

# Asset Management Policy

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File Number	18.63.001 / PL2023155
Responsible Division	Infrastructure
Related Documents	Asset Accounting Policy Asset Revaluation Management Plan Asset Evaluation Plan Asset Management Plans Strategic Management Plans: <ul style="list-style-type: none"><li>• Long Term Financial Plan</li><li>• Strategic Asset Management Plan</li><li>• A2040</li><li>• Annual Business Plan and Budget</li><li>• Asset Management Plans</li></ul>
Applicable Legislation	<i>Local Government Act 1999</i>

## 1. Introduction

Alexandrina Council is located on the southern side of the Fleurieu Peninsula bordered to the north by the undulating Mount Lofty Ranges and the Southern Ocean to the south. The area contains picturesque townships nestled amongst agricultural farmlands, vineyards, coastal beaches and river banks.

Council manages assets with a gross value of over \$500million including; buildings, parks and reserves, plant and equipment, road and transport infrastructure, wastewater and storm water drainage systems.

Council's assets portfolio represents a significant investment, made over many generations and provides the foundation for the social, environmental and economic values across the villages and the community. Management of these assets is a core Council function.

Alexandrina's vision as articulated in the overarching strategic document, A2040, is for a thriving community for the next twenty years. During this period, the community's desire of Alexandrina to be liveable, green and connected will be addressed in plans with long-term strategic and resourcing requirements. These plans and the community's aspirations are realised through the embracing of adopted policies and management plans.

## 2. Purpose

The purpose of this policy is to outline what is required at the Alexandrina Council to ensure asset management practices are developed and utilised across all asset classes. This policy is linked with the Strategic Asset Management Plan (SAMP).

## 3. Scope

This policy applies to all assets owned, controlled, managed and/or maintained by Council.

#### 4. Definitions

**Asset** – Physical resources that are owned or under the care, control and management of Council that contribute to the community's needs for access to major economic and social facilities. These assets include roads, stormwater and drainage, wastewater, pathways, buildings, lighting, recreation and open space, bridges and culverts, jetties and urban elements.

**Asset Management** – Council's asset management at the Alexandrina Council is the combination of management, financial, economic and technical practices applied to the physical assets. The goal of asset management is to continually meet the prescribed levels of service in the most cost effective and sustainable manner through the management of assets for the benefit of current and future generations.

**Level of Service** – The defined service quality for a particular activity or service area against which service performance may be measured. Community and technical levels of service can relate to quality, quantity, reliability, responsiveness, environmental acceptability and costs of providing the service.

**Asset Management Framework** – the overarching asset management framework which comprises the Asset Management Policy, Strategic Asset Management Plan, Asset Class Management Plans and Asset Management Information System.

**Strategic Asset Management Plan** – A Strategic Asset Management Plan is a short to medium term plan that provides an overview of the Council assets, how they are performing, the service levels we provide, our asset goals and objectives, areas for improvement and financial position.

**Asset Class Management Plan** – A further and more detailed asset management plan specific to each asset class.

#### 5. Policy

The Alexandrina Council is committed to sustainable asset management including the development and management of levels of service, risk, future investment and the ongoing operation of infrastructure assets to maximise the assets life and effectiveness throughout their lifecycle.

The Alexandrina Council will implement sustainable management of assets by applying comprehensive and effective asset management practices across all asset classes and inform investment decisions that are planned and programmed to enable the best value outcomes for our customers, community and future generations.

#### 6. Key Principles

This commitment will be achieved by adhering to the following asset management principles:

- 6.1 **Community benefit:** development of levels of service and standards to ensure assets provide a balance of village priorities/community expectations, equity and the objectives of Council.
- 6.2 **Financial Sustainability:** investment decisions for new and upgraded infrastructure will consider whole of life costs including of construction, operating, maintaining,

renewing and disposal of assets to ensure the asst cost over its life is appropriately budgeted and provided for in annual and long-term financial plans.

- 6.3 **Environmental Sustainability:** efficient use of resources and protection of the natural environment will be embedded into asset life cycle planning to support the environmental sustainability and climate change response objectives of the Council.
- 6.4 **Continuous Improvement:** commitment to advancing asset management practices throughout the council including the use of smart technology to optimise decisions, performance and reporting.
- 6.5 **Evidence Based Decision Making:** development and maintenance of an asset management information system and data to best support effective asset lifecycle analysis, sound financial management and sustainability management of infrastructure assets and service delivery.

The Alexandrina Council will apply the above principles in developing and maintaining consistent asset management practices across Council operations.

## 7. Policy Implementation

The above policy and principles will be achieved through the implementation of the Asset Management Framework as identified below, which provides the overarching framework to support Council in setting strategic direction and making decisions relating to priorities, resources and budget allocations:



## 8. Responsibilities

### 8.1 Mayor and Council Members

Adopts the policy and asset management principles and ensures that asset management requirements, as outlined in the asset management plans, are appropriately considered in decision making and provided for in council planning and financial management so that council's assets meet the needs of the community now and into the future.

### 8.2 CEO and Executive Leadership Team (ELT)

Responsible for the allocation of resources for the development and implementation of sound asset management practices and systems across the Council organisation and sure that all asset management planning is consistent with the objectives of Council's A2040 Strategic Plan and is incorporated into the annual business plan and budgeting process and long-term financial plans.

### 8.3 Manager Assets

Provide leadership, direction and resources for implementation of Council's asset management framework and principles including the development of the policy, strategy, class asset management plans, systems and improvement processes. Ensure that the community have been engaged with through the development of levels of service for the various asset classes. Responsible for monitoring their effectiveness across the organisation and implementing any identified improvements.

### 8.4 Manager Finance

Ensure the financial projections in the asset class management plans are reflected in Council's long-term financial planning and include sustainable maintenance, operations, renewal and upgrade costs of current and future assets. Ensure asset values are accurately recorded and reported.

### 8.5 Manager Field Services

Ensure the day-to-day maintenance and operational requirements for Council's assets are planned, budgeted for and implemented in alignment with the asset management principles identified in this policy. Ensure asset maintenance and inspections programs are aligned to the individual asset class management plans and relevant asset data is maintained and updated as required.

### 8.6 Asset Managers and Staff

8.6.1 Ensure the principles and objectives outlined in the asset management policy inform the development of the asset class management plans.

8.6.2 Develop, implement and maintain the asset class management plans including specifying ongoing asset renewal requirements, level of service, maintenance standards and lifecycle costs for existing, new and upgraded assets.

- 8.6.3 Engage with the community, community organisations and stakeholders to inform the levels of service and are considered in the development of asset class management plans.

## **9. Delegations**

Refer to Council Delegations Register and/or Asset Management Plans for further information and references.

## **10. Monitoring and Review Procedures**

The Manager Assets will monitor this policy in terms of meeting operational and service needs, along with expectations, corporate goals and targets.

## **11. Availability of Policy**

This Policy will be available for inspection on the Council's website [www.alexandrina.sa.gov.au](http://www.alexandrina.sa.gov.au). Copies can also be provided upon payment of a fee in accordance with Council's Schedule of Fees and Charges.