset lifecycle costing. The City has acquired a dedicated asset management information system (Asstetic) to improve these records. The system is currently being used to capture maintenance work orders however it is in its infancy and reliable data is not readily available. <i>Refer Improvement Action 2-10</i></p> <p>Relevant Documents:</p> <p>23/233851* Building Maintenance Management Plan (BMMP)*</p>
Expenditure Programs	The development of the MMP will be an OPEX.

5.8 Stage 4 – Upgrade or Renew Building Assets

A building or building component must perform in a manner that supports the service being provided through the use of the asset. Even when a building or building component is effectively operated and maintained, there will come a time when the building asset does not perform as required.

The determination on whether to upgrade or replace/renew an asset relies on a combination of two primary considerations - whether the asset is:

“Fit for Purpose” or “Fit for Use”.

Much of the focus of asset management is on the physical condition of the building and building components i.e. is it “Fit for Use”. “Fitness for Purpose” is much more subjective and harder to quantify as it is based on the user’s and/or the City’s perception of how well the building meets the needs of users. However, it is an important consideration in long term strategic planning.

The Property Performance Assessment (PPA) matrix given in Figure 5-8 provides a “traffic light” visual overview of a buildings current performance by plotting the quantitative data (condition) and qualitative data (suitability) which can help to identify the Property Performance and level of intervention required. The Community Facilities Planning Framework has been developed but is not yet endorsed. It is expected that once implemented this Framework will lead to Community Infrastructure Plans (CIP), which can be reviewed over time.

Figure 5-8: Property Performance Assessment Matrix

FITNESS FOR PURPOSE Qualitative assessment – suitability	Good	1-3	7 Consider additional investment	3 Priority maintenance	1 Continued planned maintenance programme
		4-6	8 Consider additional investment or disposal	5 Consider change of use and/or additional investment	2 Review current usage
		7-10	9 Consider disposal	6 Consider change of use or disposal	4 Consider change of use
	Poor		10-7	6-4	3-1
FITNESS FOR USE Qualitative assessment - condition					
					Good

5.8.1 Stage 4a - Upgrade of Building Assets

An upgrade to a facility occurs when the function of the building or building component no longer suits the requirements of the users and it is unable to perform to the required level. i.e. it is no longer Fit for Purpose (amber cells on the PPA Matrix). An upgrade to an asset typically occurs before the physical end of life of the asset. Examples of upgrades could be:

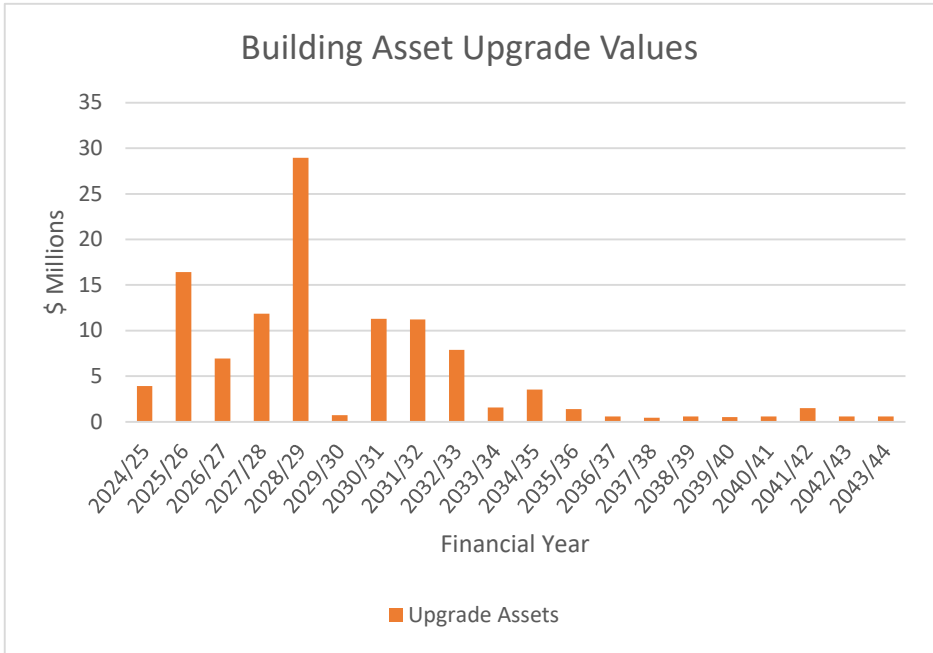
- The existing changerooms in a Sports Amenity Building/Clubrooms/Pavilion are not unisex in design but need to simultaneously cater for both male and female members due to increased female participation in sports. The changerooms get upgraded.
- A kitchen only has open shelving available for users to store their equipment and there are

insufficient power sockets to cater for their needs. It is still in good condition so would not be considered for renewal at this time. The kitchen cabinetry is upgraded to include lockable cupboards and the electrics are improved.

- A building is structurally sound and does not need renewing, it is an adequate size for the community demand but the layout of the rooms means the space is not efficiently used so a refurbishment is carried out to make the space more functional.

Table 5-9: Upgrading of City buildings

Item	Notes
Stakeholders	Primary stakeholders in the determination of whether a building is “Fit for Purpose” are the same as for the operation of the buildings as noted in Section 5-8. Role of all Stakeholders is currently being documented and defined through the development of the Asset Responsibility and Asset Data Responsibility Matrices. <i>Refer Improvement Action 5-25</i>
Policies, Procedures, Processes	<p>Upgrade projects to buildings are delivered under the Capital Works Program and each project must be individually mandated unless being delivered under a recurring program which is exempt from annual mandating.</p> <p>When determining whether an upgrade is required some key tasks include:</p> <ul style="list-style-type: none"> • Identifying whether a building is “Fit for Purpose” • Identifying customer needs through user feedback (CRM requests, customer surveys, community infrastructure plans, standards of provisions). • Consider alternative strategies such as relocating services/users to an alternative venue or master-planning a wider area • Reviewing the condition of the assets under consideration • Reviewing whether there are any non-compliances that need to be addressed. <p>The City, through Community Facilities Planning, are developing a “Community Facilities Planning Framework” which will include a suite of strategic facility planning documents, focusing on provision standards, community infrastructure plans, guidelines and specifications to inform the planning and design of its open space and community buildings. <i>Refer Improvement Action 4-3.</i></p> <p>Once it has been determined that an upgrade is required, the principles listed in section 5.6.3 (City Built Assets) are applied.</p>

Item	Notes																																										
Expenditure Programs	<p>Upgrade projects are a capital expenditure which utilise Municipal Funds. Some upgrade projects are delivered through recurring programs including:</p> <ul style="list-style-type: none"> • Recurring Program, Upgrade Community Buildings - Minor Works • Recurring Program, Upgrade Corporate Buildings - Minor Works • Recurring Program, Upgrade Disability Access to Buildings and Facilities • Recurring Program, Upgrade Disability Access to Car Parks • Recurring Program, Upgrade Kingsway Indoor Stadium - Minor Works • Recurring Program, Upgrade Wanneroo Aquamotion - Minor Works • Recurring Program, Upgrade Leased Building Assets – Minor Works <p>All other building upgrade projects (greater than Minor Works or for leased buildings) are delivered under individual project codes through the City's Capital Works Program.</p>																																										
20 Yr Plan	<p>Over the next 20yrs, (2024/25 through to 2043/44), a total of \$111M is expected to be spent on building upgrades, the majority (\$68M) being in the next 5 years. The next 5 years will see the delivery of the Girrawheen Hub redevelopment and Wanneroo Rec Centre Upgrades. From Year 2029 onwards it is intended that allocations in the LTFP will be increased gradually to facilitate upgrades of older buildings targeting improvement of accessibility, functionality, capacity and aesthetics.</p> <p>Refer <i>Improvement Action 2-6</i> and <i>Action 5-26</i>. The details of the future upgrade projects for building assets are given in Table F 1: New, Upgrade And Renewal Projects (<i>Figures reported in '000</i>)in APPENDIX F</p> <p style="text-align: center;">Figure 5-9: Future Upgrades to Buildings</p>  <table border="1"> <caption>Building Asset Upgrade Values (\$ Millions)</caption> <thead> <tr> <th>Financial Year</th> <th>Upgrade Assets (\$ Millions)</th> </tr> </thead> <tbody> <tr><td>2024/25</td><td>4</td></tr> <tr><td>2025/26</td><td>16</td></tr> <tr><td>2026/27</td><td>7</td></tr> <tr><td>2027/28</td><td>12</td></tr> <tr><td>2028/29</td><td>29</td></tr> <tr><td>2029/30</td><td>1</td></tr> <tr><td>2030/31</td><td>11</td></tr> <tr><td>2031/32</td><td>11</td></tr> <tr><td>2032/33</td><td>8</td></tr> <tr><td>2033/34</td><td>2</td></tr> <tr><td>2034/35</td><td>4</td></tr> <tr><td>2035/36</td><td>2</td></tr> <tr><td>2036/37</td><td>1</td></tr> <tr><td>2037/38</td><td>1</td></tr> <tr><td>2038/39</td><td>1</td></tr> <tr><td>2039/40</td><td>1</td></tr> <tr><td>2040/41</td><td>1</td></tr> <tr><td>2041/42</td><td>2</td></tr> <tr><td>2042/43</td><td>1</td></tr> <tr><td>2043/44</td><td>1</td></tr> </tbody> </table>	Financial Year	Upgrade Assets (\$ Millions)	2024/25	4	2025/26	16	2026/27	7	2027/28	12	2028/29	29	2029/30	1	2030/31	11	2031/32	11	2032/33	8	2033/34	2	2034/35	4	2035/36	2	2036/37	1	2037/38	1	2038/39	1	2039/40	1	2040/41	1	2041/42	2	2042/43	1	2043/44	1
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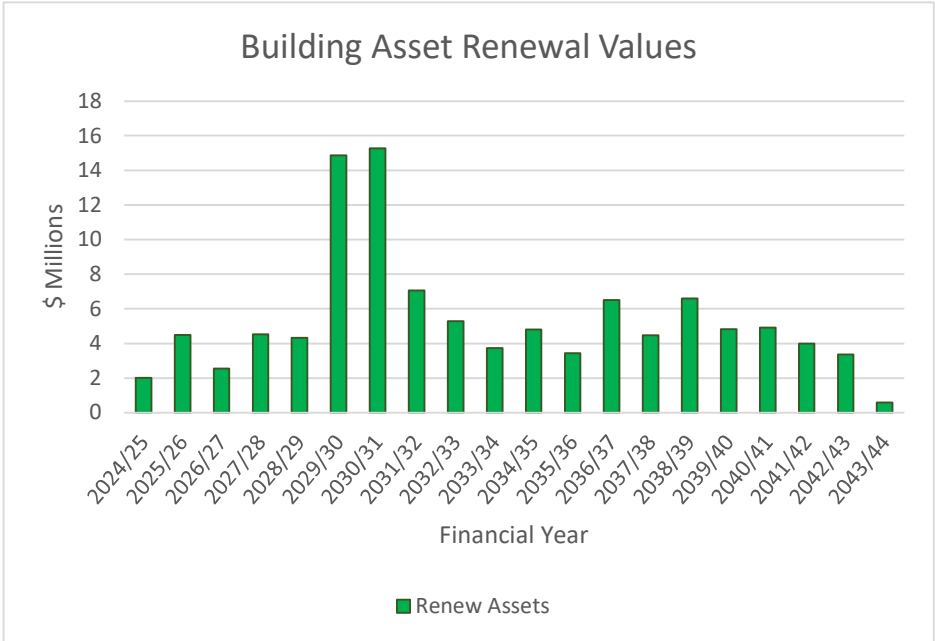
5.8.2 Stage 4b - Renewal of Building Assets

Renewal of an asset is considered if it is no longer “Fit for Use”. Renewal works involve the repair, restoration, reconstruction or replacement of an asset with the intention of enabling it to meet the current standards of service without providing for a planned increase in the operating capacity or design loading of the asset. Disposal of an existing asset may be part of the renewal process.

Table 5-10: Renewing City Buildings and Building Components

Item	Notes
Stakeholders	<p>The AP Service Unit is primarily responsible for determining the planned renewal requirements for building components by predictive renewal modelling.</p> <p>The Building Maintenance Service Unit is primarily responsible for addressing the reactive renewal requirements for building components resulting from unplanned failure of equipment or materials.</p> <p>Role of Stakeholders is currently being documented and defined through the development of the Asset Responsibility and Asset Data Responsibility Matrices. <i>Refer Improvement Action 5-28</i></p>
Policies, Procedures, Processes	<p>The general renewals strategy is to rehabilitate or replace assets when justified by assessing:</p> <p>Risk: The risk of failure and associated financial and social impact justifies action (e.g. impact and extent of resulting inability to be able to use the building or facility, probable extent of damage to business, any health risk arising from use of the property). An example would be if the main boiler at the Aquatic Facility were to fail, the financial and reputational impacts on the City of having the pool closed for a significant period of time would be substantial.</p> <p>Asset performance: Renewal of an asset when it fails to meet the required level of service. Indicators of non-performing assets include:</p> <ul style="list-style-type: none"> ○ the condition is at a level where no amount of repairs and maintenance will improve the position ○ it is unreliable or unsafe ○ it is not in compliance with the current Building Codes or Regulations <p>Economics: It is no longer economic to continue repairing the asset (i.e., the annual cost of repairs exceeds the annualised cost of renewal).</p> <p>Other factors such as Building Criticality should also be considered. <i>Refer Improvement Action 5-29.</i></p> <p>When an asset, whether a whole building, component or associated fixed asset is to be renewed, it is typically replaced with a “like for like” product, i.e. toilet block is replaced with a similar toilet block or carpet is replaced with new carpet. Improved or alternative products can be used if replacement with the same no longer meets current regulations or is uneconomical in comparison to more efficient alternatives. ie. An evaporative HVAC system may be replaced with an energy efficient split unit or ducted system or a toilet block is replaced with one which includes a Universal Access Toilet. Each renewal is considered on a case by case basis.</p>

Item	Notes
	<p>Building Renewals – From an Asset Management perspective renewal of entire buildings is not considered to occur. Should renewal of an entire building be required for any reason. It is expected that this would be addressed through the disposal of the existing deteriorated building asset and provision of a new building asset in its place. When determining whether the renewals is required, the Condition of the building structure (Fit for Use) is to be assessed in conjunction with the building function (Fit for Purpose). <i>Refer Improvement Action 4-2</i></p> <p>Building renewal projects are delivered under the Capital Works Program and each project must be individually mandated unless being delivered under a recurring program which is exempt from annual mandating.</p> <p>Building Component Renewals (eg HVAC, flooring) – Renewal of building components is an ongoing process, often occurring multiple times within the life of a building. When determining whether the renewal of a building component is required some key tasks include:</p> <ul style="list-style-type: none"> • Determining the estimated remaining life of assets utilising Predictive Renewal Modelling. Refer 5.8.3 • Verification of the condition of the asset through condition inspections to confirm the accuracy of the remaining life estimate • Development of a preliminary renewal estimate through industry enquiries. <p>Once it has been determined that a renewal is required, the principles listed in section 5.6.3 are applied. <i>Refer Improvement Action 5-30</i></p> <p>City's preferred practice is to re-rate assets every 3 years to ensure that those assets nearing the end of their life are not allowed to deteriorate beyond the intervention point at which relatively low-cost rehabilitation can be undertaken. With each subsequent survey, a better picture of asset conditions is developed.</p>
Expenditure Programs	<p>Renewal projects are a CAPEX which utilise Municipal and Reserve Funds.</p> <p>Some renewal projects are delivered through recurring programs which do not need to be mandated annually and utilize Reserve funding. Recurring programs include:</p> <ul style="list-style-type: none"> • Recurring Program, Renew Community Building Assets • Recurring Program, Renew Corporate Building Assets • Recurring Program, Renew Leased Building Assets • Recurring Program, Renew Kingsway Indoor Stadium Building Assets • Recurring Program, Renew Wanneroo Aquamotion Building Assets <p>All other renewal projects to existing building assets are delivered under individual project codes through the City's Capital Works Program.</p>
20 Yr Plan	<p>Over the next 20yrs, (2024/25 through to 2043/44), a total of \$108M is expected to be spent on building renewals. The entire of the planned expenditure is for Building Components only and there are currently no planned renewals for buildings. Refer Fig 5.10.</p>

Item	Notes																																										
	<p>Based on current available data, the LTFP planned renewals indicate that in 2030 and 2031, a significant increase is expected in the required funding for renewals compared to other years. It is recommended that a review of these assets is made to identify opportunities for delaying some renewals to future years to spread the required funding over a longer period. Refer <i>Improvement Action 5-31</i>. The details of the future renewals for building assets are given in Table F 1: New, Upgrade And Renewal Projects (Figures reported in '000)</p> <p>The predicted renewal amount is based on incomplete data and it should be noted that the confidence level in the supporting asset data is currently low, particularly with respect to detailed asset inventory of building components. It is anticipated that there will be increases in the renewal demand requirement for the City's Buildings as the Building Component data improves. Refer <i>Improvement Action 2-4</i>.</p> <p>The City's ongoing inspection and conditioning of its building assets is key to informing future renewals, collecting asset inventory data and predicting the age and condition profiles of the different components in the building asset portfolio. As the data is improved upon, the forecast renewals will be more accurate and closely reflect what is required on the ground and better inform the LTFP process.</p> <p style="text-align: center;">Figure 5-10 Future Renewals for Building Components</p> <div style="text-align: center;">  <p>Building Asset Renewal Values</p> <table border="1"> <thead> <tr> <th>Financial Year</th> <th>Renew Assets (\$ Millions)</th> </tr> </thead> <tbody> <tr><td>2024/25</td><td>2.0</td></tr> <tr><td>2025/26</td><td>4.5</td></tr> <tr><td>2026/27</td><td>2.5</td></tr> <tr><td>2027/28</td><td>4.5</td></tr> <tr><td>2028/29</td><td>4.5</td></tr> <tr><td>2029/30</td><td>15.0</td></tr> <tr><td>2030/31</td><td>15.5</td></tr> <tr><td>2031/32</td><td>7.0</td></tr> <tr><td>2032/33</td><td>5.5</td></tr> <tr><td>2033/34</td><td>4.0</td></tr> <tr><td>2034/35</td><td>4.8</td></tr> <tr><td>2035/36</td><td>3.5</td></tr> <tr><td>2036/37</td><td>6.5</td></tr> <tr><td>2037/38</td><td>4.5</td></tr> <tr><td>2038/39</td><td>6.5</td></tr> <tr><td>2039/40</td><td>4.8</td></tr> <tr><td>2040/41</td><td>4.8</td></tr> <tr><td>2041/42</td><td>4.0</td></tr> <tr><td>2042/43</td><td>3.5</td></tr> <tr><td>2043/44</td><td>0.5</td></tr> </tbody> </table> <p>■ Renew Assets</p> </div>	Financial Year	Renew Assets (\$ Millions)	2024/25	2.0	2025/26	4.5	2026/27	2.5	2027/28	4.5	2028/29	4.5	2029/30	15.0	2030/31	15.5	2031/32	7.0	2032/33	5.5	2033/34	4.0	2034/35	4.8	2035/36	3.5	2036/37	6.5	2037/38	4.5	2038/39	6.5	2039/40	4.8	2040/41	4.8	2041/42	4.0	2042/43	3.5	2043/44	0.5
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5.8.3 Predictive Renewal Modelling

Table 5-11: Predictive Renewal Modelling

Item	Notes
Stakeholders	<p>The Asset Planning service unit is primarily responsible for managing the predictive renewal modelling for building components.</p> <p>For buildings however, while AP can recommend through predictive modelling the expected timeline for the renewal of buildings, the determination on whether to renew, upgrade or dispose of buildings will be made by Community Facilities Planning and Property Services based on the assessment of the need for the building. <i>Refer Improvement Action 2-6, Action 4-3 and Action 5-35.</i></p>
Policies, Procedures, Processes	<p>The City currently uses a series of MS-Excel spreadsheet to calculate the predicted long term renewal requirements to inform the LTFP. All captured building components (HVAC, flooring/ceiling/wall finishes, fixtures and fitout, roof coverings) are included in the model. It is anticipated that with the implementation of the Assetic system the use of spreadsheets will no longer be required. The Assetic system will introduces the capability to adopt integrated renewal modelling software (Assetic Predictor) to improve on the renewal modelling in accordance with the improved asset data capture.</p> <p><i>Refer Improvement Action 2-10</i></p> <p>The predictive renewal modelling for asset renewals is influenced by the following factors:</p> <p>Expected Life Span of Buildings – The expected life span of buildings are as follows:</p> <ul style="list-style-type: none"> • 25 Years – Transportable Buildings • 30 Years – Small Metal sheds • 40 Years – Large Metal sheds • 50 Years – Brick Sheds and some poorly constructed buildings • 75-80 Years – Well constructed Brick or Concrete Buildings • 100+ Years – Historical Structures <p>Expected Life Span of Buildings Components – The expected life span of building components in non-coastal environments are as follows:</p> <ul style="list-style-type: none"> • 10 years – Paintwork, CCTV and Security Equipment, Fire Protection equipment, toilet accessories, selected small mechanical, electrical, HVAC equipment. • 15 years – majority of HVAC equipment and valves, Wearable floor finishes • 20-25 years – Sanitaryware and kitchenware fixtures, cabinetry & internal fitout (doors/cubicles), majority of mechanical and electrical equipment, selected HVAC equipment. • 40 years – Metal Roof Coverings, ceiling finishes, cabling, selected electrical equipment • 50 years – Structural elements, windows, sewer pump chambers

Item	Notes
	<p>Renewal Intervention Condition Ratings - The renewal intervention condition rating is the determined condition at which point renewal should be considered. The prescribed ratings are based on the '0-10' rating system. Intervention should occur when the Technical LOS for the asset can no longer be efficiently maintained - <i>Refer Improvement Action 5-32.</i></p> <p>The City aims to implement renewals when building assets approach condition 7/8. Renewals prioritise wet areas, such as bathrooms and kitchens.</p> <p>Condition of the asset - All City buildings and building components have a condition score based on a '0-10' rating.</p> <p>Usage - The deterioration of an asset's condition can be influenced by the level of use it gets. Building components such as HVAC or floor finishes located at heavily used facilities may require renewal sooner than at lesser used facilities. As climate changes occur, i.e. longer, hotter summers, the demands on the HVAC systems will increase, impacting the expected life span of the equipment.</p> <p>Location – Assets located within coastal zones will have reduced life expectancy due to the effects of salt and wind. <i>Refer Improvement Action 5-33.</i></p> <p>The City has 3 defined zones:</p> <ul style="list-style-type: none"> • Coastal 1: Coastal locations within three hundred (300) metres from the coastline • Coastal 2: Coastal locations within two (2) kilometres from the coastline • Non Coastal – all other locations <p>Industry Standards - The life expectancy of a building component can be influenced by the industry standards that were in place at the time of its manufacture. Factors such as material quality, available technology and equipment efficiencies <i>Refer Improvement Action 5-33.</i></p> <p>Maintenance Costs – When the cost of maintaining an asset reaches a level where it fails to provide the LOS expected renewal should be considered. <i>Refer Improvement Action 5-34.</i></p>
Expenditure Programs	Costs associated with the Conditioning of Assets is an OPEX.
20 Yr Plan	<p>Over the next 20yrs, (2024/25 through to 2043/44), a total of \$70.2M is predicted to be required for building renewals. The current renewal allocations in the LTFP (\$108M) are sufficient to meet the anticipated renewal demand as indicated by the predictive renewal modelling.</p> <p>The predicted building renewal modelling is based on the condition rating and Weighted Remaining Useful Life for components, provided by the valuations. These are used to determine the anticipated intervention year.</p> <p>The predictive model considers buildings to be comprise of the following components with varying anticipated life spans</p> <ul style="list-style-type: none"> • Fitout • Roof Structure/ Cladding • Services • Superstructure

Item	Notes
	<ul style="list-style-type: none"> Substructure <p>Figure 5-11: Predictive Renewal Modelling Demand Profile</p> <p>It is anticipated that with the adoption of the Assetic system, and implementation of the Assetic Predictor modelling software, the accuracy of renewal demand modeling will improve and allow predictive modelling to better inform the LTFP.</p>

5.9 Stage 5 - Disposal of Assets

Disposal is considered when a building reaches the point at which it has outlived its usefulness (either being not “fit for purpose” or not “fit for use”) and an alternative use/user cannot be identified or an upgrade is not feasible. Disposal of an asset relates to the complete removal of the asset from the City’s asset stock. This can occur by:

- The sale or donation of the building asset together with the associated land holding
- The demolition of the building asset and retention of the land for alternative development use.

