5: Asset Management Overview

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5 Asset Management Overview

A summary description of assets covered by the Community Facilities Activity Management Plan is provided in section 2.5.2 and detailed information is provided under the service area sections (Sections 7-16). This section provides information on the general approach, strategies applied to the management of assets within the Community Facilities Activity, and total projected costs for the plan period with brief comments concerning any significant work planned.

5.1 Asset Lifecycle Activities

The lifecycle management strategies are divided into the following five work categories:

Asset Lifecycle Activity	Description	Example
Operations	For buildings and open space, the active process of utilising as asset, which will consume resources such as manpower, energy and materials.	
Maintenance	For buildings and open space, the on-going day-to-day work activity required to keep assets compliant, serviceable and prevent premature deterioration or failure. Three categories of maintenance are carried out: **Reactive (Unplanned) Maintenance:** Work carried out in response to events, reported problems, customer requests, audit results or defects identified as result of inspection or actual failure. **Routine Servicing and Maintenance:** Regular maintenance activities that occur on a frequent basis to maintain the asset in a serviceable condition. **Scheduled Maintenance:** Work carried out to a predetermined schedule on a cyclical basis or programmed derived from, industry best practice, manufacturer's guidelines, warranty requirements, legislative requirements, Council Policy, weather dependent and/or operational availability activities.	Graffiti removal, storm damage, asset failure, failed audit /inspection result. Lawn mowing, gardening, toilet cleaning, pest control, vehicle maintenance Asset servicing (HEVAC), generators, building wash down, gutter clean, tree planting, building painting, turf renovation, condition inspections, BWOF's
Asset Renewal	Major work (refurbishment or renewal) that restores an asset to its original capacity or the required condition.	Building fit out refurbishment, new asset components e.g. HEVAC
New Assets	This includes the creation of new assets or works which upgrade or improve an existing asset beyond its existing capacity or performance in response to changes in supply needs or customer expectations.	New buildings, land development, major refurbishment e.g. HQ extension

Asset Lifecycle Activity	Description	Example
Asset Disposal	Disposal is any of the activities associated with the disposal of a decommissioned asset. Assets may become surplus to requirements for any of the following reasons: • Under-utilisation • Obsolescence • Provision exceeds required level of service. • Asset no longer provides the service or fulfils the purpose for which it was intended. • Asset was purchased for other purposes/future development. • Uneconomic to upgrade or operate or to make compliant to new legislative requirements. • Policy change • Service provided by other means (e.g. private sector involvement) • Potential risk of ownership (financial, environmental, legal, social, vandalism)	Removal of end-of-life assets e.g. park furniture Disposal of strategically purchased houses/land

Table 5-1: Asset Lifecycle Activity

5.2 Methods and Strategies for Delivery of Services

Service delivery approaches for each activity area are discussed in more detail in Section Three – Levels of Service and in the individual activity sections. This section provides a summary of methods followed.

Work Category	Activity and Description	Delivered By	Service Delivery Type
Asset Management	All Activities, Best Practice Asset Management across all asset lifecycle activities	Council Staff and specialist Consultants as required	Direct Management
Operations	Facility Operations CC+Halls, Swimming Pools, Property	Council Staff incl Caretakers	Direct Management and inter department Service Level Agreements Cleaning Contractors Service Level Agreements
	Rental Housing	Council Staff Property Management Company	Direct Management Contract
	Recreation Reserves	Council Staff incl Caretakers	Direct Management Contracts
	Gravel Reserves	Specialist Contractor	Short Form Agreement
	Forestry Plantations	Specialist Contractor	Contract

Work Category	Activity and Description	Delivered By	Service Delivery Type
Maintenance Physical Works	Property/Facilities – CC+Halls, Swimming Pools, Rental Housing, Property and Buildings	Contractor Council Caretaker	Preferred Suppliers/Contractors Direct Management Interdepartmental Service Level Agreements C1237 Cleaning Contract
	Grounds and Open Space, Public Toilets, Reserves, Townships, Cemeteries and Sexton Duties	Contractor Council Caretaker	C1419 Open Space and Reserves Contract Preferred Suppliers/Contractors Direct Management
	Gravel Reserves	Contractor	Preferred Suppliers/Contractors
	Forestry Block	Contractor	Preferred Suppliers/Contractors
Maintenance Work Supervision	All Activities	Council Staff (Reserves and Facilities Officers)	Direct Management
Renewals and New Assets	All activities Renewal planning, Feasibility and Needs Assessments	Council Staff and specialist consultants	Direct Management
	Design and Contract Documentation	Council Project Managers Specialist Consultants	Direct Management Project Contract Preferred Supplier/Contractor
	Physical Construction	Specific Contractors for Projects	Contract
Disposal	All Activities	Contractors acting for Council or Purchaser	Direct Management or Contract

Table 5-2: Methods and Strategies for Delivery of Services

5.2.1 Delivery of Services

Voluntary Committee Delivery Model

The community centre and hall committees were fully disestablished in June 2023 and the daily operation, facility and grounds maintenance are under the direct management of Council or for some rural facilities by service level agreements with the community (in draft). The Venues and Events team in the CSF Group manage the booking system community centres and halls as well as the day-to-day operation of the facilities.

For Recreation Reserves the management voluntary committees were also fully disestablished in June 2023. There are a few larger reserves that have Council caretakers to provide some grounds and public toilet maintenance/cleaning and as they retire, the work is incorporated into the C1419 Parks and Reserves contract. The Events, Activities and Programmes team in the CSF Group manage and co-ordinate the relationships with sports groups and other uses on Recreation Reserves.

For both community centre and recreation reserve ground maintenance there were some legacy contracts with committees and volunteer arrangements for some grounds services, but all parties have been notified this will cease as of June 2024 and work transfer to the C1419 Parks and Reserves Contract.

The community swimming pool sites of Killinchy and Leeston are still operated by the community, but compliance checking of pools is overseen by the Aquatics team.

Open Space and Reserves Service Delivery Model

In July 2020 the new C1419 Parks and Reserves contract was signed and is due for its first 5-year renewal in 2025. This contract covers the maintenance physical works and services for township reserves, streetscapes, district wide playgrounds, public toilets (including cleaning), cemeteries (including sexton duties), recreation reserves and grounds maintenance on Council facilities.

This contract was rewritten with clearer technical specifications can that also be applied to sites where grounds work is carried out by caretakers of community volunteers to ensure consistent district wide LoS. The contract is based on a NZS 3917 and has a partnering and shared risk approach between Council and the contractor, based on agreed common objectives. The contract also specifies:

- Maintenance and servicing frequencies for scheduled and programmed maintenance
- Response times for reactive maintenance
- Performance for cemetery and sexton services
- Reporting, complaint handing and record-keeping.
- Management of variations to quantity of work and escalations over the duration of the contract (5 years + 5 years),
- The development of B2B Integration with Council.
- Innovation and improvements.
- Auditing of work by contractor and by independent auditor to provide key performance measures.

Facilities Service Delivery Model

Currently facilities scheduled asset maintenance is managed on an ad hoc basis. It is becoming increasing difficult to effectively manage all the facilities compliance and maintenance requirements by this method, and Council is moving towards a systemized approach.

New facilities constructed over the past three years, and due for completion in next three years are of an increased size, higher amenity value, complexity of systems (e.g. HEVAC) and contain new asset types (e.g. Lifts) for Council to manage Scheduled or Reactive maintenance. WSP reviewed the operations and maintenance manuals provided for the main facilities constructed in the past 3 years and included the recommendation for bulk maintenance contracts to be developed for common assets.

Facilities Log-A-job was introduced in 2020 for Council operated facilities, where all staff can log reactive maintenance tasks e.g. blown light bulbs, leaks, broken windows etc. This will assist in providing

information on failures but also on grouping together work required at a facility for operational and cost effectiveness.

FACILITY MANAGEMENT CONTRACT OPTION	
STRENGTHS	WEAKNESSES
Economy of scale – one contract	Additional Cost
Contractor self-management	Control is indirect
Consistent standards easier to achieve	Contractor must have skills and systems required to provide robust updated asset and cost information
OPPORTUNITIES	THREATS
Saving in Council asset management staff costs	Loss of Asset knowledge by Council staff
Reduce large number of small contracts	

Table 5-3: Facility Management Contract Option – Analysis of Approach

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5.3 General Life Cycle Strategies

5.3.1 Operations and Maintenance Strategies

Council recognises that by far the greatest proportion of expenditure, both on an aggregated annual basis and over the whole life of the infrastructure, is devoted to maintenance and operations. It follows that the management of these activities must be carried out to a high standard so that expenditure is optimised.

There is a trade-off between higher-frequency minor maintenance and infrequent major renewal work, also between more expensive reactive ("Call-out") repair work; planned preventative inspections and maintenance; and the required reliability or safety of the assets. Council's costing systems and asset inspection regimes allow partial analysis of this, which results in a basic level of optimisation. The Asset Management Information System will facilitate more detailed analysis and improved cost-effectiveness.

The following general maintenance strategies are applied to all assets:

General Operations: Operations activities are driven by the need to maintain service levels relating to opening hours, staffing and utilisation. Council will use and manage the assets in a manner that minimises the long term overall total cost. Individual facility expenditure and trends as seen at a high level are monitored and interventions made to optimise costs, for example by:

- Implementing improved Asset Management Information systems and maintaining data useful for decision-making, e.g. results of condition inspections, energy audits, maintenance work, asset additions, disposals, costs, values etc.
- Monitoring demand and increasing or decreasing opening hours to match
- Monitoring consumption of consumables, power etc. and reviewing procurement to optimise costs.
- Monitoring compliance with consent conditions and initiating action where necessary.
- Monitoring maintenance costs and applying AM decision-making to optimise the balance of opex to capex.