Table 5-12: Disposing of City buildings

Item	Notes
Stakeholders	The Property Services and Community Facilities Planning Service Units are primarily responsible for identifying when and which buildings are to be disposed of either by sale or demolition. Role of stakeholders is currently being documented and defined through the development of the Asset Responsibility and Asset Data Responsibility Matrices. <i>Refer Improvement Action 5-36</i>
Policies, Procedures, Processes	<p>In determining if an asset is to be disposed of rather than upgraded or renewed, some key tasks include:</p> <ul style="list-style-type: none"> Identification of need for the asset in its current form and whether upgrading or renewing the asset will result in the needs of the customer being met Identification of costs associated with retention of asset (maintain, modify, upgrade, renew) or disposal of the asset (demolition, site remediation, revenue from sale) Identification of whether services can be provided at other venues (temporarily or permanently)

Item	Notes
	<ul style="list-style-type: none"> • Identification of the potential for sale/donation of the asset and the associated land holding • Consultation with community and stakeholders who hold an interest in the asset <p>Once it has been determined that an asset is to be disposed of, some key tasks include:</p> <ul style="list-style-type: none"> • Identifying the appropriate approvals process in accordance with the Local Government Act (for example, under section 3.58) • Facilitating the disposal of the asset through donation or sale or: • Preparation of a Project Mandate including identification of Scope, Environmental Planning Considerations, Community Consultation requirements, Budget and Schedule for demolition. • Registering the project within the EPM System • Preparing designs and costings. <i>Refer Improvement Action 5-9 and Improvement Action 5-10</i> • Procurement of demolition services <p>Upon disposal of the asset, some key tasks include:</p> <ul style="list-style-type: none"> • Completion of Asset Disposal Form (HPE 10/29953) upon disposal of an asset • Updating the asset register/database • Notifying the relevant operational stakeholders (Finance, Building Maintenance, Rangers) <p><i>Refer Improvement Action 5-37</i></p>
Expenditure Programs	<p>Costs associated with the disposal of Building Assets is an OPEX. With the current culture of reuse/recycle, contractors are providing competitive services resulting in the disposal costs associated with demolition of buildings being relatively low.</p>
20 Yr Plan	<p>The City does not currently have a formalised Disposal Plan. Some buildings will be disposed of as part of new building projects planned. These will be included in the future Disposal Plan. <i>Refer Improvement Action 2-6 and Action 5-35</i></p>

6 RISK MANAGEMENT

The City's Risk Management Policy provides details of the City's Risk Management Framework, procedures and processes for identifying, analysing, assessing and proactively managing risks.

6.1 Building Asset Criticality

Identification of critical assets is essential for risk minimization and budget optimization and is used as a tool to prioritise the assets' operational, maintenance & renewal management activities. The asset criticality does not provide an indication of the likelihood of failure. Critical buildings or building components are those which have a high consequence of failure, ie. the consequence to the community in the event that the asset is not available for use.

6.1.1 Building Criticality

A Building Criticality Ranking Score is calculated using the matrix shown in *Table 6-1* which has been adapted from IPWEA Practice Note 3. *Refer Improvement Action 6-1 and Action 6-2.*

This provides an indication of the importance of the building. A score out of total of 100, has been assigned to all the City's building and building structure assets. Table A 1 in **APPENDIX A** shows each building score. For the purpose of this BAMP, all buildings that have a score between 70 and 100 are considered as critical buildings as shown [in](#)

Table 6-2. Refer Improvement Action 6-3.

Table 6-1: Criticality Ranking Matrix

	ISSUE	Potential Impact of failure on Community, Property, Services (C/P/S)	Location	Type of Facilities	Number of Customers Served Annually	Cost of Replacement
Criticality Grade	Weight	30	10	20	25	15
1	1	No risk to C/P/S	Rural areas	No Access Building	Less than 10	Less than \$100,000
2	3	Public health risk minimal. Isolated impact to C/P/S	Low use parks, open spaces	Ablutions, sheds, binstores	Less than 1000	\$100,000-\$1,000,000
3	5	Public health risks possible, minor impact to C/P/S	High use Parks, near residential Areas	Low use Bldgs	2000-3000	\$1,000,000-2,000,000
4	7	Public health risks likely, moderate impact to C/P/S	Community Centres	Moderate use Bldgs	3000-5000	\$2,000,000-\$5,000,000
5	10	Public health risks widespread, serious impact to C/P/S	CBD/ Civic Centres	High use Bldgs	Greater than 5,000	Greater than \$5,000,000

Table 6-2: City's Top Critical Facilities

Bldg No	Bldg Name	Impact of failure on Community /Services	Location	Type of Facilities	Number of Customers Served	Cost of Failure	Criticality Ranking Score
1074	Aquamotion	10	10	10	10	10	100
1305	Clarkson Library	10	10	10	10	10	100
1311 & 1390	Civic Centre & Civic Centre Extension	10	10	10	10	10	100
1330	Wanneroo Library And Cultural Centre	10	10	10	10	10	100
1319	Kingsway Indoor Sports Stadium	10	7	10	10	10	97
1052	Wanneroo Community Centre	7	7	7	7	10	74.5
1100	Two Rocks Recreation Centre (Phil Renkin Centre)	7	7	7	7	10	74.5
1101	Hainsworth Recreation Centre	7	7	7	7	10	74.5
1050	Girrawheen Library	7	7	7	7	7	70
1061	Girrawheen Hub	7	7	7	7	7	70
1063 & 1064	Gumblossom Community Centre & Hall	7	7	7	7	7	70
1071	Alexander Heights Community Centre	7	7	7	7	7	70
1376	Koondoola Community Centre	7	7	7	7	7	70

Critical Buildings identified and to be considered in future revisions of the BAMP include the following.

- 1401 - Doorkak Kapap Library and Youth Innovation Hub
- 1410 - Alkimos Aquatic Recreation Centre (AARC)
- Girrawheen Hub Redevelopment

6.1.2 Building Component Criticality

A Component Criticality Ranking Score, being for assets of lower value and utilised differently, would be calculated based on different parameters and values.

A Component Criticality Grading Scale Specification has been developed. This document is being developed in consultation with Asset Planning and Community Facilities Operations. The intention of this Grading Scale is to assist with prioritisation of works in accordance with the respective criticality of components, as defined by Community Facilities Operations, Asset Planning and Building Maintenance. *Refer Improvement Action 6-4.*

Refer to 24/119056 for the Building Component Criticality Grading Scale Specification – Draft

6.2 Risk Assessments

By identifying critical assets and critical failure modes, the plans for inspection activities, maintenance schedules and capital expenditure can be targeted to be delivered at the appropriate time. It is not possible for the City to address all defects and eliminate all risks however they are being minimised by undertaking inspections to identify risks. Operations and maintenances activities may be targeted to mitigate critical assets failure and maintain service levels. These activities may include increased inspection frequency, higher maintenance intervention levels, etc.

The City's Risk Assessment Criteria Matrix (HPE 19/216037) has been applied to the Credible risks listed below. These have been considered for the Critical building assets only (Criticality Ranking Score of 70/100 or above). The risk assessment process considers the likelihood of the risk event occurring and the consequences should the event occur and formulates a Risk Rating for each Credible risk.

1. Adverse weather or natural events (cyclone, flooding, earthquake)
2. Intentional damage (vandalism, security breach)
3. Non-compliance of critical infrastructure (eg fire safety/detection or electrical equipment)
4. Non-compliance of associated or historical infrastructure (eg. accessibility, asbestos, land contamination)
5. Inadequate maintenance or inspections resulting in structural failure or injury
6. Non-implementation of economic and environmental opportunities such as energy reduction, water efficiency, alternative materials, technological advances.
7. Impacts of Climate Change and rising sea levels
8. Impacts of changes in global/national security

Refer to Table D 1 in **APPENDIX D** for the Risk Ratings for each of the above credible risks associated with the City's most critical assets.

No critical risks (Extreme or High risks) requiring prioritised corrective action have been identified at this stage. Other risks identified in this plan include those assessed as 'Moderate' - items requiring moderate corrective action and 'Low' – items requiring performance monitoring or corrective actions with a low priority rating subject to available resources.

6.3 Inspections

The only practicable means of identifying risk is by implementing an inspection regime of the various buildings and facilities. This process should enable significant risks to be identified and remedied in advance of possible injury, damage or inconvenience to the public.

Inspections of building assets are carried out by multiple Service Units and for multiple purposes. All inspections should be used as an opportunity to identify maintenance deficiencies which if untreated are likely to adversely affect their functionality and short term serviceability. *Refer Improvement Action 6-5*

Table 6-3: Inspection Requirements

Inspection	Purpose	Detail	Frequency	Managed by Service Unit
Asset Capture	To capture type, location, amount of assets	Capture fixed assets	5 yearly	Asset Planning
		Capture non-fixed Assets	To be determined	Facilities Operations
Condition Rating	To inspect the condition of the asset and ascertain the expected useful remaining life before renewal is required	Overall condition of Building	3-5 yr as part of Valuation Cycle	Asset Planning
		General condition of Building Components	Poor = 1 yr Moderate = 2 yrs Good = 3 yrs Very Good = 4yrs	
		Confirmation of predicted renewal year	2 years prior to anticipated renewal year	
Statutory Compliance	To ensure the assets are in compliance with current legislation regulations	Liquor Licensing	Annually	Health Services
		Health Regulations	Annually	
		DDA - Disability Discrimination Act	Once	Asset Planning
		BCA - Building Codes Australia	Once	
		Fire Safety	Monthly	Building Maintenance
		Asbestos materials	Annually	
		Water Supply – Backflow devices	Once	
		Electrical - RCD's	Annually	
		Height safety equipment	Annually	
		Grease traps	Annually	
Structural	To ensure the asset is structurally sound and identify any defects	Cyclic inspections of Building structure	5 years	Asset Planning
		Reactive inspections of building structure	As required	Building Maintenance

Inspection	Purpose	Detail	Frequency	Managed by Service Unit
Servicing	Maintain equipment to improve efficiencies and reduce reactive maintenance requirements	Heating, Ventilation & Air-conditioning (HVAC),	Quarterly	Building Maintenance
		Gas HWS	Quarterly	
		Solar systems	Annually	
		Security & CCTV	Annually	
		Sewer pumps	Annually	
Conditions of Contract	Review if conditions of lease agreements are being met	General condition, use and maintenance of building	In accordance with the Leasing Policy Leased buildings – Annually Land Leases – 3 yearly	Property Services
Valuations	To confirm replacement value and fair value of building assets	Overall Building Structure, Roof covering, Fitout & Mechanical equipment	Full Valuation – 3 yearly Desktop Valuation - Annually	Asset Planning
Reactive Maintenance	To verify faults notified by users/ community prior to placing work order for rectification	Inspect item noted	As required	Building Maintenance
Security	To respond to security breaches/ alarm activations	Inspect building	As required	Rangers

7 FINANCIAL SUMMARY

This section contains the current financial requirements resulting from all the information presented in previous sections. The financial projections will be updated as further information becomes available.

7.1 Valuations of City's buildings

The valuation of the City's buildings has several functions:

- It provides a "Fair Value" financial value of the assets based on either market value or where no market value exists these will be based on the state/condition of the building (Depreciated Replacement Cost).
- It provides a Replacement with New Value (RWNV) for the building which represents the cost of its replacement.
- It provides the Estimated Economic Working Life (EEWL) and Estimated Remaining Life Years (ERLY) of the building asset (using Level 3 inputs only).
- It provides an Asset Condition Assessment Rating (ACAR), on a '0 to 10' scale calculated from the EEWL & ERLY assessment of the building.

Valuations, based on physical site inspections, are completed on a 3 year cycle for Insurance and Financial Reporting Purposes in accordance with Australian Accounting Standards Board (AASB) 116 Property Plant and Equipment and AASB 13 Fair Value Measurement. In intervening years, desktop valuations are prepared based on the previous site inspections. These works are carried out by professional valuers on behalf of the City.

7.2 Fair Value

The "Fair Value" (FV) of the City's building stock, also described as the "Depreciated Replacement Cost", is based on the age of the building asset using straight line depreciation methods. The latest buildings valuations undertaken by an external consultant valuer have all been based on "Depreciated Replacement Cost" and not on market rates. Refer Table 7-1 for the summary FV of the City's buildings and Table A 1 in **APPENDIX A** for the individual values.

7.3 Replacement With New Value

"Replacement with New Value" (RWNV), is defined as "the cost of purchasing a similar asset in a condition equal to but not better, nor more extensive, than its condition when new, having the nearest equivalent utility as the subject". RWNV is based on an initial inspection of the subject assets and applying an estimate based on current building cost guides and an estimate based on elemental costs.

RWNV includes the following:

- Estimated professional fee cost
- Estimated demolition and debris removal cost (excluding hazardous materials)
- Estimated allowances for cost escalation during the lead-time of planning, calling tenders, construction and fit out cost
- Special factors such air conditioning (heating & cooling equipment), fire systems (fire detection equipment including sprinklers & associated pumps), mechanical services

includes lifts, escalators etc., fixed full height internal office partitioning, carpet & tiling

RWNV excludes the following:

- Artefacts, memorials & fine art assets, plant & equipment (contents) assets, infrastructure assets, tenants fit out, computer software
- Disposal of hazardous material
- Vested/Crown land (other than land referred to in sec 16 a(ii) of Local Government Financial Management Regulations 1996)
- 10% Goods & Services Tax (GST)

The valuations have applied the Sales Comparison Approach to market type properties and the Cost Approach to non-market-type properties, or where applicable a combination of both. Depreciated Replacement Costs are calculated using straight line depreciation methods.

Table 7-1: Summary of Values

Building Category	Sum of RWNV (\$)	Sum of Fair Value (\$)	Sum of Annual Depreciation Value (\$)
Community Use	235,564,200	171,776,267	3,570,939
Corporate Use	67,779,000	55,624,645	967,764
Operational Use	19,812,470	13,666,499	262,004
Public Ablutions	5,868,400	4,387,796	68,694
Grand Total	329,024,070	245,455,207	4,869,401

7.4 Financial Sustainability and Projections

There are two key indicators of sustainable service delivery that are considered in AM. The two indicators are the:

$$\text{Asset Renewal Funding Ratio (ARFR)} = \frac{\text{proposed renewal budget for the next 10 years}}{\text{proposed renewal demand for the next 10 years}}$$

$$\text{Lifecycle Funding Ratio (LFR)} = \frac{\text{proposed lifecycle budget for the next 10 years}}{\text{proposed lifecycle demand for the next 10 years}}$$

The ARFR is an important indicator and illustrates how the City will be performing over the next 10 years in terms of funding its renewals demand. An ARFR of 100% would mean that the City intends to fully fund its asset renewal demand over the next 10 years.

Calculation on the ARFR for buildings and its components is fairly inaccurate without breaking down the components to smaller component. At this stage buildings are broken down to 5 sub-

components i.e. sub-structure, super structure, roof, services and fitout with an estimated value divided up to each part. The condition of each is averaged from the overall building condition. The long term renewal demand is then projected from this data. The resultant projections will be sporadic and inconsistent timeframes spread across the 20 year period. The proposed renewal budget would be uniform allocation meet the average demand.

At this stage, based on the current state of assets and professional judgement, the current budget allocations are adequate to meet the forecast renewal demand. The building stock will need to be broken down to more detailed sub-component level and modelled accordingly to enable more accurate estimates of the ARFR

The LFR measure is a similar measure to the ARFR except that the LFR includes all lifecycle costs, inclusive of asset renewal requirement, operations and maintenance costs over a 10-year period. This provides input into 10 year financial and funding plans aimed at providing the required services in a sustainable manner.

The City currently does not have an accurate way of forecasting it's long-term operating and maintenance budgeting requirement. As part of the LTFP process a percentage allowance for inflation and growth is added to the current financial year operating and maintenance budget. At financial year end, the total actual expenditure is measured against budget to determine the adequacy of budget allowances. Therefore, at this stage the LFR is not able to be calculated.

The financial projections will be improved as further information becomes available. A recent audit report identified improvements required in the City's calculations of the performance ratios. A joint Finance and Asset Management review is to be carried out to improve the processes associated with calculating the ratios - Improvement Ref 24.

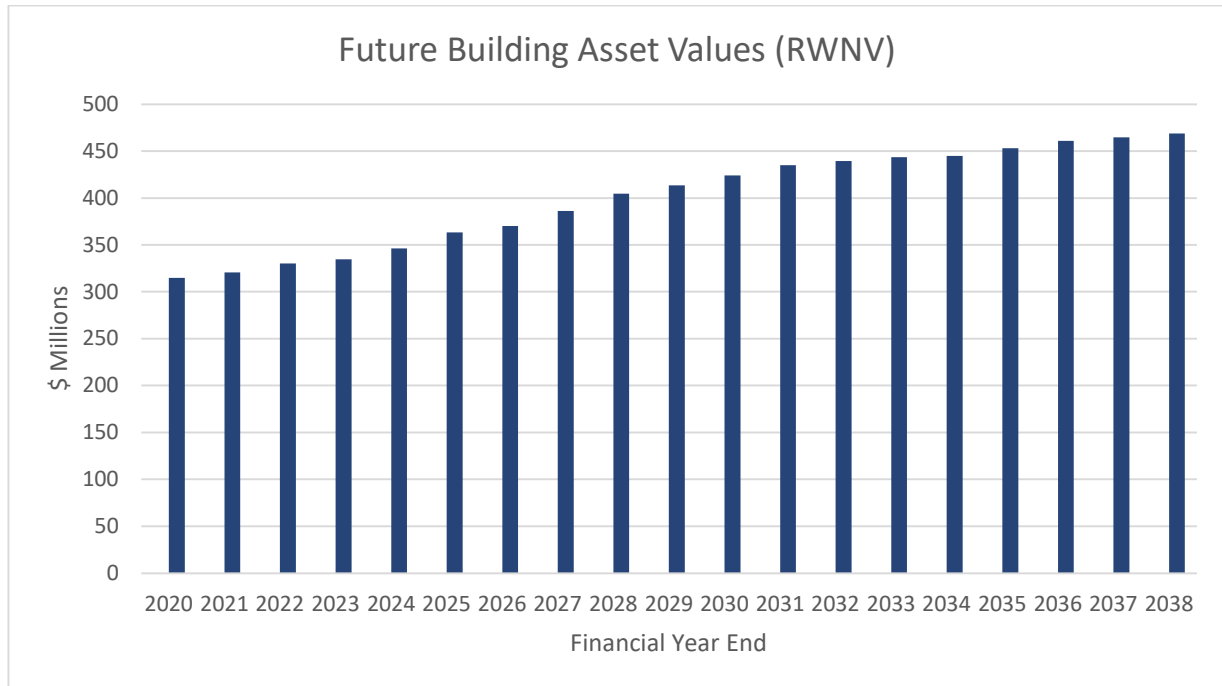
As the collection of data and accuracy of the measured parameters improves, the modelling of the Key Performance Indicators over the next 20 years will be carried out and will be included in a future review of the BAMP. *Refer Improvement Action 8-1.*

7.5 Planned Funding Levels

7.5.1 Future Asset Values

Population growth should be reflected by the creation of new building assets in some measure. Over the next 20 years, subject to the required level of funding being available, building assets RWNV is forecast to increase by \$154M from \$315M to \$469M as additional assets are added to the building stock and older stock is disposed of.

Figure 7-1: Planned Future Building Asset Growth



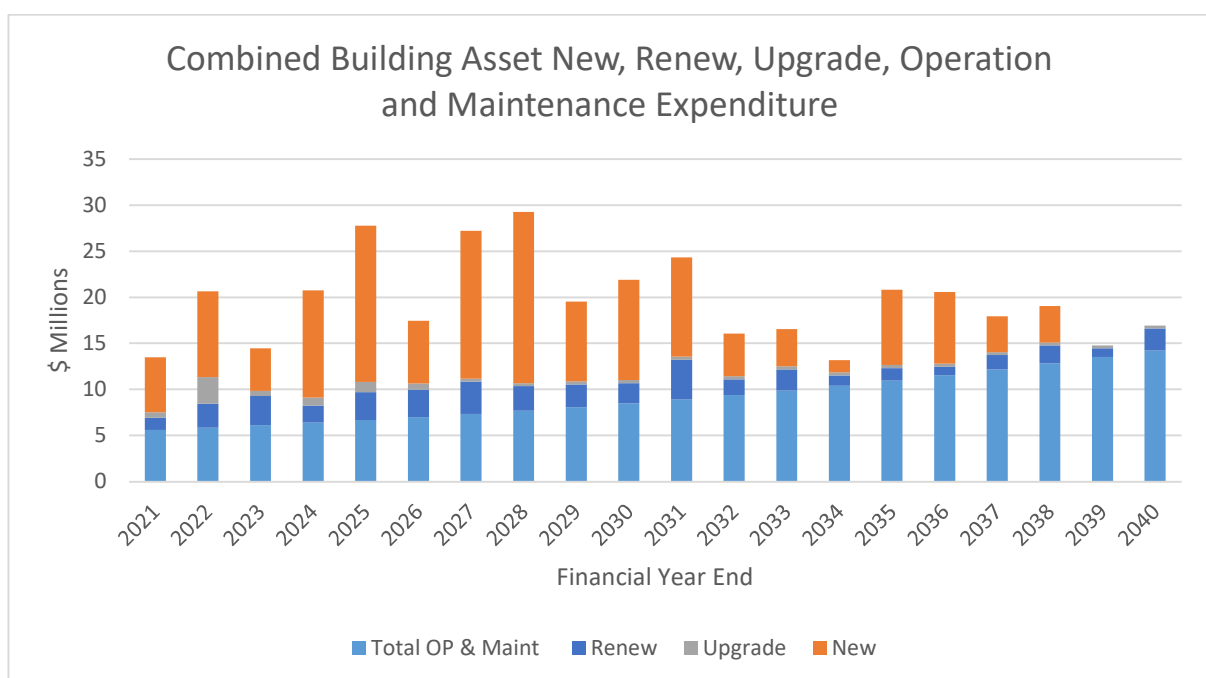
7.5.2 Future Expenditure

The next 20 year financial expenditure projections for building assets are forecast to be \$392M which is made up of:

- \$44M for Capital Renewals,
- \$165M for Capital New and Upgrades
- \$183M for Operations and Maintenance

This is as shown in Figure 7.2 and explained in Section 5 – Lifecycle Management.

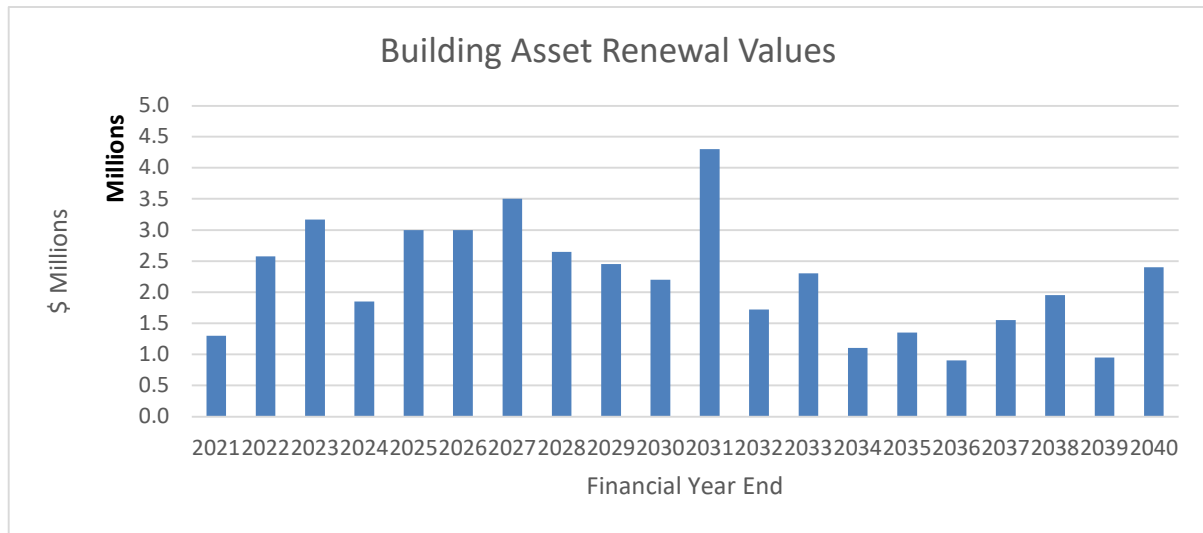
Figure 7-2: 20 Year Planned Expenditure for Building Assets



7.5.3 Funding Gap Analysis

The 20 year budget allocation in the approved LTFP for 2020/21 – 2039/40 matches the predicted renewal requirements for renewal of building components, providing an ongoing ARFR ratio of 1.0 and no funding gap. However, the predictions are based on incomplete data and a data confidence rated at level C (Uncertain). As the collection of data improves, the accuracy of the predicted expenditure requirements will improve.

Figure 7-3: Current Capital Renewal Expenditure and 20 year Projected Performance



The City will closely monitor the impact of future demands every year to ensure that appropriate renewal funding strategies are put in place to meet the growing predicted renewal demand and ensure that the magnitude of any funding shortfall is kept at manageable levels.

Ensuring sufficient future funding is available for long term building renewal and upgrade needs can be achieved by allocating funding annually to a building reserve.

7.5.4 Funding Sources

Current funding sources available for building assets include:

- The City's rates,
- Depreciation (collected through rates),
- Grants – CSRFF – Dept Local Government & Cultural Industries Community Sports and Recreation Fund
- Developer Contributions - through Town Planning Schemes and District Structure Plans,
- Loans, and;
- Reserves.

8 IMPROVEMENTS, MONITORING AND REVIEW

8.1 Performance Monitoring

The effectiveness of the AMP can be measured in the following ways:

- The degree to which the identified cash flow predictions are incorporated into the LTFP and Strategic Community Plan (SCP).
- The degree to which the 1 to 5 year detailed works programs, budgets, business plans and organisational structures take into account the overall works program trends provided within this plan.
- Delivery of better services as a result of improved efficiencies in the management of assets.
- Reporting results against the Department of Local Government's Integrated Planning Framework and using this information to better inform decision making.
- The degree to which the Level of Confidence in the building data improves
- Achieving the intended outcomes of the improvement plan.

8.2 Improvement Plan

The asset management improvement plan generated from this AMP is shown in Table 8-2.

8.3 Review Procedures

This plan has a life of four years whereby a comprehensive review will be undertaken following this period and will be endorsed by the Asset Management Steering Group.

It is intended that this AMP is a live document which is relevant and integral to the daily asset management activities at the City. To ensure the plan remains useful and relevant, the following process of monitoring and review activities will be undertaken subject to availability of resources:

- Review the plan annually to reflect changes to work programs, outcomes of service level reviews and incorporate new knowledge resulting from the AM improvement program;
- Benchmarking with comparable LGAs – maintain performance of Asset Management practices in comparison to other Local Governments.

Until such time a full review of this Plan is undertaken, the core data included in this plan is located in HPE 21/40635* and will be updated as new versions annually to inform the LTFP.

8.4 Data Systems and Data Confidence

The expenditure and valuation projections in this AMP are based on most recent available data. Currency and accuracy of data is critical to effective asset and financial management planning. Limitations on data quality and current analysis tools, applied over the diversity of assets, have constrained the BAMP outcomes.

The data for Buildings is grouped into two separate data sets and their overall confidence levels are:

- For Building/Building Structure Assets, the overall confidence level is **“B”** (Reliable)
- For Associated Fixed Assets, the overall confidence level is **“C”** (Uncertain)

For the complete list of data types within each of the data sets and their corresponding qualitative confidence and reliability rating, refer to APPENDIX G.

There are several data types that have a poor rating and have been identified for improvement, which will significantly improve the future ongoing planning and management of building assets. These are:

- Asset inventory accuracy and completeness (materials, number, area). *Refer Improvement Action 2-4.*
- Projected Upgrade/New/Renewal expenditures - *Refer Improvement Action 2-6.*
- Timing of asset renewals, upgrades and disposal plan - *Refer Improvement Action 2-6. and Action 5-35*
- Regular conditioning of asset components - *Refer Improvement Action 2-7.*

The City is currently implementing an Enterprise Software Renewal Program (ESRP) that will include the acquisition of an Asset Management Information System (AMIS), ASSETIC.

Refer Improvement Action 2-10. The City's assets data inventory is currently in the process of being migrated to Assetic and will be linked to the Finance Management Information System expenditure data and continue to be linked spatially in a GIS system.

Until the successful migration of the City's building data into the Assetic has been complete, the building asset data will continue to be captured and recorded in MS-Excel spreadsheets, with the physical building location geographically mapped using MapInfo GIS. Basic information on buildings is visible via the City's Intramap GIS software.

Table 8-1: Schedule of Actions to Improve Building Asset Data

Item	Comments and Improvements
Stakeholders	Asset Planning (AP) is primarily responsible for collection of building data. Role of all Stakeholders is currently being documented and defined through the development of the Asset Responsibility and Asset Data Responsibility Matrices. <i>Refer Improvement Action 2-8.</i>
Policies, Procedures, Processes	<p>The complete process for the capture of building assets to be documented as a flow chart including detailed processes and procedures. <i>Refer Improvement Action 2-9.</i></p> <p>The City is currently implementing an Enterprise Software Renewal Program (ESRP) that will include the acquisition of an Asset Management Information System (AMIS) Improvement ref 1. It is intended that the City's assets data inventory will be migrated to the AMIS and will be linked to the Finance Management Information System expenditure data and continue to be linked spatially in a GIS system. This will improve the efficiency of the processes by which data is collected, the maturity of the information and simplify the format of the data available. <i>Refer Improvement Action 2-10.</i></p> <p>Some key tasks in accurately capturing building data include:</p> <ul style="list-style-type: none"> • Maintaining a register of all existing and new buildings within the Asset Portfolio • Maintaining a register of all building Components, Sub-Components and Elements. <i>Refer Improvement Action 2-4.</i> • Inspecting and verifying all existing building assets • Obtaining accurate as-constructed drawings and documentation in B-Spec format to be included as part of the City or developer construction of assets • Obtaining notifications and accurate records of reactive maintenance, renewals and asset disposals. <i>Refer Improvement Action 2-11.</i> <p>Where 'Land Only' leased sites contain structures and buildings owned and erected by the Tenant, these are to be registered on the City's Building Asset Database with the Attribute "Not a City Asset". Non-City assets must NOT be registered in the City's Finance system. Any buildings built on City's managed land must obtain all relevant statutory building approvals prior to construction.</p>
Expenditure Programs	Collection of asset data for existing building assets is an Operational Expense (OPEX). As of 2024/25, collection of asset data for NEW assets will be included as a Capital Expense (CAPEX) within the projects costs.

Table 8-2: Improvement Plan

AP – Asset Planning, BM – Building Maintenance, LD – Land Development, ICW – Infrastructure Capital Works, CIS - Customer & Information Services, PS – Property Services, CFO – Community Facilities Operations, CFP – Community Facilities Planning, LS – Library Services, SLUPE – Strategic Land Use, Planning & Environment, PM – Place Management

Action No	Task	Responsibility	Resources Required	Proposed Completion date	Progress Comment
Action 2-1	Determine the role of Modular buildings for new facilities, taking into consideration lifecycle costing, service provision and opportunities for re-use at different locations.	CFP with ICW and AP	Consultant and internal	2022/23	This is on-going and considered where practical. This action is complete – refer to 24/362946
Action 2-2	Review all naming conventions for City's HVAC, Mechanical and Electrical equipment	AP	Consultant	2021/22	Ongoing To be complete as part of Business as usual
Action 2-3	Clarify limits of extents of asset capture associated with the building assets at each facility (inclusion of external landscaping, paving, car parking)	AP	Internal	June 2026	Business rules identified in principle. To be documented and applied to all buildings in QGIS. Due to resourcing challenges, this completion timeframe is being extended to June 2026 as per the AM Implementation Plan 4.1C
Action 2-4	Continue to improve on capturing existing building assets and expand the Asset Database with emphasis on preparing data on "Children", specific building components and associated fixed assets in the B-Spec Format to improve data confidence.	AP	Internal & Consultant	2020/21 - 2025/26	Data collection templates being developed to align with integration with Assetic Due to resourcing challenges, this completion timeframe is being extended to June 2025 as per the AM Implementation Plan 4.1C

Action No	Task	Responsibility	Resources Required	Proposed Completion date	Progress Comment
Action 2-5	Project costs listed in LTFP to be segregated into Asset Class for improved financial reporting.	CFP with Finance & ICW	Internal & Consultant	June 2026	In progress. Due to resourcing challenges, this completion timeframe is being extended to June 2026 as per the AM Implementation Plan 4.1C
Action 2-6	Collate new, renew, upgrade, dispose information from different sources (data sheets, renewals plans, accessibility database, masterplans etc) for each building and include within the facility management plans, BAMP or AMIS as appropriate.	AP with CFP, PS & PM	Internal	June 2026	Data collection ongoing. Data capture and integration with Assetic extended to March of 2025. Due to resourcing challenges, this completion timeframe is being extended to June 2026 as per the AM Implementation Plan 4.1C
Action 2-7	Investigate the opportunity for including the expected remaining life and 0-10 conditioning of specific equipment (ie HVAC, Boilers, major fire & electrical equipment) as part of future building maintenance contracts to increase the frequency of asset conditioning.	BM with AP	Internal	June 2026	Technical Officers and Supervisors BM are aware to consult with AP for clarity when contract specification review is being undertaken as part of RFT or RFQ activities. Due to resourcing challenges, this completion timeframe is being extended to June 2026 as per the AM Implementation Plan 4.1C
Action 2-8	Develop a Stakeholder Engagement & Communication Matrix for Asset Capture	AP	Internal	2021/22	Engagement with multiple SUs has begun and documentation of processes is underway.
Action 2-9	Document the "Asset Capture" process as a flow chart together with all undocumented processes	AP	Internal	2021/22	Engagement with multiple SUs has begun and documentation of processes is underway

Action No	Task	Responsibility	Resources Required	Proposed Completion date	Progress Comment
Action 2-10	Acquisition of an AMIS to enable asset data to be stored in one corporate system with integration to other corporate systems, in particular the corporate Finance System. This will enable the accurate capture of expenditures against building assets including maintenance costs. With more accurate and easily accessible data, the City is able to better analyse performance and predict the funding needs for this class of asset.	CIS & Assets including AP	Internal	2025/26	Building inventory is registered in Assetic with the Component Data due for upload in June 2025 .
Action 2-11	Develop procedures, by agreement with all relevant stakeholders for recording all changes to assets implemented by different Service Units.	AP	Internal	2021/22	Stakeholders' responsibility currently being documented and defined through the development of the Asset Responsibility and Asset Data Responsibility Matrices
Action 4-1	Improve or introduce appropriate targets for Community and Technical Service Levels including benchmarking against other LGA's and industry standards together with methods for measuring these.	AP with CFP & CFO	Internal	2024/25	Behind schedule - No progress update Due to resourcing challenges, this completion timeframe is being extended to June 2026 as per the AM Implementation Plan 4.1C
Action 4-2	Develop an appropriate measure for ranking the Fitness for Purpose (Function) of buildings to be used in conjunction with the Fitness for Use rating in determining the most effective outcome for the facility. Measures considered to include customer/user surveys and feedback from CRMs, Maintenance records, Property Quality Standard Statements relating to quality,	CFP with AP	Internal	2024/25	Community Facilities Planning Framework has been developed, and its implementation will lead to CIPs, which can be reviewed over time

Action No	Task	Responsibility	Resources Required	Proposed Completion date	Progress Comment
	quantity, reliability, responsiveness, environmental acceptability and cost and benchmarking against the proposed Community Infrastructure Plans.				
Action 4-3	Development of the Community Facilities Provision Framework: Open Space and Community Buildings focusing on policies, strategies, design guidelines and specifications to inform the planning and design of its open space and community buildings.	CFP	Internal & Consultant	June 25	The draft Framework has been completed and is anticipated to be presented to Council for endorsement by June 2025.
Action 4-4	Introduce a Building Availability Rating Scale and Building Functional Utilisation Rating Scale for buildings as part of the Criticality Ranking Matrix. These scales can be used to set targets, measure utilization rates and assess Fitness for Purpose.	AP with CFO	Internal	June 2026	21/439926 to be reviewed and updated and subject to be reintroduced at AMG meeting June 2024 Due to resourcing challenges, this completion timeframe is being extended to June 2026 as per the AM Implementation Plan 4.1C
Action 4-5	Investigate cost/benefit implications of raising % buildings currently at Grade 0-6 from 72% to 95% and the Average Condition Rating of all buildings from 5 to 4.	AP with BM	Internal	June 2026	AMIS Predictor to be utilised for this when ready. Note: building condition ratings to be remain at 0-10 which can be aligned with the 0-6 scale in Assetic Due to resourcing challenges, this completion timeframe is being extended to June 2026 as per the AM Implementation Plan 4.1C

Action No	Task	Responsibility	Resources Required	Proposed Completion date	Progress Comment
Action 4-6	Investigate reasons for decrease in Cost Effectiveness of Annual Maintenance per Sqm of building between 2010 and 2020.	AP	Consultant	June 2026	AMIS Predictor to be utilised for this when ready. Due to resourcing challenges, this completion timeframe is being extended to June 2026 as per the AM Implementation Plan 4.1C
Action 4-7	Set targets for water and energy usage reduction based on building type and segregate usage between buildings and other facilities.	AP with SLUPE	Consultant	2022/23	SLUPE has new resource who will be progressing this item.
Action 5-1	Develop a Stakeholder Engagement & Communication Matrix for Stage 2a "Gifted Building Assets" of the Asset Lifecycle.	AP with all stakeholders	Internal	2023/24	Stakeholders' responsibility currently being documented and defined through the development of the Asset Responsibility and Asset Data Responsibility Matrices
Action 5-2	Investigate mechanisms for identifying future gifted buildings prior to construction of the buildings including requirements for structural assessments prior to handover.	LD, CFP with PS, AS & CD	Internal	2022/23	Complete
Action 5-3	Investigate mechanisms to enable the City to provide specifications to the developer for the design, construction, ongoing maintenance/repair requirements of the asset prior to its construction.	LD, CFP with PS, AS & CD	Internal	2022/23	Complete
Action 5-4	Investigate mechanisms to enable the City to ensure assets are adequately maintained to the City's satisfaction prior to acceptance by the City.	LD, CFP with PS, AS & CD	Internal	2022/23	Complete

Action No	Task	Responsibility	Resources Required	Proposed Completion date	Progress Comment
Action 5-5	Document the “Gifted Building Assets” process as a flow chart.	LD, CFP with PS, AS & CD	Internal	June 2026	Due to resourcing challenges, this completion timeframe is being extended to June 2026 as per the AM Implementation Plan 4.1C
Action 5-6	Develop a Stakeholder Engagement & Communication Matrix for Stage 2b “Purchase City Assets” of the Asset Lifecycle under the Strategic Land Policy and related procedures	AP with all stakeholders	Internal	2022/23	Stakeholders’ responsibility currently being documented and defined through the development of the Asset Responsibility and Asset Data Responsibility Matrices
Action 5-7	Document processes for inspection of building assets prior to the purchase of the asset to allow Lifecycle Costing and Service Unit responsibilities to be in place as part of the decision making process. Processes to be integrated with Leasing Policy and Strategic Land Policy	PS with AP & BM	Internal	June 2026	Noted for future incorporation into Strategic Land Management Procedure (overdue for review, with completion expected by February 2025) or process maps (Procedure Manager).
Action 5-8	Document the “Purchase Building Assets” process as a flow chart under the Strategic Land Policy and related procedures	PS	Internal	June 2026	Noted for future incorporation into Strategic Land Management Procedure (overdue for review, with completion expected by February 2025) or process maps (Procedure Manager). Due to resourcing challenges, this completion timeframe is being extended to June 2026 as per the AM Implementation Plan 4.1C
Action 5-9	Include in Tender requirements, preparation of Preliminary Lifecycle Costing plan for new assets at Planning stage of the project with updates included as	ICW	Consultant	2021/22	Complete A Quantity Surveying (QS) consultancy brief has been approved and

Action No	Task	Responsibility	Resources Required	Proposed Completion date	Progress Comment
	detailed designs and delivery stages progress for all future construction projects				implemented which provides for different levels of lifecycle costings during the design of buildings. Refer to 20/366971 for the brief.
Action 5-10	Include in Tender requirements, at detailed design stage, obtain a Maintenance Schedule for preventative maintenance and inspection requirements of equipment and material for all future construction projects.	ICW	Consultant	June 2026	In progress. Awaiting list of requirements from Building Maintenance. Due to resourcing challenges, this completion timeframe is being extended to June 2026 as per the AM Implementation Plan 4.1C
Action 5-11	Document the “City Built Assets” process as a flow chart	ICW	Internal	June 2026	Drafted (21/504193) . To be reviewed internally and transferred into Promap. Due to resourcing challenges, this completion timeframe is being extended to June 2026 as per the AM Implementation Plan 4.1C
Action 5-12	Implement Environmental Rating System for new and existing Buildings, whether City’s own developed rating system equivalent to/aligned to the Green Star or NABERS ratings or to assign established rating systems	ICW with AP & SLUPE	Consultant	2024/25	To be investigated, various environmentally friendly options presented in the building specifications V2 (20/337685*)
Action 5-13	Consider opportunities for accurately representing costs for different Asset Classes within the LTFP project costs.	AP with ICW	Internal	2024/25	Business rules to be developed for financial breakdown of project budgets where multiple asset groups being created.

Action No	Task	Responsibility	Resources Required	Proposed Completion date	Progress Comment
Action 5-14	Develop a Stakeholder Engagement & Communication Matrix for Stage 3a "Operation of City buildings" of the Asset Lifecycle	AP with all stakeholders	Internal	2022/23	Not commenced – No progress update
Action 5-15	Document outstanding "Operation of City Buildings" processes as flow charts or review existing Flowcharts	AP with CFO	Internal	2022/23	Not commenced – No progress update
Action 5-16	Develop Facility Management Plans for groups of buildings with Primary Use Classifications: 1. Sports Amenity Buildings, 2. Community Centres & Recreation Centres, 3. Public Ablutions, 4. Bushfire Services Facilities, 5. Heritage Buildings, 6. Fully leased buildings incl. Surf Life Saving Clubs	AP with Stakeholders as noted in Section 5.3	Consultant	1. 2023/24 2. 2023/24 3. 2024/25 4. 2024/25 5. 2025/26 6. 2025/26	1. Not Commenced 2. Not Commenced 3. Not Commenced 4. Not Commenced 5. Not Commenced 6. Not Commenced
Action 5-17	Develop Facility Management Plans for the following facilities: 1. Civic Centre and Civic Centre Extension, 2. Clarkson Library, 3. Future Southern Suburbs Library, 4. Wangara Recycling Facility, 5. Wanneroo Animal Care Facility 6. Operations Centre	AP with Stakeholders as noted in Section 5.3	Consultant	1. 2020/21 2. 2021/22 3. 2022/23 4. 2023/24 5. 2023/24 6. 2024/25	1. Completed 2. Completed 3. Not commenced 4. On hold 5. On track 6. Behind schedule
Action 5-18	Investigate new access control software/hardware that integrates with the booking system (removing need for physical swipe cards to mobile based technology)	ICW with CFO & AP	Consultant	2021/22	In progress in conjunction with Comm Fac Ops team. Also part of developing City-wide SMART City strategy. Met in Q3 23 with supplier of new dual card readers that may meet the needs of our teams.

Action No	Task	Responsibility	Resources Required	Proposed Completion date	Progress Comment
Action 5-19	Investigate a new booking system with automated billing that gives hirers greater control over booking facilities (removing need to manually enter contact details and process billing)	CFO	Internal	2021/22	Tender still being prepared. Resources have been allocated, just waiting for tender to be approved so we can appoint a project manager. Existing system licence will need to be extended, as we won't have the new system implemented by the current expiry date
Action 5-20	Investigate automated utility bill management system (reducing need to manually enter data and process multiple approvals for payment)	SLUPE	Internal	2021/22	<p>The utility provider was contacted to discuss bulk billing as a potential solution to reduce staff involvement in data entry. However, we were advised that bulk billing could impact the accuracy of data capture for individual accounts in Assetic.</p> <p>With the ongoing migration of data across asset management systems, further action on this improvement has been temporarily paused. Our data investigation across all utility accounts has progressed well, and once the Assetic system is fully implemented, there will be an opportunity to explore further improvements.</p> <p>Additionally, we face some constraints from utility providers, as there is not full alignment between our expectations and the services they are currently able to provide.</p>

Action No	Task	Responsibility	Resources Required	Proposed Completion date	Progress Comment
Action 5-21	Review existing process for when developers carry out works adjacent to City facilities prior to, during, and when completing works, ensuring City stakeholders inspect and sign off on reinstatement works. Ensure consistency with Application Signing by Landowner / Land Manager Management Procedure	AP with PS	Internal	2022/23	Not commenced – No progress update
Action 5-22	Identify a Stakeholder responsible for the operation of the Civic Centre buildings	AP	Internal	2021/22	Complete. Director of Assets was not endorsed as Civic Centre Facility Manager. Instead formation of the Civic Centre Working Group was supported. Working Group formed in October of 2024. Terms of reference being agreed to refer 24/348173
Action 5-23	Develop a Stakeholder Engagement & Communication Matrix for Stage 3b “Maintenance of City buildings” of the Asset Lifecycle	AP with all stakeholders	Internal	2022/23	Not commenced – No progress
Action 5-24	Develop a Building Asset Maintenance Management Plan to fully document all aspects noted in Sections 5.3.1 & 5.3.2.	BM	Internal and consultant	June 2026	Building Maintenance Manual has been created and is a live document being updated as changes occur/are identified. Due to resourcing challenges, this completion timeframe is being extended to June 2026 as per the AM Implementation Plan 4.1C
Action 5-25	Develop a Stakeholder Engagement & Communication Matrix for Stage 4a “Upgrading of Building Assets” of the Asset Lifecycle	AP with all stakeholders	Internal	2022/23	Not commenced – no progress update

Action No	Task	Responsibility	Resources Required	Proposed Completion date	Progress Comment
Action 5-26	Consider building upgrade requirements beyond 2026 in line with current planned upgrades 2021-2026 to improve data on future funding requirements.	CFP with AP	Internal	2021/22	Considered as required
Action 5-27	Develop a process to allow for programming the upgrade of Leased Buildings in line with planned new lease agreements.	CFP with PS and AP	Internal	2022/23	Will be conducted on an as-needed basis.
Action 5-28	Develop a Stakeholder Engagement & Communication Matrix for Stage 4b “Renewal of Building Assets” of the Asset Lifecycle	AP with all stakeholders	Internal	2021/22	Not commenced – no progress update
Action 5-29	Develop a new format which utilises the Building Criticality function as a way of prioritising renewals in the Renewal programs.	AP	Internal	2024/25	Not commenced – no progress update
Action 5-30	Document the “Renewal of City Buildings” process as a flow chart	AP	Internal	2021/22	Not commenced – no progress update
Action 5-31	Review spikes in building renewal predictive modelling graphs to identify opportunities for spreading the costs over a longer period.	AP	Internal	2022/23	Being included in AMIS configuration of Assetic Predictor

Action No	Task	Responsibility	Resources Required	Proposed Completion date	Progress Comment
Action 5-32	Review the City's accepted Renewal Intervention Condition Ratings for Building Components based on Asset Classification.	AP	Internal	2022/23	Complete
Action 5-33	Quantify the factors which can influence the Expected Life Span for Building Types and Building Components, such as usage, location or proximity of trees and spacial orientation, date of manufacturer and build into Predictive Renew Model.	AP	Internal	2022/23	Being included in AMIS configuration of Assetic Predictor
Action 5-34	Identify threshold levels for maintenance costs when renewal intervention becomes effective	AP with BM	Internal	2022/23	Being included in AMIS configuration of Assetic Predictor
Action 5-35	Develop an Asset Disposal Plan for the City's buildings.	AP with CFP & PS	Internal	2024/25	Buildings to be reviewed and Formal Plan to be documented and discussed with other Stakeholders
Action 5-36	Develop a Stakeholder Engagement & Communication Matrix for Stage 5 "Disposal of Assets" of the Asset Lifecycle	AP with all stakeholders	Internal	2022/23	Not commenced – No progress update
Action 5-37	Document processes/ checklists for Stage 5 "Disposal of Assets" of the Asset Lifecycle including sale and demolition.	AP with CFP & PS	Internal	2024/25	Not commenced – No progress update
Action 6-1	Introduce a Building Availability and Functional Utilisation Rating Scale as part of the Criticality Ranking Matrix. This will differentiate between the various buildings in terms of priority of undertaking works such as inspections and maintenance.	AP with CFO	Internal	2024/25	Not commenced – No progress update

Action No	Task	Responsibility	Resources Required	Proposed Completion date	Progress Comment
Action 6-2	Develop a methodology to determine the true financial cost of an Asset's failure as opposed to just the replacement cost of the asset and include this as part of the Criticality Ranking Matrix.	AP	Consultant	2024/25	Not commenced – No progress update
Action 6-3	Introduce a grading scale for the Criticality Ranking Score for building assets to be identified as critical, important or not-critical.	AP	Internal	2024/25	Not commenced – No progress update
Action 6-4	Develop criticality ranking matrix for building components and sub-components	AP	Internal	2024/25	Draft prepared - 24/119056 no further consultation with other SU has occurred
Action 6-5	Consolidate the various condition inspection checklists and schedules for inspection utilized by the relevant Service Units	AP with CFO & PS	Internal	2021/22	Assetic Assessment forms are progressing and entering the refining stages. Preliminary Building and Property Inspection forms have been complete
Action 8-1	Develop a 20 yr model of the Key Performance Indicators based on current expectations, data availability and anticipated timing for receipt of funds from developers.	AP	Internal	2024/25	Not commenced – No progress update
General Action	Restructure the AMP to enable key asset data to be updated annually without impacting this core document, preventing outdated data from affecting asset planning and ensure compliance with IPR standards.	AP	Internal	June 2027	New Improvement

Action No	Task	Responsibility	Resources Required	Proposed Completion date	Progress Comment
General Action	Joint Finance and Asset Management review to be carried out to determine appropriate portion of renewal occurring from upgrades based on asset component conditions.	AP/Finance	Internal	June 2027	New Improvement
General Action	The useful life, deterioration factors (coastal/non-coastal/high use/low use) and intervention conditions for all asset types are to be reviewed. These processes should also incorporate updated parameters.	AP	Internal	June 2027	New Improvement
General Action	Review all processes that include a breakdown of building components (eg Asset renewal modelling, Valuation processes, maintenance and capital expenditure) and ensure consistency of categories are applied	AP/Finance	Internal	June 2027	New Improvement
General Action	Identify proportion of asset value associated with each component category based on building sub-type and industry practice	AP	Internal	June 2027	New Improvement
General Action	Document the rationale for percentage allocations and assumptions to ensure transparency and consistency	AP	Internal	June 2027	New Improvement

9 REFERENCES

City of Wanneroo Asset Management Related Documents

- Asset Management Policy (HPE #16/106984[V2])
https://www.wanneroo.wa.gov.au/downloads/file/80/asset_management_policy
- Asset Management Strategy (HPE #16/279441[V3])
https://www.wanneroo.wa.gov.au/downloads/file/3254/asset_management_strategy_-_2018
- Corporate Business Plan (CBP) (HPE #19/377777[V2])
https://www.wanneroo.wa.gov.au/downloads/file/2643/corporate_business_plan_201718_-_202021
- Long Term Financial Plan (LTFP) (CM: 22/454666) [Long Term Financial Plan 2023/24–2042/43 - City of Wanneroo](#)
- Strategic Community Plan (SCP) (HPE #17/361793)
<https://www.wanneroo.wa.gov.au/strategiccommunityplan>

City of Wanneroo Planning Documents

- City of Wanneroo, Disability Access and Inclusion Plan 2016-2019 (DAIP) (HPE #15/555335)
- Population Forecast - City of Wanneroo Community Profile (.id population experts website - <https://forecast.id.com.au/wanneroo>)
- *Refer Waterwise Council Action Plan*
- *Refer CCAMS – Climate Change Action Mitigation Strategy.*

The City's Risk Management Policy provides details of the City's Risk management Framework, procedures and processes for identifying, analysing, assessing and proactively managing risks

Asset Management Guidance

- Practice Note 6: Long Term Financial Planning', IPWEA – 2012.
- IPWEA, 2015, 'Australian Infrastructure Financial Management Manual', Institute of Public Works Engineering Australia – 2nd Edition, 2015.
- IPWEA, 2020, 'International Infrastructure Management Manual', Institute of Public Works Engineering Australia - 6th Edition 2020.
- Australian Standards AS ISO 55001 Asset Management System Guidelines 2014.

Others

- City of Wanneroo Risk Assessment Criteria Matrix (HPE #19/216037).
- Australian Accounting Standards Board – publications and standards.
- Wanneroo Liveability Survey - Baseline Report 2023 (24/12633)
- Integrated Planning and Reporting Framework and Guidelines – Government of Western Australia, Department of Local Government September 2016.
- Liveable Neighbourhoods Planning Document – WA Planning Commission (WAPC).
- Part 2 Administrative Classification Assessment Criteria
- Changing Places Design Specification 2020 (HPE #20/127070[V2])
- AAS27, Financial Reporting by Local Governments, Australian Accounting Standards, June 1996

10 GLOSSARY OF TERMS AND ABBREVIATIONS

10.1 Definitions

The following terms are used in this BAMP.

“Assets” are future economic benefits controlled by the City as a result of a past transaction or event whereby:

- Its value can be measured reliably, and;
- Its value must exceed a stated materiality threshold being \$5,000 or form part of a network asset group, and;
- It must be probable that future economic benefits of the asset will eventuate (i.e. the asset acquired supports the delivery of City’s services to the community in line with its objectives).

ISO 55000 defines an **‘Asset’** as an item, thing or entity that has potential or actual value to the organisation

“Asset Management” refers to the combination of management, financial, economic, engineering and other practices applied to assets from their planning, acquisition, operation, maintenance, replacement and disposal, to ensure that the assets meet the priorities of the Strategic Community Plan with the objective of providing the required level of service in the most cost-effective manner.

ISO 55000 defines an **‘Asset Management’** as the coordinated activity of an organisation to realise value from assets

“BAMP” (Building Asset Management Plan) refers to documented information that specifies the long term plan, activities, program, time scales and resources applied to specific individual major, critical assets or a grouping of assets to provide a defined level of service over the lifecycle of the asset.

“AM Information System” or **‘AMIS’** refers to a dedicated AM Computer Software program and associated systems to support effective and efficient data management that is integrated with other key property and finance management software systems of the organisation.

“AM Strategy” means a strategy or approach for asset management.

“Depreciation” is a systematic charge that recognises the wearing out or consumption of the non-current asset over its useful life.

“Fit for Use” means a facility is available and safe for use when needed.

“Fit for Purpose” means the function of the facility meets the customer’s needs.

“Infrastructure” comprises the asset sub-classes defined in section 5 of the AMS and Guidelines issued by the Department of Local Government.

“Level of Service” describes the outputs or objectives of the activity the City intends to deliver to the customer. Service levels usually relate to quality, quantity, reliability, responsiveness, statutory functional requirements, environment, acceptability and cost.

“Life Cycle” means the phases of activities that an asset goes through, including Identification of Need, acquisition, operation, maintenance, renewal or upgrade and disposal.

“Maintenance” means regular ongoing day-to-day work necessary to keep an asset operating to achieve its optimum life expectancy.

“Maintenance Management Plan” refers to documented information that specifies the lifecycle activities and processes that are required on a day to day, periodical or annual basis to ensure the safe and intended function of the assets is maintained.

“Operations” means the regular activities to provide public health, safety and amenity and to enable the assets to function e.g. paying utility bills, condition assessments.

“Renewal” means works to restore, rehabilitate or replace an asset to its original capacity.

“Replacement” means the complete replacement of an asset that has reached the end of its life, to provide a similar or agreed alternative, level of service.

“Replacement Cost” means the cost of replacing an existing asset with an identical new asset.

“Risk” means probability and consequence of an event that could impact on the City’s ability to meet its corporate objectives.

“Strategic Community Plan” is documented information that specifies how organisational objectives in the SCP are to be converted into AM objectives, the approach for developing AMPs, and the role of the AMS in supporting the achievement of the AM objectives.

“Stakeholders” are those people/sectors of the community that have an interest or reliance upon an asset and who may be affected by changes in the level of service of an asset.

“Upgrade” means enhancing an existing asset to provide higher level of service and capacity.

“Whole of Life Cost” refers to the total cost of an asset throughout its life cycle.

10.2 Abbreviations

ACP – Asset Class Plan

AM – Asset Management

AMP – Asset Management Plan

AM Policy – Asset Management Policy

AM Strategy – Asset Management Strategy

AM Framework – Asset Management Framework

AMS – Asset Management System

AMIS – Asset Management Information System

AMSG – Asset Management Steering Group

CAPEX – Capital Expenditure

DLGSCI – Department of Local Government, Sport and Cultural Industries

GIS – Geographical Information System

IIMM – International Infrastructure Management Manual

IPR – Integrated Planning Framework

IPWEA – Institute of Public Works Engineering Australia

LTFP – Long Term Financial Plan

MMS – Maintenance Management Plan

OPEX – Operational Expenditure

WALGA – West Australian Local Government Association

City of Wanneroo Service Units

AP – Asset Planning

BM – Building Maintenance

LD – Land Development

ICW – Infrastructure Capital Works

CIS - Customer & Information Services

PS – Property Services

CFO – Community Facilities Operations

CFP – Community Facilities Planning

LS – Library Services

SLUPE – Strategic Land Use, Planning & Environment

PM – Place Management

11 APPENDIX A Asset Information Details

(including Building Definitions & Full list of existing buildings)

Building and building structure definitions

The buildings within the City's portfolio include:

- **Bin Store** - A simple structure with or without a roof, solely for the purpose of containing waste cart or skip bins constructed of metal, brick or concrete.
- **Community Centre** - Purpose built facility for multi-purpose use by community groups (typically non-sporting).
- **Historical Building/structure** - Building/building structure with historical significance
- **Kiosk** - A purpose built building which has a primary function of the serving of food, commercially or not. It may, or may not contain toilet facilities
- **Recreation Centre** - A Community Centre which contains an Indoor Sports Hall
- **Office/Commercial Unit** - A purpose built building, suitable for office/commercial use (if City were to dispose of the asset).
- **Purpose Built Facility** – A building that has been purposely designed and constructed to facilitate a specialist function and which would be difficult to use for an alternative function without significant alterations. These may include an Aquatic center, Indoor sports stadium, Theatre or Surf Life Saving Club facility.
- **Residential building** - A building constructed for the purpose of being a domestic residence, even if it has a different use currently.
- **Sea Container** - Sea Container Structure
- **Sewerage pumping chamber** - Underground structure containing sewerage pumps
- **Shed (metal)** - A simple structure constructed with metal sheeting walls. Can be compartmentalised and include toilets and minor office spaces.
- **Shed (brick)** - A simple structure constructed with brick or concrete walls. Can be compartmentalised and include toilets and minor office spaces.
- **Shelter** - A simple structure with or without walls, for the purpose of providing shelter from the elements for spectators (can include patios attached to buildings)
- **Sports Amenity Building without Function/multipurpose room** - A purpose built building containing Toilets and Changerooms with shower facilities which is associated with a Sporting Oval or Grounds Building does not contained a multi-purpose or function room. It may or may not also contain a Kiosk for serving food.
- **Sports Amenity Building with Function/Multipurpose Room** - A purpose built building containing Toilets and Changerooms with shower facilities which is associated with a Sporting Oval or Grounds and includes a multi-purpose or function room for club or community activities. It may or may not also contain a Kiosk for serving food.
- **Transportable** - A building (other than a shed) which can be relocated to another location as required and can be used for any purpose.

Table A 1: Full list of buildings with relevant details as of 30 June 2024

Main Bldg No	Main Building Name	Suburb	Building Category	Building Type	Primary Use Classification	Year Constructed (FYE)	Criticality Ranking Score	2024 Condition Score (0-10)	Condition Rating Description	Area Building sqm	Useful Life	WARUL (2024)	RWNV \$ (2024)	Fair Value \$ (2024)	Annual depreciation Value \$ (2024)
1015	Quinns Rocks Child Health Centre	Quinns Rocks	Community Use	Offices/ Commercial Unit	Healthcare/Childcare/Adult Care/Youth Services	1994	53	4	Fair	70	55	41	210,000	157,321	3,785
1018	Two Rocks Playgroup And Community Facility (Bower Grove)	Two Rocks	Community Use	Community centre	Healthcare/Childcare/Adult Care/Youth Services	1975	59	6	Poor	282	60	36	690,000	416,665	11,439
1022	Lake Joondalup Pre-School	Wanneroo	Community Use	Community centre	Healthcare/Childcare/Adult Care/Youth Services	1970	47	7	Poor	251	66	37	682000	387,239	10,334
1029	Enterprise House - 935 Wanneroo Road	Wanneroo	Community Use	Offices/ Commercial Unit	Administrative use	1960	42	9	Very Poor	352	61	26	897,000	385,968	14,544
1036	Girrawheen Senior Citizens' Centre	Girrawheen	Community Use	Community centre	Community Use	1982	65	8	Very Poor	934	51	25	2,868,000	1,419,064	55,181
1042	Alexander Heights Community Care Centre	Alexander Heights	Community Use	Community centre	Healthcare/Childcare/Adult Care/Youth Services	1996	62	5	Fair	580	62	41	1,632,000	1,083,461	26,041
1045	Leach Road Duplex (9-11)	Wanneroo	Community Use	Residential Building	Administrative use	1968	30	6	Poor	223	60	31	535,000	278,665	8,857
1046	Wangara Recycling Centre - Weighbridge Office & Portacabin	Wangara	Operational Use	Transportable	Storage/ Operational/ Bin Store/ Ancillary use	1984	16	5	Fair	32	64	39	79,200	48,378	1,220
1047	Wangara Recycling Centre - Plant Building	Wangara	Operational Use	Shed - metal	vacant	1991	25	9	Very Poor	2525	61	35	3,500,000	1,994,167	56,598
1048	Wangara Recycling Centre - Loader Shed	Wangara	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1984	16	6	Poor	101	89	52	75,600	44,340	843
1050	Girrawheen Library	Girrawheen	Community Use	Offices/ Commercial Unit	Library	1975	70	6	Poor	868	61	32	2,358,000	1,244,967	38,635
1052	Wanneroo Community Centre	Wanneroo	Community Use	Community centre	Community Use	1971	77.5	7	Poor	1842	61	31	5,436,000	2,759,207	88,173
1061	Girrawheen Hub	Girrawheen	Community Use	Community centre	Community Use	1990	67	6	Poor	604	62	39	1,933,000	1,211,457	30,703
1063	Gumblossom Community Centre	Quinns Rocks	Community Use	Community centre	Community Use	1994	70	7	Poor	857	62	41	3,012,000	1,996,424	47,970
1064	Gumblossom Hall	Quinns Rocks	Community Use	Recreation Centre	Community Use	1990	70	7	Poor	719	55	35	2,414,000	1,541,969	43,201
1065	Gumblossom Craftroom/Toilets/Storeroom	Quinns Rocks	Community Use	Sports Amenity Building (With Multipurpose room)	Healthcare/Childcare/Adult Care/Youth Services	1979	32	5	Fair	274	62	38	877,000	539,510	14,102
1071	Alexander Heights Community Centre	Alexander Heights	Community Use	Community centre	Community Use	1994	70	6	Poor	1179	62	39	3,313,000	2,129,094	53,283
1072	Ridgewood Park Toilets	Ridgewood	Public Ablutions	Shed - brick	Toilets	1995	38	6	Poor	75	94	65	277,000	190,746	2,920
1073	Jenolan Way Community Centre	Merriwa	Community Use	Community centre	Healthcare/Childcare/Adult Care/Youth Services	1995	65	5	Fair	913	65	47	2,850,000	2,068,985	43,441
1074	Aquamotion	Wanneroo	Community Use	Purpose Built Facility	Sporting Facility	1990	100	5	Fair	4000	72	52	16,147,000	11,750,232	223,411
1075	Addison Park Clubrooms	Merriwa	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	1995	45	5	Fair	387	67	48	850,000	606,725	12,575
1077	Old Yanchep/Two Rocks Surf Club	Yanchep	Operational Use	Shed - brick	vacant	1984	21	10	Failed	191	102	51	743,000	371,220	7,264
1082	Quinns Rocks North Beach Toilets/Changerooms	Quinns Rocks	Public Ablutions	Shed - brick	Toilets	1981	32	6	Poor	122	59	36	470,000	287,657	7,845

Main Bldg No	Main Building Name	Suburb	Building Category	Building Type	Primary Use Classification	Year Constructed (FYE)	Criticality Ranking Score	2024 Condition Score (0-10)	Condition Rating Description	Area Building sqm	Useful Life	WARUL (2024)	RWNV \$ (2024)	Fair Value \$ (2024)	Annual depreciation Value \$ (2024)
1084	Yanchep Lagoon Cafe And Changerooms	Yanchep	Community Use	Kiosk	Food services/retail	1979	50	1	Very Good	291	50	15	510000	1,335,583	1,1000
1085	Fishermans Hollow Beach Toilets	Yanchep	Public Ablutions	Shed - brick	Toilets	1978	32	6	Poor	51	58	45	191,000	146,349	3,251
1087	Leeman's Landing Toilets	Two Rocks	Public Ablutions	Shed - metal	Toilets	1992	29	9	Very Poor	20	70	44	40,600	25,512	572
1096	Alexander Heights - The Heights Community House	Alexander Heights	Community Use	Community centre	Healthcare/Childcare/Adult Care/Youth Services	1995	52	6	Poor	400	61	38	1,011,000	638,396	16,530
1098	Yanchep Community Centre	Yanchep	Community Use	Community centre	Community Use	1993	59	5	Fair	327	62	45	1,016,000	738,144	16,196
1099	Wanneroo Recreation Centre	Wanneroo	Community Use	Recreation Centre	Community Use	1975	65	7	Poor	1418	58	30	4,538,000	2,399,434	77,965
1100	Two Rocks Recreation Centre (Phil Renkin Centre)	Two Rocks	Community Use	Recreation Centre	Library	1978	74.5	5	Fair	1843	49	33	7,252,000	4,885,016	146,969
1101	Hainsworth Recreation Centre	Girrawheen	Community Use	Recreation Centre	Community Use	1976	74.5	6	Poor	2207	67	38	6,653,000	3,835,844	98,473
1102	Hainsworth Recreation Centre Pumphouse	Girrawheen	Operational Use	Shed - brick	Storage/ Operational/ Bin Store/ Ancillary use	2003	10	5	Fair	48	99	74	30,800	22,958	309
1104	Marangaroo Golf Course Clubhouse	Marangaroo	Community Use	Sports Amenity Building (With Multipurpose room)	Food services/retail	1986	38	6	Poor	882	51	30	2,254,000	1,337,974	43,411
1105	Marangaroo Golf Course - Residence	Marangaroo	Operational Use	Residential Building	vacant	1986	32	7	Poor	198	71	41	322,000	187,704	4,520
1114	Anthony Waring Park Toilets	Clarkson	Public Ablutions	Shed - brick	Toilets	1995	46	5	Fair	66	98	72	264,000	192,494	2,670
1115	Quinns Rocks Sports Club	Quinns Rocks	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	1982	48	5	Fair	1380	67	43	4,435,000	2,864,555	66,004
1116	Oldham Park Community Facility	Yanchep	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	1995	52	4	Fair	501	70	54	1,419,000	1,088,364	20,079
1117	Yanchep Sports & Social Club	Yanchep	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	1985	55	7	Poor	551	62	34	1,517,000	832,299	24,103
1118	Yanchep Sports Club Toilets	Yanchep	Public Ablutions	Shed - brick	Toilets	1985	32	5	Fair	71	87	56	216,000	140,499	2,479
1120	Paloma Park Toilets	Marangaroo	Public Ablutions	Shed - brick	Toilets	2003	38	7	Poor	77	92	60	305,000	199,667	3,301
1125	Elliot Park Community Facility	Wanneroo	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	1984	55	5	Fair	563	68	44	2,196,000	1,437,506	32,198
1126	Hainsworth Park Changerooms	Girrawheen	Community Use	Sports Amenity Building (No Multipurpose room)	Sporting Facility	1974	42	6	Poor	125	90	47	418,000	220,088	4,601

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1132	Montrose Park Changerooms	Girrawheen	Community Use	Sports Amenity Building (No Multipurpose room)	Sporting Facility	1981	42	7	Very Poor	106	86	45	408,000	214,395	4,703
1134	Charnwood Park Changerooms	Two Rocks	Community Use	Sports Amenity Building (No Multipurpose room)	Sporting Facility	1980	42	5	Fair	126	62	39	429,000	273,213	6,871
1140	Butterworth Park Changerooms	Koondoola	Community Use	Sports Amenity Building (No Multipurpose room)	Sporting Facility	1975	38	7	Poor	85	90	46	418,000	217,240	4,637
1141	Cabrini Park Changerooms	Marangaroo	Community Use	Sports Amenity Building (No Multipurpose room)	Sporting Facility	1980	42	7	Poor	132	91	50	362,000	201,442	3,969
1146	Ferrara Park Changerooms	Girrawheen	Community Use	Sports Amenity Building (No Multipurpose room)	Sporting Facility	1974	38	7	Poor	135	90	46	418,000	216,802	4,618
1147	Ferrara Park - Canteen	Girrawheen	Community Use	Kiosk	Food services/retail	1983	35	7	Poor	31	90	50	76,700	42,560	850
1159	Blackmore Park Toilets	Girrawheen	Public Ablutions	Shed - brick	Toilets	1994	38	7	Poor	60	91	57	211,000	132,930	2,308
1164	Liddell Park Changerooms	Girrawheen	Community Use	Sports Amenity Building (No Multipurpose room)	Sporting Facility	1973	38	7	Very Poor	86	91	45	418,000	208,155	4,549
1174	St Andrews Park Community Facility	Yanchep	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	1975	44	6	Poor	193	78	46	750,000	444,957	9,614
1175	Aldersea Park Toilets	Clarkson	Public Ablutions	Shed - brick	Toilets	1994	38	5	Fair	73	96	68	223,000	157,745.74	2,309.58
1177	Highview Park Community Facilities	Alexander Heights	Community Use	Sports Amenity Building (No Multipurpose room)	Sporting Facility	1995	38	7	Poor	60	90	56	236,000	147,137	2,618
1179	Alexander Heights Park Changerooms	Alexander Heights	Community Use	Sports Amenity Building (No Multipurpose room)	Sporting Facility	1987	42	6	Poor	105	93	58	264,000	165,191	2,823
1182	John Moloney Park Community Facility	Marangaroo	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	1993	41	6	Poor	527	56	34	1,354,000	829,832	24,154
1186	Buckingham House	Wanneroo	Community Use	Historical Building	Heritage	1880	32	8	Very Poor	147	93	21	261,000	61,552	2,805
1187	Buckingham House Toilets	Wanneroo	Public Ablutions	Shed - brick	Toilets	1983	32	3	Fair	32	93	68	133,000	98,006	1,424
1188	Buckingham House Implement Shed	Wanneroo	Community Use	Historical Structure	Heritage	1960	14	7	Poor	38	85	32	27,300	10,325	320
1190	Old Wanneroo School House	Wanneroo	Community Use	Historical Building	Heritage	1899	32	6	Poor	158	84	32	298,000	114,249	3,515
1192	Cockman House	Woodvale	Community Use	Historical Building	Heritage	1860	32	7	Poor	177	75	17	398,000	94,143	5,269
1193	Cockman House Toilets	Woodvale	Public Ablutions	Shed - brick	Toilets	1979	29	5	Fair	48	82	60	91,100	66,817	1,101
1199	Gumblossom Parks Maintenance Shed	Quinns Rocks	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1988	14	5	Fair	59	93	63	164,000	112,371	1,757

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1209	Lake Joondalup Pavilion	Wanneroo	Community Use	Shed - metal	Community use	1979	30	7	Poor	729	86	46	1,040,000	558,376	12,029
1210	Lake Joondalup Park Changerooms	Wanneroo	Community Use	Sports Amenity Building (No Multipurpose room)	Sporting Facility	1975	42	7	Poor	85	95	53	388,000	215,262	4,054
1213	Wanneroo Showgrounds - Margaret Cockman Pavilion	Wanneroo	Community Use	Shed - metal	Community use	1979	56	5	Fair	1103	90	52	1,624,000	941,351	18,044
1215	Wanneroo Showgrounds - Shed (Cricket)	Wanneroo	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1992	32	7	Poor	216	86	53	120,000	74,317	1,386
1217	Wanneroo Showgrounds - North Toilets	Wanneroo	Public Ablutions	Shed - brick	Toilets	1950	38	7	Poor	44	90	35	137,000	53,738	1,519
1218	Wanneroo Showgrounds - North Bar	Wanneroo	Operational Use	Shelter	Storage/ Operational/ Bin Store/ Ancillary use	1968	29	7	Poor	37	97	49	31,400	15,723	320
1221	Wanneroo Showgrounds - South Bar	Wanneroo	Operational Use	Shelter	Storage/ Operational/ Bin Store/ Ancillary use	1978	29	6	Poor	37	99	57	31,400	18,228	315
1222	Wanneroo Showgrounds Margaret Cockman Pavilion External Toilets	Wanneroo	Public Ablutions	Shed - brick	Toilets	1979	38	5	Poor	64	87	54	194,000	119,568	2,210
1223	Wanneroo Showgrounds - Switchroom	Wanneroo	Operational Use	Shed - brick	Storage/ Operational/ Bin Store/ Ancillary use	1976	14	5	Poor	7	96	54	12,200	6,893	126
1231	Ashby Operations Centre - Shed C	Ashby	Operational Use	Shed - brick	Storage/ Operational/ Bin Store/ Ancillary use	1978	19	5	Poor	830	77	46	1,032,000	612,007	13,273
1232	Ashby Operations Centre - Administration Building 3	Ashby	Corporate Use	Offices/ Commercial Unit	Administrative use	1976	50	7	Very Poor	1172	56	24	3,750,000	1,668,276	66,914
1233	Ashby Operations Centre - Shed E - Activ Foundation	Ashby	Community Use	Transportable	Administrative use	1978	16	5	Poor	55	89	50	46,700	26,393	520
1234	Ashby Operations Centre - Shed G	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1970	19	5	Fair	524	90	47	393,000	207,959	4,336
1236	Ashby Operations Centre - Shed F	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1980	19	6	Poor	232	75	44	174,000	102,464	2,317
1237	Ashby Operations Centre - Shed A	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1991	19	5	Fair	288	84	57	208,000	142,740	2,465
1238	Ashby Operations Centre - Shed X	Ashby	Operational Use	Shelter	Storage/ Operational/ Bin Store/ Ancillary use	1991	16	6	Poor	51	86	53	28,000	17,255	322
1239	Ashby Operations Centre - Animal Care Centre	Ashby	Operational Use	Shed - metal	Animal Care Facility	1976	54	5	Fair	216	73	42	167,000	96,195	2,257
1240	Ashby Operations Centre - Large Animal Stables	Ashby	Operational Use	Shelter	Animal Care Facility	1950	51	7	Poor	52	92	50.35	44,200	24,021	477
1241	Ashby Operations Centre - Pound Transportable Office	Ashby	Operational Use	Transportable	Animal Care Facility	1975	16	7	Poor	71	58	30	111,000	57,222	1,888
1243	Ashby Operations Centre - House	Ashby	Operational Use	Residential Building	vacant	1957	21	7	Very poor	112	53	18	246,000	87,161	4,599
1244	Ashby Operations Centre - Compressor Shed	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1978	16	7	Poor	71	87	47	10,400	5,638	118
1245	Ashby Operations Centre - Shed U	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1978	16	9	Very Poor	20	83	40	9,000	4,350	107
1246	Ashby Operations Centre - Shed W	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1978	16	7	Poor	36	87	45	23,400	12,214	266

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1247	Ashby Operations Centre - Shed V	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1978	16	6	Poor	20	89	48	13,000	7,066	144
1249	Ashby Operations Centre - Shed B	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1976	19	6	Poor	219	80	43	186,000	99,411	2,296
1250	Ashby Operations Centre - Shed N	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1996	16	5	Fair	296	91	65	207,000	148,481	2,251
1251	Ashby Operations Centre - Shed D - Activ Foundaton	Ashby	Operational Use	Shelter	Storage/ Operational/ Bin Store/ Ancillary use	1988	16	6	Poor	396	87	52	178,000	107,526	2,037
1252	Ashby Operations Centre - Shed Y	Ashby	Operational Use	Shelter	Storage/ Operational/ Bin Store/ Ancillary use	1963	16	9	Very Poor	99	81	30	49,500	18,651	606
1253	Ashby Operations Centre - Shed O	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1990	16	4	Fair	35	93	64	24,500	16,770	260
1254	Ashby Operations Centre - Shed R	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1990	16	4	Fair	16	94	64	10,700	7,348	113
1256	Ashby Operations Centre - Shed K	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1990	19	4	Fair	321	73	50	176,000	121,725	2,387
1257	Ashby Operations Centre - Shed H	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1990	16	5	Fair	146	73	47	96,000	62,299	1,307
1259	Ashby Operations Centre - Shed L	Ashby	Operational Use	Shelter	Storage/ Operational/ Bin Store/ Ancillary use	1993	19	3	Good	430	95	71	335,000	250,363	3,494
1260	Ashby Operations Centre - Shed M	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1978	16	2	Good	9	100	66	9,000	5,983	89
1264	Kingsway Cricket/Hockey Park Clubrooms	Madeley	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	1978	47	7	Poor	597	62	33	2,115,000	1,121,212	33,958
1265	Kingsway Rugby Park Clubrooms	Madeley	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	1984	50	6	Poor	891	67	41	2,700,000	1,661,289	40,292
1266	Kingsway Football And Sporting Club	Madeley	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	1978	49	9	Very Poor	1291	63	33	5,021,000	2,651,668	78,980
1269	Kingsway Netball Clubrooms	Madeley	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	1972	47	4	Fair	657	75	54	3,238,000	2,350,140	43,023
1270	Kingsway Soccer Changerooms	Madeley	Community Use	Sports Amenity Building (No Multipurpose room)	Sporting Facility	1974	44	7	Poor	212	87	45	536,000	279,675	6,157
1271	Kingsway Netball Office/Toilets	Madeley	Public Ablutions	Shed - brick	Toilets	2003	44	4	Fair	92	90	72	293,000	232,854	3,224
1273	Kingsway Mower Shed	Madeley	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1992	19	6	Poor	173	70	52	98,800	73,887	1,395
1275	Kingsway Sports Pavilion (Indoor Cricket)	Madeley	Community Use	Shed - metal	Sporting Facility	1979	50	7	Poor	490	60	31	564,000	296,630	9,371
1276	Kingsway (Olympic) Soccer Clubrooms	Madeley	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	1978	50	6	Poor	1196	63	32	4,306,000	2,241,820	68,227

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1277	Wanneroo City Soccer Clubrooms	Madeley	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	1974	47	5	Fair	468	70	44	2,765,000	1,749,175	38,989
1279	Wanneroo Youth Centre	Wanneroo	Community Use	Community centre	Healthcare/Childcare/Adult Care/Youth Services	1986	42	6	Poor	166	60	39	510,000	330,901	8,473
1283	Carramar Golf Course Clubhouse	Carramar	Community Use	Sports Amenity Building (With Multipurpose room)	Food services/retail	1994	44	6	Poor	797	68	44	1,961,000	1,282,556	28,598
1285	Carramar Golf Machinery	Carramar	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1994	32	7	Poor	366	90	61	567,000	386,127	6,299
1286	Carramar Golf Course - Caretaker's Residence	Carramar	Operational Use	Residential Building	vacant	1994	36	4	Fair	232	70	55	500,000	390,455	7,074
1289	Merriwa Welfare Administration Centre	Merriwa	Community Use	Offices/ Commercial Unit	Administrative use	1995	67	5	Fair	695	62	41	2,341,000	1,549,696	37,563
1290	Ashby Operations Centre - Fleet Workshops	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1997	58	6	Poor	1484	74	55	2,351,000	1,751,474	31,588
1291	Ashby Operations Centre - Administration Building 1	Ashby	Corporate Use	Offices/ Commercial Unit	Administrative use	1997	47	6	Poor	692	58	37	2,114,000	1,358,276	36,042
1292	Ashby Operations Centre - Administration Building 2	Ashby	Corporate Use	Offices/ Commercial Unit	Administrative use	1997	47	6	Poor	665	60	40	1,759,000	1,186,911	29,150
1293	Ashby Operations Centre - Shed Q	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1997	19	4	Fair	222	91	71	371,000	290,800	4,076
1294	Mindarie Beachside Toilets (Rosslare Foreshore)	Mindarie	Public Ablutions	Shed - brick	Toilets	2001	29	5	Fair	29	104	83	110,000	87,126	1,047
1296	Quinns Rocks Tennis Shelter	Quinns Rocks	Community Use	Shed - brick	Sporting Facility	1988	29	3	Good	43	102	94	203,000	185,821	1,971
1298	Carramar Golf Course - Toilets Front Nine	Carramar	Public Ablutions	Shed - brick	Toilets	1994	29	7	Poor	21	91	58	54,000	34,553	592
1299	Carramar Golf Course - Toilets Back Nine	Carramar	Public Ablutions	Shed - brick	Toilets	1994	29	7	Poor	21	92	59	54,000	34,876	581
1300	Abbeville Park Toilets	Mindarie	Public Ablutions	Shed - brick	Toilets	1997	38	6	Poor	73	94	64	222,000	152,442	2,353
1302	Peridot Park Toilets	Banksia Grove	Public Ablutions	Shed - brick	Toilets	1997	38	5	Fair	73	98	73	291,000	215,764	2,950
1303	Ashby Operations Centre - Shed P	Ashby	Operational Use	Shelter	Storage/ Operational/ Bin Store/ Ancillary use	1997	16	4	Fair	54	95	71	35,100	26,305	369
1305	Clarkson Library	Clarkson	Community Use	Offices/ Commercial Unit	Library	2005	100	3	Good	1846	70	61	7,053,000	6,126,242	100,374
1306	Anthony Waring Park Community Facility	Clarkson	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	2000	49	4	Fair	426	66	55	2,007,000	1,674,471	30,332
1311	Civic Centre	Wanneroo	Corporate Use	Offices/ Commercial Unit	Administrative use	2001	100	4	Fair	9021	70	55	35,684,000	28,142,042	508,617
1313	Warradale Park Community Centre	Landsdale	Community Use	Community centre	Community Use	2001	52	6	Poor	494	53	35	1,500,000	983,343	27,937
1315	Carramar Community Centre	Carramar	Community Use	Community centre	Community Use	2006	62	4	Fair	605	67	54	2,436,000	1,967,232	36,088
1316	Ashby Operations Centre - Old Wash Point	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1980	16	7	Poor	9	93	52	13,500	7,635	145

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1317	Clarkson Youth Centre	Clarkson	Community Use	Community centre	Healthcare/Childcare/Adult Care/Youth Services	2001	62	1	Very Good	593	71	61	1,623,000	1,407,503	22,739
1318	Banksia Grove Community Centre	Banksia Grove	Community Use	Community centre	Community Use	1999	65	5	Fair	820	63	45	2,297,000	1,651,810	35,959
1319	Kingsway Indoor Sports Stadium	Madeley	Community Use	Purpose Built Facility	Sporting Facility	1997	97	4	Fair	6600	72	54	13,149,000	9,845,477	180,819
1321	Ashby Operations Centre - Fire Heavy Tanker Shed	Ashby	Operational Use	Shelter	Bushfire Services	2003	16	2	Good	108	97	81	103,000	86,447	1,057
1322	Ashby Operations Centre - Fire Light Tanker Shed	Ashby	Operational Use	Shelter	Bushfire Services	2003	19	2	Good	168	97	81	92,400	77,550	948
1323	Ashby Operations Centre - Fire Compound Store	Ashby	Operational Use	Shed - metal	Bushfire Services	2003	16	2	Good	72	97	81	42,000	35,112	432
1324	Ashby Operations Centre - Shed T	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2005	19	4	Fair	88	104	86	114,000	94,385	1,087
1325	Quinns Mindarie Surf Life Saving Club And Community Centre	Mindarie	Community Use	Purpose Built Facility	Community Use	2005	49	3	Good	700	53	46	7,495,000	6,510,089	140,144
1327	Ridgewood Park Clubrooms	Ridgewood	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	2005	45	4	Fair	501	69	53	1,920,000	1,490,082	27,819
1328	Butler Community Centre	Butler	Community Use	Community centre	Community Use	2008	62	4	Fair	779	68	56	2,275,000	1,874,963	33,338
1329	11 Leach Road Shed	Wanneroo	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2006	14	4	Fair	16	93	75	9,600.00	7,671.17	102.22
1330	Wanneroo Library And Cultural Centre	Wanneroo	Community Use	Offices/ Commercial Unit	Library	2009	100	3	Good	5422	65	55	27,243,000	23,087,761	417,894
1331	Mary Lindsay Homestead	Two Rocks	Community Use	Community centre	Community Use	1926	34	3	Good	250	65	59	808,000	725,703	12,283
1332	Clarkson Volunteer Bushfire Brigade Office	Clarkson	Operational Use	Offices/ Commercial Unit	Bushfire Services	2009	35	4	Fair	578	67	53	1,674,000	1,347,176	24,973
1333	Marangaroo Golf Course - Metal Shed	Marangaroo	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1986	14	6	Poor	17	89	53	11,500	6,909	128
1334	Marangaroo Golf Course - Machine Shed	Marangaroo	Operational Use	Shed - brick	Storage/ Operational/ Bin Store/ Ancillary use	1989	17	6	Poor	563	81	51	488,000	305,641	5,991
1335	Marangaroo Golf Course - Course Toilets	Marangaroo	Public Ablutions	Shed - brick	Toilets	1986	29	6	Poor	26	92	56	71,500	43,274	772
1336	Kingsbridge Changerooms	Butler	Community Use	Sports Amenity Building (No Multipurpose room)	Sporting Facility	2008	47	5	Fair	112	93	74	817,000	645,488	8,696
1337	Gumblossom Changerooms	Quinns Rocks	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	2008	35	5	Fair	365	71	58	2,196,000	1,804,251	30,867
1339	Wangara Recycling Centre - Land Gas Extractor Shed	Wangara	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1990	16	5	Fair	18	90	58	15,400	9,980	170
1343	Carramar Golf Course - Scheme Water Pump Shed	Carramar	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2000	14	5	Fair	12	91	65	7,800	5,618	85

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1344	Wanneroo Showgrounds Ticket Office	Wanneroo	Operational Use	Shed - brick	Storage/ Operational/ Bin Store/ Ancillary use	2009	20	6	Poor	38	98	74	42,800	32,706	436
1345	Kingsway Electrical/Irrigation Controls Building	Madeley	Operational Use	Shed - brick	Storage/ Operational/ Bin Store/ Ancillary use	2009	19	5	Fair	178	77	61	165,000	130,147	2,118
1348	Ashby Operations Centre - Shed S	Ashby	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2003	16	4	Fair	12	94	73	9,000	7,018	95
1351	Kingsway Cricket Clay Storage Shed	Madeley	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2011	16	3	Good	99	96	83	45,000	38,973	468
1352	Kingsway - External Store At Indoor Stadium	Madeley	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2000	22	5	Fair	49	91	66	23,400	17,016	255
1353	Warradale Park Clubrooms	Landsdale	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	2010	42	5	Fair	358	54	39	645,000	470,734	11,774
1354	Wanneroo Showgrounds Clubrooms	Wanneroo	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	2011	48	4	Fair	828	72	58	2,232,000	1,808,686	30,866
1355	Wanneroo Showgrounds - Grandstand	Wanneroo	Operational Use	Shelter	Storage/ Operational/ Bin Store/ Ancillary use	2010	32	6	Poor	358	72	42	322,000	189,256	4,457
1357	Two Rocks Community Facility External Store	Two Rocks	Operational Use	Shed - brick	Storage/ Operational/ Bin Store/ Ancillary use	1975	14	6	Poor	9	104	61	22,500	13,144	214
1359	Evelyn Enrichment Foundation (Inc.) Brick Storage Shed	Wanneroo	Operational Use	Shed - brick	Storage/ Operational/ Bin Store/ Ancillary use	1970	14	6	Poor	13	98	51	15,600	8,242	158
1360	Evelyn Enrichment Foundation (Inc.) Metal Storage Shed	Wanneroo	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2000	14	2	Good	9	97	78	21,600	17,447	221
1361	Yanchep Community Centre External Store	Yanchep	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2000	16	4	Fair	12	93	70	7,800	5,871	83
1362	Nankeen Park Filtration Building	Tapping	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2007	14	7	Poor	12	84	59	9,750	6,785	114
1363	Wanneroo Showgrounds New Poultry Shed	Wanneroo	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2012	17	3	Good	384	95	83	298,000	260,508	3,120
1364	Houghton Park Sports Amenity Building	Carramar	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	2012	45	5	Fair	422	74	60	1,255,000	1,019,160	16,819
1365	Wanneroo Showgrounds Clubrooms Bin Store	Wanneroo	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2011	10	4	Fair	10	129	110	18,000	15,416	139
1366	Rotary Park Toilets	Wanneroo	Public Ablutions	Shed - metal	Toilets	2012	35	3	Good	24	95	84	110,000	97,392	1,156
1367	Wangara Recycling Centre Office And Messroom	Wangara	Operational Use	Offices/ Commercial Unit	Storage/ Operational/ Bin Store/ Ancillary use	2012	19	5	Fair	222	62	48	520,000	402,926	8,365
1368	Jindalee Beach Kiosk	Jindalee	Community Use	Kiosk	Food services/retail	2013	30	6	Poor	327	44	31	860,000	603,635	19,204
1369	Wanneroo City Soccer Shed 1	Madeley	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2012	16	3	Good	59	58	50	35,400	30,484	601
1370	Two Rocks Fire Station Emergency Service Building 1	Two Rocks	Operational Use	Shed - metal	Bushfire Services	2013	45	1	Very Good	102	80	74	375,000	344,626	4,655
1373	Pat Scarfo Park Irrigation Shed	Tapping	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2008	14	6	Poor	9	98	67	5,000	3,460	50
1374	Two Rocks Bushfire Brigade Vehicles Storage Shed	Two Rocks	Operational Use	Shed - metal	Bushfire Services	2013	30	2	Good	128	97	87	128,000	115,537	1,319

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1375	Koondoola Community Centre Changerooms	Koondoola	Community Use	Sports Amenity Building (No Multipurpose room)	Sporting Facility	2016	59	2	Good	110	93	86	374,000	345,635	3,979
1376	Koondoola Community Centre	Koondoola	Community Use	Community centre	Community Use	2016	70	3	Good	930	68	60	3,272,000	2,885,797	47,499
1377	Kingsway Baseball	Madeley	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	2015	52	3	Good	6800	74	68	2,224,000	2,052,301	29,776
1378	Kingsway Baseball Changerooms	Madeley	Community Use	Sports Amenity Building (No Multipurpose room)	Sporting Facility	2015	44	3	Good	185	79	70	742,000	663,103	9,361
1379	Pearsall Hocking Community Centre	Pearsall	Community Use	Community centre	Community Use	2016	58	3	Good	971	72	63	3,627,000	3,173,661	50,020
1380	TOILET BLOCK (6 Cubicle) TRANSPORTABLE BUILDING - HUDSON PARK (LOCATION CAN CHANGE)	MADELEY	Public Ablutions	Transportable	Toilets	2017	31	6	Poor	20	71	53.20	72,000	53,862	1,012
1381	Riverlinks Park Sports Amenity Building	Clarkson	Community Use	Sports Amenity Building (No Multipurpose room)	Sporting Facility	2017	39	3	Good	427	90	82	1,110,000	1,008,515	12,275
1382	Yanchep Surf Life Saving Club And Car Park	Yanchep	Community Use	Purpose Built Facility	Community use	2017	30	3	Good	970	53	46	4,060,000	3,573,908	77,144
1383	Splendid Park Pavilion Building	Yanchep	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	2018	58	2	Good	1150	78	72	3,870,000	3,609,548	49,869
1385	Kingsway Olympic Soccer Clubrooms Changeroom A	Madeley	Community Use	Sports Amenity Building (No Multipurpose room)	Sporting Facility	2020	48	1	Very Good	430	93	89	1,235,000	1,183,018	13,328
1386	Kingsway Olympic Soccer Clubrooms Changeroom B With Grandstand	Madeley	Community Use	Sports Amenity Building (No Multipurpose room)	Sporting Facility	2020	48	1	Very Good	742	93	89	2,493,000	2,388,067	26,904
1387	Grandis Park Pavilion	Banksia Grove	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	2019	48	2	Good	804	78	73	2,830,000	2,649,216	36,409
1388	Two Rocks Fire Station Emergency Service Building 2	Two Rocks	Operational Use	Transportable	Bushfire Services	2017	45	3	Good	126	73	65	448,000	403,477	6,170
1389	Kingsway Little Athletics Building	Madeley	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	2018	42	2	Good	360	73	68	812,000	757,822	11,064
1390	Civic Centre Extension	Wanneroo	Corporate Use	Offices/ Commercial Unit	Administrative use	2018	100	1	Very Good	2300	75	71	24,472,000	23,269,140	327,041

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1391	Wanneroo City Soccer Changerooms	Madeley	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	2020	48	Asset merged with 1277	Very Good	590	70	44	Refer to 1277	Refer to 1277	Refer to 1277
1392	Mary Lindsay Homestead Public Toilets	Two Rocks	Public Ablutions	Shed - metal	Toilets	2017	10	2	Good	12	50	46	90,400	82,926	1,822
1393	Belhaven Park Sports Amenity Building	Quinns Rocks	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	2020	36	3	Good	500	73	68	1,360,000	1,266,755	18,726
1394	Edgar Griffiths Sports Amenities Building	Wanneroo	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	2020	36	1	Very Good	420	93	89	1,691,000	1,626,099	18,249
1395	Shelvock Park Sports Amenities Building	Koondoola	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	2020	4.5	2	Good	620	68	64	2,022,000	1,897,162	29,795
1396	Dalvik Park Sports Amenities Building	Merriwa	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	2021	36	1	Very Good	708	65	63	2,466,000	2,395,075	38,004
1398	Wanneroo Showgrounds - Tennis Courts Toilets	Wanneroo	Public Ablutions	Transportable	Toilets	2019	38	2	Good	30	98	92	203,000	191,083	2,078
1400	Leatherback Pavillion Building	Alkimos	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	2021	48	1	Very Good	687	74	72	1,703,000	1,641,950	22,950
1402	Dennis Cooley Pavilion	Girrawheen	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	2020	37	5	Fair	389	61	52	1,500,000	1,276,010	24,767
1420	Warradale Park Changerooms	Landsdale	Public Ablutions	Shed - brick	Toilets	2022	TBC	3	Good	163	92	84	682,000	625,411	7,437
1421	Wanneroo Changing Places	Wanneroo	Public Ablutions	Shed - brick	Toilets	2022	TBC	1	Very Good	19	98	95	242,000	235,707	2,474
1422	Splendid Park Netball Toilets	Yanchep	Public Ablutions	Shed - brick	Toilets	2022	58	1	Very Good	21	97	94	107,000	104,127	1,105
1425	Mary Street Farm Shed	Wanneroo	Operational Use	Shed - brick	Storage	1990	7	6	Poor	305	89	75	190,000	161,540	2,146
3008	Nanovich Park-Wanneroo Trotting Training Club	Wanneroo	Community Use	Shed - metal	Sporting Facility	1995	31	7	Poor	187	82	51	257,000	160,200	3,141
3014	Wanneroo Sports And Social Club	Wanneroo	Community Use	Sports Amenity Building (With Multipurpose room)	Sporting Facility	1978	40	7	Poor	1388	67	36	4,182,000	2,235,797	62,520
3017	Wanneroo Horse & Pony Club Estrel Park - Shed	Wanneroo	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	1993	27	5	Fair	81	91	61	63,500	42,560	695
3020	Wanneroo Sports And Social Club East Toilets	Wanneroo	Public Ablutions	Shed - brick	Toilets	1978	22	9	Very Poor	32	79	40	124,000	63,655	1,573
3021	Nanovich Park-Wanneroo Trotting Training Club-Machiinery Shed	Wanneroo	Community Use	Shed - metal	Sporting Facility	1995	30	3	Good	216	95	72	130,000	98,356	1,363

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3022	Nanovich Park-Wanneroo Trotting Training Club- Stewards Building	Wanneroo	Community Use	Shed - brick	Sporting Facility	1995	30	5	Fair	27	99	69	44,200	30,774	446
3023	Nanovich Park-Wanneroo Trotting Training Club- West Stables	Wanneroo	Operational Use	Shelter	Storage/ Operational/ Bin Store/ Ancillary use	1995	30	7	Poor	225	93	61	118,000	78,178	1,275
3024	Nanovich Park-Wanneroo Trotting Training Club- North Stables	Wanneroo	Operational Use	Shelter	Storage/ Operational/ Bin Store/ Ancillary use	1995	30	7	Poor	180	93	62	112,000	74,595	1,205
3027	Wanneroo Sports And Social Club Toilets Workshop And Shed	Wanneroo	Operational Use	Shed - brick	Storage/ Operational/ Bin Store/ Ancillary use	2018	14	5	Fair	115	98	84	191,000	162,764	1,944
4003	9 Leach Rd Large Shed	Wanneroo	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2006	27	3	Good	82	95	79	65,600	54,620	687
4004	9 Leach Rd Small Shed	Wanneroo	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2006	27	4	Fair	9	94	75	6,000	4,794	64
4007	Kingsway Netball Shed R/O Office/Toilet	Madeley	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2013	27	3	Good	18	96	84	10,800	9,484	113
4012	Clarkson Volunteer Bushfire Brigade Fire Shed	Clarkson	Operational Use	Shed - metal	Bushfire Services	2014	39	2	Good	100	86	79	190,000	172,577	2,198
4013	Two Rocks Bushfire Brigade Store Shed	Two Rocks	Operational Use	Shed - metal	Bushfire Services	2014	39	2	Good	25	97	88	20,300	18,459	209
6008	Yanchep Communication Tower & Sheds - Transportable	Yanchep	Operational Use	Transportable	Storage/ Operational/ Bin Store/ Ancillary use	1998	37	No Data	Good	11	0	0	0	0	0
6009	The Spot Beachside Toilets	Two Rocks	Public Ablutions	Shed - metal	Toilets	2003	29	8	Very Poor	12	82	54	58,400	38,569	708
7007	Ashby Operations Centre - Fire - Small Open Shed	Ashby	Operational Use	Shelter	Bushfire Services	2010	16	2	Good	6	98	86	7,800	6,859	80
7011	Cockman House Laundry	Woodvale	Community Use	Historical Structure	Heritage	1860	12	10	Failed	7	99	2	9,800	225	99
7012	Cockman House Open Fronted Storage Shed	Woodvale	Community Use	Historical Structure	Heritage	1860	16	10	Failed	12	111	1	31,200	254	282
7014	Banksia Grove Community Centre - Bin Store	Banksia Grove	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	1999	10	3	Good	10	120	100	19,200	15,983	160
7015	Gumblossom Changerooms - Bin Store	Quinns Rocks	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2008	10	4	Fair	10	106	88	15,000	12,342	141
7016	Houghton Park Bin Store	Carramar	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2012	10	3	Good	10	106	95	15,000	13,463	141
7017	Civic Centre - Bin Store	Wanneroo	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2001	10	3	Good	10	102	83	32,000	25,849	312
7018	Wanneroo Community Centre - Bin Store	Wanneroo	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	1980	10	7	Poor	10	99	56	18,900	10,699	192
7019	Warradale Park Community Centre - Bin Store	Landsdale	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2001	10	6	Poor	10	112	81	15,000	10,929	134
7020	Alexander Heights Community Centre Bin Store	Alexander Heights	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	1994	10	4	Fair	10	105	79	15,700	11,914	150

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7023	Addison Park Clubrooms Bin Store	Merriwa	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	1995	10	4	Fair	10	120	90	12,500	9,435	104
7024	Butler Community Centre Bin Store	Butler	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2008	10	2	Good	10	105	91	15,000	13,019	142
7025	Cockman House Shelter	Woodvale	Community Use	Historical Structure	Heritage	1960	27	3	Good	35	105	56	24,900	13,407	238
7026	Kingsway Soccer Toilets - New Universal Accessible Toilet	Madeley	Public Ablutions	Shed - metal	Toilets	2017	41	3	Good	5	95	86	60,800	55,391	641
7028	Warradale Park Universal Access Toilet	Landsdale	Public Ablutions	Shed - metal	Toilets	2018	29	3	Fair	5	94	84	74,000	66,488	790
7029	Riverlinks Park Sports Amenity Bin Store	Clarkson	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2017	10	4	Fair	10	106	93	15,000	13,138	141
7030	Splendid Park Pavilion (Bin Store)	Yanchep	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2018	10	3	Good	10	109	100	15,000	13,688	138
7032	Pearsall Hocking Community Centre Bin Store	Pearsall	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2016	10	3	Good	10	130	118	32,500	29,604	251
7034	Yanchep Surf Life Saving Club Bin Store	Yanchep	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2017	10	4	Fair	10	108	97	24,000	21,658	222
7042	Grandis Park Pavilion Bin Store	Banksia Grove	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2019	10	3	Good	10	85	75	12,500	11,011	148
7043	Grandis Park Pavilion Universal Access Toilet	Banksia Grove	Public Ablutions	Shed - metal	Toilets	2019	31	3	Good	5	95	87	75,000	68,655	792
7044	Changeroom 1 Transportable Building - Wanneroo City Soccer Club (Location Can Change)	Madeley	Community Use	Transportable	Sporting Facility	2010	31	7	Poor	20	72	53	46,800	34,362	650
7045	Changeroom 2 Transportable Building - Wanneroo City Soccer Club (Location Can Change)	Madeley	Community Use	Transportable	Sporting Facility	2010	31	7	Poor	20	60	42	46,800	32,315	776
7046	Changeroom 1 Transportable Building - Heath Park,	Eglinton	Community Use	Transportable	Sporting Facility	2010	31	5	Fair	20	75	58	49,400	38,412	659
7047	Toilet Block Transportable Building - Heath Park,	Eglinton	Public Ablutions	Transportable	Toilets	2010	31	7	Poor	20	72	56	54,000	41,924	752
7048	Changeroom 2 Transportable Building - Heath Park,	Eglinton	Community Use	Transportable	Sporting Facility	2010	31	7	Poor	20	73	54	46,800	34,790	640
7049	Changeroom 1 Transportable Building - Leatherback Park,	Alkimos	Community Use	Transportable	Sporting Facility	2010	31	5	Fair	20	73	54	46,800	34,607	640
7050	Toilet Block Transportable Building - Leatherback Park,	Alkimos	Public Ablutions	Transportable	Toilets	2010	31	5	Fair	20	73	54	67,600	49,988	925
7051	Changeroom 2 Transportable Building - Leatherback Park,	Alkimos	Community Use	Transportable	Sporting Facility	2010	31	7	Poor	20	72	54	46,800	34,765	646
7052	Belhaven Sports Amenity Bin Store	Quinns Rocks	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2020	36	3	Good	16	105	97	13,500	12,463	129
7055	Ridgewood Clubroom Bin Store	Ridgewood	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2022	10	4	Fair	13	102	92	15,000	13,478	147

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7057	Jenolan Way Community Centre- Bin Store	Merriwa	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	1995	10	4	Fair	10	102	77	15,000	11,324	147
7058	Two Rocks Recreation Centre (Phil Renkin)– Bin Store	Two Rocks	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2022	10	4	Fair	9	102	91	12,000	10,740	118
7060	Carramar Community Centre - Bin Store	Carramar	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2006	10	1	Good	605	121	106	16,500	14,509	136
7062	Hainsworth Recreation Centre - Bin Store	Girrawheen	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2003	10	5	Fair	2207	100	74	14,000	10,436	141
7063	Kingsway Indoor Sports Stadium - Bin Store	Madeley	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	1997	37	5	Fair	10	103	74	16,800	12,079	163
7064	Aquamotion - Bin Store	Wanneroo	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	1990	100	2	Fair	10	102	71	18,900	13,215	185
7068	Clarkson Youth Centre - Bin Store	Clarkson	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2001	40	2	Good	10	106	88	18,000	14,963	169
7071	Changeroom Transportable Wanneroo Central Volunteer Bushfire Brigade Changerooms	Ashby	Operational Use	Transportable	Bushfire Services	2020	38	2	Good	37	82	77	204,000	191,657	2,499
7072	AQUAMOTION - Storage Shed	WANNEROO	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2014	10	2	Fair	22	94	80	15,800	13,476	169
7073	Kingsway (Olympic) Soccer Ticket Turnstyle	Madeley	Operational Use	Shelter	Storage/ Operational/ Bin Store/ Ancillary use	1978	10	6	Poor	30	100	58	46,200	26,750	463
7076	Marangaroo Golf Course Residence Shed	Ashby	Operational Use	Shelter	Animal Care Facility	1950	51	9	Very poor	52	84	62	5,400	4,029	65
7077	Ashby Operations Centre - Animal Care Centre	Ashby	Operational Use	Shelter	Animal Care Facility	1950	51	9	Very Poor	52	84	41	98,400	48,448	1,168
7078	Wangara Recycling Centre - Waste Oil Storage Shed	Wangara	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2020	16	4	Fair	18	96	88	29,500	27,195	308
7080	Shelvock Park Sports Amenities Building Bin Store	Koondoola	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2020	10	3	Good	10	110	103	21,400	20,104	195
7083	Leatherback Pavillion Bin Store	Yanchep	Operational Use	Bin Store	Storage/ Operational/ Bin Store/ Ancillary use	2021	48	1	Very Good	11	112	108	15,000	14,545	135
7084	Girrawheen Lions Club Shed	Girrawheen	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2021	TBC	3	Good	52	96	90	35,100	32,833	366
7085	Edgar Griffiths Sports Amenities Building – Bin Store	Wanneroo	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2020	36	1	Very Good	12	107	104	18,000	17,435	168
7094	Kingsway Little Athletics Storage Shed	Madeley	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2020	38	6	Poor	10	90	73	10,000	8,153	111
7097	Yanchep Community Centre – External Shed	Yanchep	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2023	TBC	4	Fair	5	94	86	5,000	4,587	53
7098	Revolution Park Pump Shed	Eglinton	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2016	TBC	1	Very Good	16	98	96	9,720	9,521	99
7099	Kingsway Wanneroo Soccer – Bin Store	Madeley	Operational Use	Shed - metal	Storage/ Operational/ Bin Store/ Ancillary use	2020	TBC	2	Good	17	104	100	18,000	17,190	173
7100	Ashby Operations Centre - Animal Care Centre Shelter	Ashby	Operational Use	Shelter	Animal Care Facility	2023	TBC	1	Good	42	87	84	28,600	27,753	330
7101	Splendid Park Netball Storage Shed	Yanchep	Operational Use	Shelter	Storage/ Operational/ Bin Store/ Ancillary use	2020	TBC	2	Good	10	97	94	34,100	33,095	351

12 APPENDIX B User Groups and Stakeholders

Table B 1 : Key Stakeholders

Stakeholders	Description and Level of Involvement
Ratepayer and User Groups	Stakeholder consultation. End user involvement and feedback, consultation on specific building performance or projects.
Elected members	Stewardship and Asset Management Leadership. Endorsement of Asset Management Policy, AM Strategy, AM Plan. Adoption of the key AM principles and the approval of Capital Works Budgets that support good Asset Management principles.
Executive Leadership Team (ELT)	Provide strategic direction and leadership for asset management practices and decisions within the City. Responsible for the development of AM Policy, AM Strategy and AM Plans.
Assets Directorate Strategic Asset Management Service Unit	Long term planning and management of building assets, assets inventory, renewal demand modelling and long term renewal budget analysis. Author and review of this AMP.
Assets Directorate Building Maintenance Service Unit	Maintain the building portfolio to a safe standard and fit for use. Servicing and minor improvement works.
Assets Directorate Infrastructure Capital Works Service Unit	Design and Deliver New, Upgrade and Renewal Building Projects
Assets Directorate Engineering Maintenance Service Unit	Maintain the external areas of the buildings to a safe standard and fit for use. Servicing and minor improvement works.
Assets Directorate Waste Services Service Unit	Provision of waste services for City operated facilities
Community and Place Directorate Facilities Planning	Plan for new and upgrade projects to the Community Building portfolio to ensure it is fit for purpose
Community and Place Directorate Facilities Operations	Manage the operational requirements of the City's Community Building Portfolio
Community and Place Directorate Community Safety	Manage the operational requirements of the City's Bushfire Services and Animal Welfare Services Buildings
Community and Place Directorate Cultural Development	Manage the operational requirements of the City's Library, Heritage and Museum Building Portfolio
Community and Place Directorate Kingsway Indoor Stadium and Aquamotion Management	Manage the operational requirements of the City's Specialist sporting facilities at Kingsway Indoor Stadium and Aquamotion Aquatic facility
Corporate Strategy and Performance Directorate Property Services	Manage the property management requirements of the City's Leased Building portfolio. Granting and monitoring of leases. Buying and selling land and buildings as required.

Stakeholders	Description and Level of Involvement
Corporate Strategy and Performance Directorate	Long Term Strategic and Financial Planning incorporating Asset Management principles. Financial reporting of asset performance.
Planning and Sustainability Directorate Environmental Health	Registration of food businesses, inspection of food and retail premises.

Table B 2: Building User Groups

The City's buildings are used by a variety of user groups who may use the entire facility or a dedicated portion of the facility.

User Group	Definition
Community Group	Any organisation engaged in charitable or other community-based activity operating under Australian law and not established for the purpose of making a profit.
NFP Organisation	A non-profit organisation is one which is not operating for the profit or gain of its individual members, whether these gains would have been direct or indirect. This applies both while the organisation is operating and when it winds up. ¹
Bushfire Services	Volunteer Bush Fire Brigade services supported by the CoW but funded by DFES
Government Funded Services	A public service provided through Government Funding
Commercial Operator	A commercial entity which receives all profits from the business operations at the facility
Sporting Club	A sports club or sporting club, is a group of people formed for the purpose of playing sports. ²
Public	A member of the general public not affiliated with a group or club and not availing of a dedicated CoW service provision
CoW Cultural Services	A member of the public or an organisation which avails of a dedicated service being provided by the CoW Cultural Services Service Unit (typically museums)
CoW Operations	A member of the CoW Maintenance staff or a contractor who utilises the facility to carry out the operational requirements of managing and maintaining the City's assets.
CoW Youth Services	A member of the public or an organisation which avails of a dedicated service being provided by the CoW Youth Services Service Unit
CoW Library Services	A member of the public or an organisation which avails of a dedicated service being provided by the CoW Cultural Services Service Unit (typically museums)

13 APPENDIX C Conditioning of buildings

Table C 1: Condition rating of Buildings and Building Components

Rating for Building Components	Condition Description	Generic Description of asset condition	Implication
0	Very Good	New asset or recently rehabilitated back to new condition.	Continue planned and reactive maintenance
1		Near new condition with no visible signs of deterioration	0 – 50% asset life
2	Good	Very slight condition decline but no longer in new condition.	
3		Very good overall condition, minor deterioration, no serviceability problems.	
4		Good overall condition, obvious deterioration, slight serviceability impairment	Upgrade 50-85% asset life
5	Moderate	Fair overall condition, obvious deterioration, some serviceability lost	
6		Fair/poor overall condition, obvious deterioration, maintenance costs rising	
7	Poor	Poor overall condition, severe deterioration, high maintenance costs	Renewal 85 – 100% asset life
8		Very poor overall condition with planned replacement required	
9	Very Poor	Extremely poor condition requiring immediate action	
10		Failed, no longer serviceable, requires immediate replacement	

14 APPENDIX D

Risk Management

Table D 1: Credible Risk Ratings

Credible Risk	Consequence			Likelihood	Risk Rating*	Risk Monitoring	Actions required to improve Risk Rating
Adverse weather or natural events (cyclone, flooding, earthquake)	Environmental	Minor	Localised environmental damage with short-term effects, one-off recovery effort required	Unlikely	Low	Annual risk review by Operational Leader (OL)	None
	Health & Safety	Low	Near misses or Minor Physical or Psychological injuries, not requiring medical treatment (recovery < 1 week)	Rare	Low	Annual risk review by OL	None
	Management Systems/ Operations	Mod	Infrastructure/systems failure that puts severe pressure on part of the customer services functioning for a medium to large area for a moderate period (1 to 3 months). Widespread inconveniences but no external support required	Mod	Mod	Quarterly risk review by Manager	
	Financial/ Commercial	Low	< \$10M < 15%	Likely	Low	Annual risk review by OL	None
	Community/ Reputation	Minor	Issue raised by Community and/or local press/ Minor, adverse local public or media attention & complaints. Some impact on the City's reputation with a small number of affected people	Mod	Mod	Quarterly risk review by Manager	
	Governance	N/A	N/A	N/A	N/A		
Intentional damage (vandalism, security breach)	Environmental	Low	Localised environmental damage with negligible effects, no recovery efforts required	Almost Certain	Mod	Quarterly risk review by Manager	
	Health & Safety	Low	Near misses or Minor Physical or Psychological injuries, not requiring medical treatment	Rare	Low	Annual risk review by OL	None

Credible Risk	Consequence			Likelihood	Risk Rating*	Risk Monitoring	Actions required to improve Risk Rating
			(recovery < 1 week)				
	Management Systems/ Operations	Mod	Infrastructure/systems failure that puts severe pressure on part of the customer services functioning for a medium to large area for a moderate period (1 to 3 months). Widespread inconveniences but no external support required	Mod	Mod	Quarterly risk review by Manager	
	Financial/ Commercial	Low	< \$10M < 15%	Almost Certain	Mod	Quarterly risk review by Manager	
	Community/ Reputation	Mod	Issue raised by Community and/or local press/ Minor, adverse local public or media attention & complaints. Some impact on the City's reputation with a small number of affected people	Mod	Mod	Quarterly risk review by Manager	
	Governance	N/A	N/A	N/A	N/A	N/A	N/A
Non-compliance of critical infrastructure (eg fire safety/detection or electrical equipment or roof safety systems)	Environmental	Major	Localised environmental damage to specially protected environments with long-term effects (extensive restoration required)	Rare	Low	Annual risk review by OL	None
	Health & Safety	Mod	Multiple cases of Serious Physical or Psychological injury, requiring admission to hospital or prolonged hospitalisation	Rare	Low	Annual risk review by OL	None
	Management Systems/ Operations	Mod	Infrastructure/systems failure that puts severe pressure on part of the customer services functioning for a medium to large area for a moderate period (1 to 3 months). Widespread inconveniences but no external	Rare	Low	Annual risk review by OL	None

Credible Risk	Consequence			Likelihood	Risk Rating*	Risk Monitoring	Actions required to improve Risk Rating
			support required				
	Financial/ Commercial	Low	< \$10M < 15%	Rare	Low	Annual risk review by OL	None
	Community/ Reputation	Major	Embarrassment for the City including adverse national media coverage / reputation impacted with a significant number of stakeholders/ Breakdown in strategic/ engagement partnerships	Rare	Low	Annual risk review by OL	None
	Governance	Mod	Breach(es) of statutory requirements affecting non-core group or division operations or business activities. Possibly closure of non-core operations. Moderate compliance issues	Rare	Low	Annual risk review by OL	None
Non-compliance of associated or historical infrastructure (eg. Accessibility, asbestos, land contamination)	Environmental	Minor	Localised environmental damage with negligible effects, no recovery efforts required	Unlikely	Low	Annual risk review by OL	None
	Health & Safety	Minor	Isolated cases of serious injuries or Minor Physical or Psychological injury requiring medical treatment (recovery 1 – 3 weeks).	Unlikely	Low	Annual risk review by OL	None
	Management Systems/ Operations	Minor	Infrastructure/systems failure impacts on part of customer services functioning over a small area for a short period (minimum of 4 days up to 1 month). Localised inconvenience	Mod	Mod	Quarterly risk review by Manager	

Credible Risk	Consequence			Likelihood	Risk Rating*	Risk Monitoring	Actions required to improve Risk Rating
	Financial/ Commercial	Low	< \$10M < 15%	Mod	Low	Annual risk review by OL	None
	Community/ Reputation	Minor	Issue raised by Community and/or local press/ Minor, adverse local public or media attention & complaints. Some impact on the City's reputation with a small number of affected people	Unlikely	Low	Annual risk review by OL	None
	Governance	Low	Oversight in reporting activity that is under control. Requirement to self-report with no penalty	Unlikely	Low	Annual risk review by OL	None
Inadequate maintenance or inspections resulting in structural failures or injury	Environmental	Minor	Localised environmental damage with short-term effects, one-off recovery effort required	Likely	Mod	Quarterly risk review by Manager	
	Health & Safety	Minor	Isolated cases of serious injuries or Minor Physical or Psychological injury requiring medical treatment (recovery 1 – 3 weeks).	Unlikely	Low	Annual risk review by OL	None
	Management Systems/ Operations	Mod	Infrastructure/systems failure that puts severe pressure on part of the customer services functioning for a medium to large area for a moderate period (1 to 3 months). Widespread inconveniences but no external support required	Unlikely	Mod	Quarterly risk review by Manager	
	Financial/ Commercial	Low	< \$10M < 15%	Likely	Low	Annual risk review by OL	None

Credible Risk	Consequence			Likeli-hood	Risk Rating*	Risk Monitoring	Actions required to improve Risk Rating
	Community/ Reputation	Minor	Issue raised by Community and/or local press/ Minor, adverse local public or media attention & complaints. Some impact on the City's reputation with a small number of affected people	Unlikely	Low	Annual risk review by OL	None
	Governance	Minor	Breach(es) of statutory requirements affecting only a group or division. Minor compliance issues	Rare	Low	Annual risk review by OL	None
Not implementing Economic and environmental opportunities such as energy reduction, water efficiency, alternative materials, technological advances	Environmental	Major	Localised environmental damage to specially protected environments with long-term effects (extensive restoration required)	Rare	Low	Annual risk review by OL	None
	Health & Safety	N/A	N/A	N/A	N/A		
	Management Systems/ Operations	N/A	N/A	N/A	N/A		
	Financial/ Commercial	Minor	10M - \$30M 15% - < 34%	Mod	Mod	Quarterly risk review by Manager	
	Community/ Reputation	Minor	Issue raised by Community and/or local press/ Minor, adverse local public or media attention & complaints. Some impact on the City's reputation with a small number of affected people	Rare	Low	Annual risk review by OL	None
	Governance	Minor	Breach(es) of statutory requirements affecting only a group or division. Minor compliance issues	Mod	Low	Annual risk review by OL	None
Impacts of Climate Change and rising sea levels	Environmental	Major	Localised environmental damage to specially protected environments with long-term	Rare	Low	Annual risk review by OL	None

Credible Risk	Consequence			Likelihood	Risk Rating*	Risk Monitoring	Actions required to improve Risk Rating
			effects (extensive restoration required)				
	Health & Safety	N/A	N/A	N/A	N/A		
	Management Systems/ Operations	N/A	N/A	N/A	N/A		
	Financial/ Commercial	Minor	10M - \$30M 15% - < 34%	Mod	Mod	Quarterly risk review by Manager	
	Community/ Reputation	Minor	Issue raised by Community and/or local press/ Minor, adverse local public or media attention & complaints. Some impact on the City's reputation with a small number of affected people	Rare	Low	Annual risk review by OL	None
	Governance	Minor	Breach(es) of statutory requirements affecting only a group or division. Minor compliance issues	Mod	Low	Annual risk review by OL	None
Impacts of changes in global/national security	Environmental	Major	Localised environmental damage to specially protected environments with long-term effects (extensive restoration required)	Rare	Low	Annual risk review by OL	None
	Health & Safety	N/A	N/A	N/A	N/A		
	Management Systems/ Operations	N/A	N/A	N/A	N/A		
	Financial/ Commercial	Minor	10M - \$30M 15% - < 34%	Mod	Mod	Quarterly risk review by Manager	
	Community/ Reputation	Minor	Issue raised by Community and/or local press/ Minor, adverse local	Rare	Low	Annual risk review	None

Credible Risk	Consequence			Likeli-hood	Risk Rating*	Risk Monitoring	Actions required to improve Risk Rating
			public or media attention & complaints. Some impact on the City's reputation with a small number of affected people			by OL	
	Governance	Minor	Breach(es) of statutory requirements affecting only a group or division. Minor compliance issues	Mod	Low	Annual risk review by OL	None

*Risk Rating determined in accordance with City's Risk Assessment Criteria HPE 19/216037

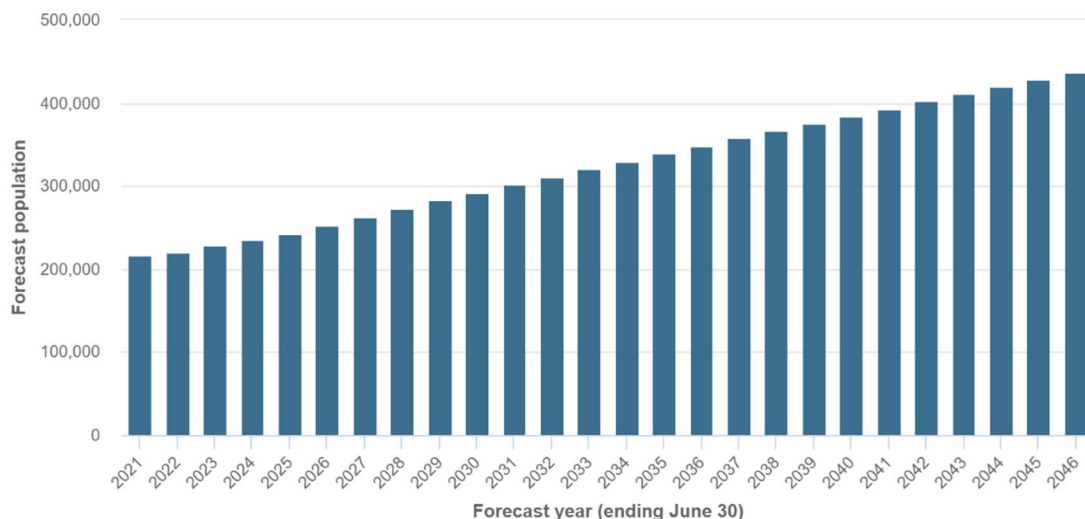
15 APPENDIX E Population Forecasts/Demographic

The City of Wanneroo Community Profile provides demographic analysis for the city and smaller areas within it based on results from the 2021, 2016, 2011, 2006, 2001, 1996 and 1991 Censuses of Population and Housing. The profile is updated with population estimates when the Australian Bureau of Statistics (ABS) releases new figures. (<https://forecast.id.com.au/wanneroo>).

Population forecast to 2046

Forecast population

City of Wanneroo



Source: Population and household forecasts, 2021 to 2046, prepared by .id (opens a new window) (informed decisions), March 2024.

.id informed decisions

The City of Wanneroo population forecast for 2025 is 243,013 and is forecast to grow to 437,016 by 2046.

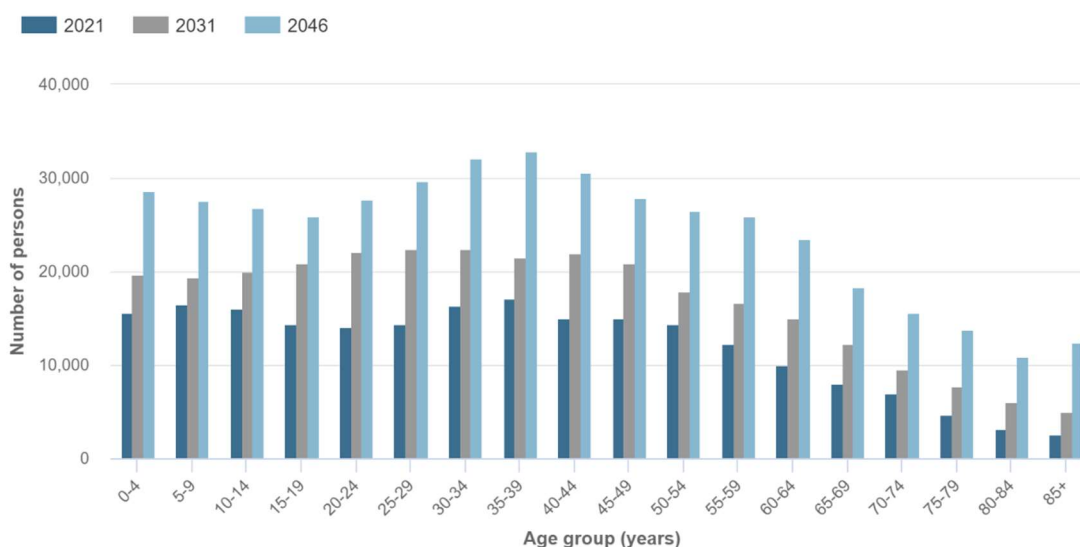
Between 2021 and 2046, the population for the City of Wanneroo is forecast to increase by 220,581 persons (101.92% growth), at an average annual change of 2.85%.

The City of Wanneroo population and household forecasts present what is driving population change in the community and how the population and age structure will change each year between 2021 and 2046

Age Structure forecast to 2041

Forecast age structure - 5 year age groups

City of Wanneroo - Total persons



Source: Population and household forecasts, 2021 to 2046, prepared by .id([opens a new window](#)) (informed decisions), March 2024.

.id informed decisions

Between 2021 and 2031, the age structure forecasts for City of Wanneroo indicate a 22.7% increase in population under working age, a 60.9% increase in population of retirement age, and a 41.3% increase in population of working age.

16 APPENDIX F Building Assets - Capital And Operational Works LTFP

Table F 1: New, Upgrade And Renewal Projects (Figures reported in '000)

2024/25 ACTUAL AND 2025/26 – 2043/44 PLANNED

Project or Program	Bldg Name or Recurring Program	New, Upgrade Renew	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	23/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
PR-1015	Recurring Program, Upgrade Community Buildings - Minor Works	Upgrade			250	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
PR-1042	Recurring Program, Upgrade Corporate Buildings - Minor Works	Upgrade			185	100	100	100	100	100	100	100	100	100	100	100	100	100		100	100	100
PR-1290	Jimbub Reserve	New									1130	1130										
PR-1904	Recurring Program, Renew Community Building Assets	Renew			555	1,250	2,200	1,500	2,200	3,000	3,000	2,000	2,000	3,000	2,500	3,000	2,500	2,500	2,500	30,00	3,000	3,000
PR-1999	Recurring Program, Upgrade Accessibility To Community Buildings	Upgrade			170	170	170	170	170	170	170	170	170	170	170	170		170	170	170	170	170
PR-2471	Alkimos Regional Community Centre/Library	New						50	432	5,784	9,870											
PR-2558	Recurring Program, Renew Corporate Building Assets	Renew			300	250	125	110	170	60	120	145	75	330	280	400	50	50	80	150	350	130
PR-2565	Recurring Program, Renew Leased Building Assets	Renew			55	220	750	1,350		800	800	800	800	800	600	800	800	2,000	1,000	100	100	100
PR-2619	Recurring Program, Upgrade Kingsway Indoor Stadium - Minor Works	Upgrade			50	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
PR-2622	Recurring Program, Upgrade Wanneroo Aquamation - Minor Works	Upgrade			100	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
PR-2664	Dordaak Kepup Library and Youth Innovation Hub	New		14,900	1,944																	

Project or Program	Bldg Name or Recurring Program	New, Upgrade Renew	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	23/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
PR-2664	Dordaak Kepup Library and Youth Innovation Hub, Landsdale, new building	New	15,029																			
PR-2666	North Yanchep District Community Centre	New																		50	230	
PR-2667	Yanchep District Community Centre	New							50	230	1,778	1,778										
PR-2670	Two Rocks District Community Centre/Library	New					50	230	3,255	3,255												
PR-2946	Recurring Program, Renew Kingsway Indoor Stadium Building Assets	Renew				90	155	50	50	85	80	120	200	230		1,100	80	250	50	50	50	100
PR-2947	Recurring Program, Renew Wanneroo Aquamotion Building Assets	Renew	30		310	230	190	350	85	350	1,000	500	500	100		600	80	300	400	1,000	500	30
PR-2955	Halesworth Park	New		305																		
PR-2955	Halesworth Park, Butler, New Sports Facilities	New	779																			
PR-2967	Addison Park	Upgrade																		894		
PR-4194	Animal Care Facility	New			3,320																	
PR-4194	Wanneroo Animal Care Centre, Wanneroo, New Building	New	46																			
PR-4202	Montrose Park	New		376																		
PR-4202	Montrose Park, Girrawheen, Upgrade Change room	New	636																			

Project or Program	Bldg Name or Recurring Program	New, Upgrade Renew	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	23/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
PR-4211	Ridgewood Reserve	New							34	93												
PR-4241	Recurring Program, Upgrade Accessibility To Community Car Parks	Upgrade			170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170
PR-4277	Alkimos Aquatic and Recreation Centre	New		4,688	6,4972	10,489																
PR-4277	Alkimos, New Alkimos Aquatic and Recreation Centre	New	5,076																			
PR-4279	Wanneroo Recreation Centre Precinct	New			8,250	10,100	50															
PR-4279	Upgrade Wanneroo Recreation Centre and surrounding precinct	Upgrade	32																			
PR-4282	Kingsway RSC, Madeley, upgrade precinct servicing infrastructure	Upgrade	8																			
PR-4283	Heath Park	New		4,283																		
PR-4283	Heath Park, Alkimos, new sports amenities building	New	4,283																			
PR-4284	Kingsway Regional Sporting Complex	Upgrade		544	486																	
PR-4284	Kingsway RSC, Madeley, upgrade Kingsway Splashpad Toilets and Changerooms	Upgrade	589																			
PR-4287	Frederick Stubbs Park, Quinns Rocks, upgrade car park and surrounds	Upgrade	60																			
PR-4300	Abbeville Park	Upgrade		40	1,420																	

Project or Program	Bldg Name or Recurring Program	New, Upgrade Renew	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	23/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
PR-4300	Abbeville Park, Mindarie, Upgrade Sports Amenities Building	Upgrade	56																			
PR-4332	Recurring Program, New Community Buildings - design only	New				20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
PR-4333	Recurring Program, New Sporting Facilities - design only	New			20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	
PR-4335	Girrawheen Hub Precinct	Renew		100			150	500	10,750	10,828												
PR-4335	11 Patrick Court, Girrawheen, Girrawheen Hub Precinct Redevelopment	Renew	100																			
PR-4342	Kingsway Little Athletics Centre, Madeley, new kiosk	New	104																			
PR-4344	Lots 550 and 551 Opportunity St	Renew		70																		
PR-4357	Gumblossom Community Centre	Upgrade		584	400																	
PR-4357	Gumblossom Community Centre, Quinns Rocks, Upgrade works	Upgrade	593																			
PR-4360	Ridgewood Reserve	Upgrade			19																	
PR-4365	Brazier Road, Yanchep, Upgrade Services	Upgrade		60	250	250																
PR-4368	Landsdale Community Centre	New			1188	98	2023	4987														
PR-4372	Wanneroo Showgrounds,	Upgrade	66																			

Project or Program	Bldg Name or Recurring Program	New, Upgrade Renew	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	23/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
	upgrade clubrooms with kiosk canopy																					
PR-4378	Wanneroo Central Brigade, New Emergency Services Complex	New	20																			
PR-4381	Two Rocks Bush Fire Brigade, upgrade to include SES	Upgrade	14																			
PR-4384	Recurring Program, Upgrade Leased Building Assets - Minor Works	Upgrade			10	10	10	10		10	10	10	10	10	10	10	10	10	10	10	10	10
PR-4389	Kingsway Regional Sporting Complex	Renew									1,500											
PR-4406	Yanchep Community Centre	Upgrade		80																		
PR-4406	Yanchep Community Centre, Yanchep, YTRAC Relocation	Upgrade	211																			
PR-4411	Carramar Golf Course	Renew		25																		
PR-4411	Carramar Golf Course, Carramar, Renew Potable Water Supply Pipework	Renew	147																			
PR-4446	Ashby Operations Centre	Renew		280	60																	
PR-4446	Ashby Operations Centre, Ashby, Renew Building 3 Roof Sheeting, Drainage, HVAC	Renew	316																			
PR-4447	Quinns Rocks Sports Club, Quinns Rocks, Upgrade HVAC System	Upgrade	43																			

Project or Program	Bldg Name or Recurring Program	New, Upgrade Renew	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	23/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
PR-4448	Carramar Golf Course	Renew		20	150																	
PR-4448	Carramar Golf Course, Carramar, Renew Electrical Infrastructure	Renew	156																			
PR-4451	Aquamotion, Wanneroo, Upgrade Solar Panels	Upgrade	8																			
PR-4452	Kingsway Indoor Stadium	Upgrade		110																		
PR-4452	Kingsway Indoor Stadium, Madeley, Upgrade Solar Panels and Batteries	Upgrade	127																			
PR-4454	Aquamotion	Renew		720																		
PR-4454	Aquamotion, Wanneroo, Renew Splashpad	Renew	690																			
PR-4465	Recurring Program, Renew Wanneroo Aquamotion Building Assets 2023-24	Renew	64																			
PR-4468	Recurring Program, Upgrade Kingsway Indoor Stadium - Minor Works 2023-24	Upgrade	33																			
PR-4473	Recurring Program, Upgrade Corporate Buildings - Minor Works 2023-24	Upgrade	40																			
PR-4474	Recurring Program, Upgrade Community Buildings - Minor Works	Upgrade	82																			
PR-4475	Recurring Program, Renew Community Building Assets	Renew	68																			

Project or Program	Bldg Name or Recurring Program	New, Upgrade Renew	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	23/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
PR-4512	Jimbub Swamp Park	New		320																		
PR-4512	Jimbub Swamp Park, Tapping, New Toilet Block	New	324																			
PR-4515	Recurring Program, Renew Community Building Assets 2024/25	Renew		225																		
PR-4515	Recurring Program, Renew Community Building Assets 2024-25	Renew	225																			
PR-4518	Recurring Program, Upgrade Wanneroo Aquamation - Minor Works	Upgrade		100																		
PR-4518	Recurring Program, Upgrade Wanneroo Aquamation - Minor Works 2024-25	Upgrade	100																			
PR-4519	Recurring Program, Renew Leased Building Assets	Renew		155																		
PR-4519	Recurring Program, Renew Leased Building Assets 2024-25	Renew	155																			
PR-4520	Recurring Program, Renew Wanneroo Aquamation Building Assets	Renew		145	145																	
PR-4520	Recurring Program, Renew Wanneroo Aquamation Building Assets 2024-25	Renew	145																			
PR-4521	Recurring Program, Upgrade Corporate Buildings - Minor Works 2024/25	Upgrade		321																		

Project or Program	Bldg Name or Recurring Program	New, Upgrade Renew	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	23/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
PR-4521	Recurring Program, Upgrade Corporate Buildings - Minor Works 2024-25	Upgrade	291																			
PR-4522	Recurring Program, Upgrade Community Buildings - Minor Works 2024/25	Upgrade		160																		
PR-4522	Recurring Program, Upgrade Community Buildings - Minor Works 2024-25	Upgrade	160																			
PR-4523	Recurring Program, Renew Corporate Building Assets 2024/25	Renew		45																		
PR-4523	Recurring Program, Renew Corporate Building Assets 2024-25	Renew	45																			
PR-4524	Recurring Program, Upgrade Accessibility To Community Buildings 2024/25	Upgrade		140																		
PR-4524	Recurring Program Upgrade Disability Access to Buildings and Facilities 2024- 25	Upgrade	140																			
PR-4528	Recurring Program, Upgrade Accessibility To Community Car Parks 2024/25	Upgrade		190																		
PR-4528	Recurring Program, Upgrade Accessibility to Community Car Parks 2024-25	Upgrade	190																			
PR-4530	Recurring Program, Upgrade Leased	Upgrade		230																		

Project or Program	Bldg Name or Recurring Program	New, Upgrade Renew	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	23/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
	Building Assets - Minor Works																					
PR-4530	Recurring Program, Upgrade Leased Building Assets - Minor Works 2024- 25	Upgrade	230																			
PR-4531	Alexander Heights Community Centre	Upgrade		580																		
PR-4531	Alexander Heights Community Centre, Alexander Heights, Upgrade Accessibility to Car Park	Upgrade	580																			
PR-4532	Ashby Operations Centre	Renew		50	450																	
PR-4532	Ashby Operations Centre, Ashby, Renew Fleet Workshop Toilets and Changerooms	Renew	50																			
PR-4549	The Spot Beachside Toilets (6009)	Renew		10	240																	
PR-4549	The Spot Beachside Toilets, Two Rocks, Renew Toilet Building and Septic Tank	Renew	250																			
PR-4550	Carramar Community Centre	Upgrade			145																	
PR-4551	Kingsway Football Club (1266)	Upgrade			50	350																
PR-4551	Kingsway Football Club Changerooms (1266)	Upgrade		15																		
PR-4551	Kingsway Football Club, Madeley, Upgrade	Upgrade	15																			

Project or Program	Bldg Name or Recurring Program	New, Upgrade Renew	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	23/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
	Changerooms and Toilets																					
PR-4552	Butler Community Centre and Kingsbridge Changerooms	Upgrade			240																	
PR-4553	Ashby Operations Centre	Upgrade		60	60	180	180															
PR-4553	Ashby Operations Centre, Ashby, Upgrade Solar Power	Upgrade	60																			
PR-4554	Hainsworth Leisure Centre (1101)	Upgrade		100	180	240																
PR-4554	Hainsworth Leisure Centre , Girrawheen, Upgrade Ventilation	Upgrade	100																			
PR-4556	Lake Joondalup Pavilion (1209)	Renew		50	250																	
PR-4556	Lake Joondalup Pavilion, Wanneroo, Renew Roof	Renew	50																			
PR-4557	Lake Joondalup Pavilion (1209)	Upgrade		200																		
PR-4557	Lake Joondalup Pavilion, Wanneroo, Upgrade Fire Supply Main	Upgrade	200																			
PR-4558	Rotary Park	Upgrade				200																
PR-4559	Wanneroo Showgrounds	Upgrade		35	180																	
PR-4559	Wanneroo Showgrounds, Wanneroo, Upgrade Sewer to Football Clubroom	Upgrade	35																			

Project or Program	Bldg Name or Recurring Program	New, Upgrade Renew	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	23/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
PR-4560	Ashby Operations Centre	Renew			60	150	150															
PR-4561	Aquamotion	Renew			150																	
PR-4562	Marangaroo and Carramar Golf Course	Renew		20	270																	
PR-4562	Golf Course Clubhouses, Carramar and Marangaroo, Upgrade Roofs	Renew	20																			
PR-4563	Merriwa Welfare Centre (1289)	Upgrade						30														
PR-4564	Wanneroo Sports and Social Club	Renew		60	610																	
PR-4564	Wanneroo Sports and Social Club, Wanneroo, Renew Electrical Infrastructure	Renew	60																			
PR-4567	Civic Centre	Upgrade		130	100	70																
PR-4567	Civic Centre, Wanneroo, Upgrade Accessibility	Upgrade	130																			
PR-4568	Aquamotion	Renew			85	80	400															
PR-4569	Clarkson Library (1305)	Renew		10	240																	
PR-4569	Clarkson Library, Clarkson, Renew Lighting	Renew	10																			
PR-4572	Aquamotion	Renew		20	160																	
PR-4572	Aquamotion, Wanneroo, Renew Lighting	Renew	20																			

Project or Program	Bldg Name or Recurring Program	New, Upgrade Renew	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	23/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
PR-4574	Alkimos District Facilities	New				50	490	5,740														
PR-4593	Carramar Golf Course	Upgrade		50	5,000																	
PR-4593	Carramar Golf Course, Carramar, Upgrade Facility Upgrade	Upgrade	50																			
PR-4594	Marangaroo Golf Course	Upgrade		50	5,000																	
PR-4594	Marangaroo Golf Course, Marangaroo, Upgrade Facility	Upgrade	50																			
PR-4596	Amery Park	New		30	320																	
PR-4596	Amery Park, Hocking, New Toilet Block	New	30																			
PR-4601	Kingsway Indoor Stadium	Upgrade		150																		
PR-4601	Kingsway Indoor Stadium, Madeley, Upgrade Electronic Roadside Sign	Upgrade	150																			
PR-4603	Kingsway Regional Sporting Complex	New		50	470	470																
PR-4603	Kingsway Regional Sporting Complex, Madeley, New Kingsway Football Modular Changeroom Facility	New	50																			
PR-4623	Aquamotion and Kingsway Indoor Stadium, Various, Renew Fire Indicator Panels	Renew	25																			
PR-4625	Wanneroo showgrounds, Wanneroo, Sports	Upgrade	10																			

Project or Program	Bldg Name or Recurring Program	New, Upgrade Renew	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	23/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
	Amenities building extension																					
PR-CB001	Warradale Community Centre	Renew			70																	
PR-CB015	Yanchep Regional Community Centre/Library	New										50	304	5,848	5,848							
PR-CB017	Alkimos District Community Centre	New				50	338	3,513	5,078													
PR-CB018	Eglinton District Community Centre/Library	New												100	676	8,110	11,588					
PR-CB028	District Community Centre 1	New											50	338	2,624	2,624						
PR-CB029	District Community Centre 2	New																50	338	2,624	2,624	
PR-CB032	District Library	New																100	676	6,110	6,110	
PR-CB033	District Performing Arts	New												50	250	1,900	1,900					
PR-CB036	Alkimos Surf Lifesaving Club	New				300	337	2,131	4,848													
PR-CB045	Girrawheen buildings (1036,1050,1061)	Upgrade				50	550															
PR-CB046	Girrawheen buildings (1036,1050,1061)	Upgrade					300															
PR-CB046	Phil Renkin Centre (1100)	Upgrade				35																
PR-CB048	Leemans Landing Toilets	New					35	120														
PR-CB049	Recurring Program, New Community Buildings - design only	New			20																	
PR-CB051	Enterprise House	Renew							610													

Project or Program	Bldg Name or Recurring Program	New, Upgrade Renew	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	23/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
PR-CB052	Wanneroo Youth Centre Precinct	Upgrade										50	150	2,000	800							
PR-CB053	Wanneroo Recreation Centre Precinct	Upgrade				72	500	16,713														
PR-CP010	Ashby Operations Centre	Renew													50	500						
PR-CP013	Ashby Operations Centre	Renew														30	120	500	500			
PR-CP016	Civic Centre Building 2	Renew												350								
PR-CP017	Ashby Operations Centre	Renew																	60	48		
PR-CP018	Ashby Operations Centre	Renew																	40	240		
PR-CP019	Ashby Operations Centre	Renew																50				
PR-CP023	Ashby Operations Centre	Renew																				
PR-CP030	Ashby Operations Centre	Upgrade			40	135	430															
PR-CP031	Civic Centre Building 1	Renew			20	10	120															
PR-CP032	Civic Centre Building 1	Renew					20	400														
PR-CP033	Civic Centre Building 1	Renew									20	200										
PR-CP034	Civic Centre Building 1	Renew								30	10	150										
PR-CP035	Civic Centre Building 1	Renew									40	200										
PR-CP036	Civic Centre Building 1	Renew														40	800					

Project or Program	Bldg Name or Recurring Program	New, Upgrade Renew	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	23/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
PR-CP037	Civic Centre Building 1	Renew															40	800				
PR-CP038	Civic Centre Building 1	Renew																		320		
PR-CP039	Civic Centre Building 2	Renew											20									
PR-CP040	Civic Centre Building 2	Renew														30	10	150				
PR-CP043	Wangra Recycling Facility	Upgrade					60	240														
PR-CP044	Wangra Recycling Facility	Upgrade											60	500								
PR-CP045	Ashby Operations Centre	Upgrade			1000	1000																
PR-CP048	Ashby Operations Centre	Renew											75									
PR-CP05	Ashby Operations Centre	Renew							30	120	500	1,000										
PR-CP052	Ashby Operations Centre	Upgrade											50									
PR-CP054	Ashby Operations Centre	Upgrade				50																
PR-CP055	Ashby Operations Centre	New			30	470	600															
PR-CP056	Ashby Operations Centre	New					30	450	600													
PR-CP059	Ashby Operations Centre	New				100	2,000															
PR-CP06	Wangara Recycling Centre	Renew			240																	
PR-CP060	Ashby Operations Centre	New				100	1,000															

Project or Program	Bldg Name or Recurring Program	New, Upgrade Renew	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	23/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
PR-CP061	Ashby Operations Centre	New				100																
PR-CP062	Ashby Operations Centre	Upgrade						5														
PR-CP08	Ashby Operations Centre	Upgrade											50									
PR-CP09	Ashby Operations Centre	Upgrade											50									
PR-GC02	Carramar Golf Course	Upgrade									60	1,000										
PR-GC03	Marangaroo Golf Course	Upgrade									60	1,000										
PR-IP009	Yanchep Surf Life Saving Club	Upgrade			20																	
PR-IP010	Yanchep Lagoon Precinct	Upgrade				350	3,850	3,850		3,850	3,500											
PR-IP011	Yanchep Lagoon Precinct	Upgrade					500	5500		5,500	5,500	5,000										
PR-IP12	Eden Beach Café	Renew																	200			
PR-PP	Rosslare Park	Upgrade					300															
PR-SP008	Elliot Road Clubrooms	Upgrade			175	1,750																
PR-SP1000	Aquamotion & Kingsway Indoor Stadium	Renew			20	240																
PR-SP237	Richard Aldersea Park	Upgrade							13	117												
PR-SP244	Highview Park	Upgrade					37															
PR-SP256	John Moloney Park	New			35	226	322															
PR-SP259	Peridot Park	Upgrade							13		117											

Project or Program	Bldg Name or Recurring Program	New, Upgrade Renew	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	23/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
PR-SP262	Butterworth Park	Upgrade									516											
PR-SP264	Hainsworth Park	Upgrade			25	442	662															
PR-SP269	Paloma Park	Upgrade				35	348	392														
PR-SP272	Butterworth Park	New									25	692	692									
PR-SP273	Ferrara Park	New					18	696	696													
PR-SP274	Cabrini Park	Upgrade							23	302	430											
PR-SP275	North Eglinton Indoor Recreation Centre	New			50	607	6,631	10,480														
PR-SP276	Highview Park	Upgrade									16	212	303									
PR-SP277	Liddell Park	Upgrade										22	294	418								
PR-SP278	Regional Yanchep Aquatic and Recreation Centre	New							250	3,319	2,000	18,250	18,250		18,250	4,402						
PR-SP283	Peridot Park	New				25																
PR-SP284	Recurring Program, New Sporting Facilities - design only	New			20																	
PR-SP285	Recurring Program, Renew Kingsway Indoor Stadium Building Assets	Renew			50																	
PR-SP940	Blackmore Park	Upgrade							23	302	430											
PR-SP941	Two Rocks Indoor Recreation Centre	New																100	607	4,706		
PR-SP945	Belhaven Park	Upgrade							60	600												
PR-SP955	East Wanneroo District Indoor Recreation Centre	New													100	607	4,706	4,706				

Project or Program	Bldg Name or Recurring Program	New, Upgrade Renew	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	23/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44
PR-SP971	Kingsway Indoor Stadium	Renew				30	265															
PR-SP972	Kingsway Indoor Stadium	Upgrade			50	300	180															
PR-SP976	Aquamotion	Upgrade			36	100	600	240														
PR-SP978	Aquamotion	Upgrade			360																	
PR-SP981	Aquamotion	Upgrade			36	100	840															
PR-SP982	Aquamotion	Upgrade			50	100	240															
PR-SP984	Charnwood Park	Upgrade			100	100	1,215	1,215														
PR-SP985	Kingsway Indoor Stadium	Upgrade					35	155														
PR-SP986	Kingsway Indoor Stadium	Renew						60	960													
PR-SP987	Kingsway Indoor Stadium	Renew										180	60									
PR-SP998	Wanneroo Showgrounds	Upgrade			60	410	410															
	Grand Total		33,456	30,885	101,546	32,704	30,337	61,707	30,869	39,276	33,152	35,129	24,633	14,714	32,629	24,793	23,154	12,206	7,002	19,048	14,508	3,990

Table F 2: Operational and Maintenance Costs

Actual 2023/24, Planned 2024/25 through to 2043/44. Figures shown in \$ '000s

Type	Op or Maint	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44	Total
Planned	Maint	5,518	5,798	6,106	6,415	6,740	7,081	7,440	7,931	8,454	9,012	9,607	10,241	10,917	11,638	12,406	13,224	14,097	15,028	16,019	17,077	18,204	218,953
Reactive	Maint	1,380	1,449	1,527	1,604	1,685	1,770	1,860	1,983	2,114	2,253	2,402	2,560	2,729	2,909	3,101	3,306	3,524	3,757	4,005	4,269	4,551	54,738
Utilities	Op	1,305	1,371	1,437	1,503	1,571	1,643	1,717	1,795	1,877	1,963	2,052	2,145	2,243	2,345	2,452	2,563	2,680	2,802	2,929	3,062	3,265	44,720
Insurance	Op	536	563	591	617	645	675	706	738	771	806	843	881	921	963	1,007	1,053	1,101	1,151	1,203	1,258	1,341	18,370
	Total	8,739	9,181	9,661	10,139	10,641	11,169	11,723	12,447	13,216	14,034	14,904	15,827	16,810	17,855	18,966	20,146	21,402	22,738	24,156	25,666	27,361	

17 APPENDIX G Building Data Confidence

Table G 1: Data Confidence Levels for Building/Building Structure Data Sets

Building Data Set	Confidence Level	Comments/Source of Data
Demand Drivers	Highly reliable	Based on Australian Bureau of Statistics data
Growth projections	Highly reliable	Based on Australian Bureau of Statistics data
Population Age	Highly reliable	Based on Australian Bureau of Statistics data
Asset Age	Reliable	Historical records
Asset Inventory completeness (inclusion of all assets)	Highly reliable	All parent buildings identified.
Asset inventory accuracy (materials, number, area)	Uncertain	Data on Child assets, materials, areas etc being collected. <i>Refer Improvement Action 2-4</i>
Operations expenditures	Reliable	Operational costs are building utility and building insurance costs only. Current building insurance costs are highly reliable but utility costs for buildings are uncertain. Future costs predicted based on assumptions
Maintenance expenditures	Highly reliable	Current maintenance costs highly reliable, future costs predicted based on assumptions.
Projected renewal expenditure Asset values (Replacement Costs)	Highly reliable	Sourced from 2024 Valuation Report
Projected Upgrade/New expenditures	Uncertain	Future facility needs being reviewed by Facility Planning. <i>Refer Improvement Action 2-6.</i> Asset Class costs to be defined. <i>Refer Improvement Action 2-5.</i>
Asset residual values (Fair Value)	Highly reliable	Sourced from 2024 Valuation Report
Asset Base Life	Highly reliable	Sourced from 2024 Valuation Report
Useful Remaining Life	Highly reliable	Sourced from 2024 Valuation Report
Timing of Asset renewals	Uncertain	Building renewals are rare and are more likely to be disposed of in favour of a new facility to suit changing needs. A Renewal Plan is to be developed. <i>Refer Improvement Action 2-6 and Improvement Action 4-3.</i>
Disposal expenditures	Uncertain	Disposal of a building asset is typically determined by the lack of need for the facility. A Disposal Plan is to be developed. <i>Refer Improvement Action 2-6 and Improvement Action 5-35.</i>
Asset Condition	Reliable	Sourced from 2024 Valuation Report and ongoing condition assessments

Notes: Data confidence is classified as per rating in IPWEA's IIMM 2020 – Table 4.2.7.2. From a rating of 'A' – Highly reliable; 'B' - Reliable; 'C' – Uncertain; 'D' – Very Uncertain; and, 'E'– Unknown.

Table G 2: Data Confidence Levels for Building Components & Associated Fixed Assets Data Sets

Component/Associated Fixed Assets Data Set	Confidence Level	Comments
Asset Age	Uncertain	Historical records
Asset Inventory completeness (inclusion of all assets)	Uncertain	Data being collected. Refer <i>Improvement Action 2-4</i>
Asset inventory accuracy (materials, number, area, age)	Uncertain	Data being collected Refer <i>Improvement Action 2-4</i>
Asset Condition	Reliable	For known assets, ongoing condition assessments based on IPWEA 0-10 Condition Rating. Refer <i>Improvement Action 2-4</i>
Projected renewal expenditure Asset values (Replacement Costs)	Uncertain	Rawlinsons Construction Cost Guide and historical renewals data is used for renewal costs but due to uncertainty in the Inventory completeness and accuracy, the projected renewal expenditure is uncertain. Refer <i>Improvement Action 2-4</i>
Asset Base Life	Reliable	Industry Standards
Useful Remaining Life	Reliable	For known assets, based on IPWEA 0-10 Condition Rating
Condition modelling	Reliable	Based on IPWEA 0-10 Condition Rating
Timing of Asset renewals	Reliable	Based on IPWEA 0-10 Condition Rating, Asset Base Life and Useful Remaining Life
Disposal expenditures	Reliable	Included in projected renewals expenditure (replacement) costs

Notes: Data confidence is classified as per rating in IPWEA's IIMM 2020 – Table 4.2.7.2. From a rating of 'A' – Highly reliable; 'B' - Reliable; 'C' – Uncertain; 'D' – Very Uncertain; and, 'E' – Unknown.