A range of operations are guided by procedure manuals, which provide information on how to operate and perform routine and scheduled maintenance on the assets. This is a construction contract requirement for all new facilities and new assets to provide construction drawings, service plans, operations and maintenance information and warranty certificates.

As part of the preparation for the LTP 2024-2024 WSP was engaged to review the O&M manuals and warranty information provided with the new facilities of Te Ara Ātea, Selwyn Sports Centre, Selwyn Aquatic Centre and the Health Hub. A number of recommendations were made including that Council provide suppliers/contractors a list of documentation requirements to ensure consistent information is supplied and it meets the need of SDC building operators. This will be included in the improvement plan in Section 20.

O&M manuals will be provided for all facilities where this is appropriate to ensure safety and prevent damage to assets. Development of Operations and Maintenance manuals (to ensure safety and prevent damage to assets) for critical processes/components and incorporate into contacts as required is ongoing.

Operational and Maintenance Management is assisted by a Customer Service Request system. The system is not currently integrated with asset management data but tracks faults and repair response performance from the time that a fault is notified or work is requested by the public or by asset management staff, through to the closing-off of the enquiry of completion of the work required. The results are available to asset management staff and are periodically reviewed as part of maintenance contract performance assessment against the response times required in contract specifications. This does not apply to assets that are maintained by voluntary committees, since there is no requirement for volunteers to respond within a specified timeframe.

As systems become more sophisticated it is intended to add statistics of faults recorded, by asset group, using these to report both in the condition section of each AcMP and in the performance section as an important 'customer' Level of Service. Record the fault performance of assets, and the response performance of contractors.

Routine Maintenance: Routine maintenance activities are driven by the need to maintain service levels covering cleanliness (health and hygiene), appearance, reliability and availability. Maintaining assets in a

manner that minimises the long term overall total cost. Maintenance and operations costs combined are summarised in Figure 5-1: Forecast Operations and Maintenance Costs.

Term contracts are in place for maintenance of township reserves/streetscapes, cemeteries and public toilets and some recreation reserves. Council is currently actively investigating the provision of facility maintenance contracts for property and buildings. Routine maintenance for community halls, swimming pools and recreation reserves has historically been undertaken via local volunteers, individual contracts or paid caretaking arrangements, but there is a potential for aspects of this to be provided under a facility maintenance contract in appropriate cases. Council will bench-mark historical maintenance costs and service levels, including speed of response to faults and quality of repairs, against any new delivery methodology adopted.

Reactive (Unplanned) Maintenance:

- Reactive maintenance activities are driven by the need to maintain service levels relating to fault response time and availability.
- Primary focus is on immediate repair of assets critical to the operation of the facilities; where there would be an unacceptable risk to users; or where delay would present a risk to the integrity of asset components (e.g. weather-tightness faults).
- Term contracts specify response times where these are in place.
- Non-urgent repairs may be deferred until work can be incorporated into other programmes for operational and cost efficiencies or where work is dependent on seasonal conditions.

Scheduled (Planned, Programmed) Maintenance:

- These activities are carried out to maintain service levels covering appearance, reliability, availability, warranty and legal compliance.
- Undertake programmes of planned asset maintenance to minimise the risk of critical asset failure or deterioration.
- Consider financial and social impacts (e.g. housing internal redecoration may be desirable from ownership perspective but unnecessary or disruptive from the point of view of the tenant)
- Undertake regular inspections as justified by the consequences of failure on levels of service, costs, public health, safety or corporate image, and to assure compliance with mandatory standards.
- Modify the inspection programme as appropriate in response to unplanned maintenance trends and compliance failures.
- Major maintenance needs are identified through the scheduled asset condition inspections and through investigation of customer complaints.

The 2018 AMP was the first time Council was able to utilise AMS asset inventory and system to capture condition inspections for most of the activities to generate maintenance and renewal planning. Previous programming spreadsheets were retained as a double check. The recording of condition and work requirements makes it possible to take into account upcoming renewal proposals. Maintenance will be deferred where it is planned to carry out major renewal, replacement or disposal of the facility. Deferred maintenance, where it has occurred, is identified in the Lifecycle Plans for each asset group.

5.3.2 Renewals Strategies

Renewals needs are identified through the scheduled asset condition inspections undertaken on a three yearly cycle and the investigation of customer complaints. Scheduled asset condition assessments form the basis of the renewal's expenditure forecasts within this AM plan, using the following approach:

Assets for the majority of service areas have been subject to detailed condition assessments to component level using a standard industry grading system. Information from the condition assessments as described above, and other data, is currently analysed in excel spread sheet modelling systems but will be undertaken in the Asset Management System (AMS) in the future now that the majority of asset data has been transferred to this system. Consideration is given to:

- Condition grade.
- Assessed remaining useful life (refer to comments below)
- Age profile of assets (where known)

- Risk and asset criticality.
- On-going maintenance costs
- Performance and serviceability requirements
- Continued community need
- Bundling works for efficiency

The spread sheet models forecast renewal dates for asset components at a sub-element level based on agreed base lives and recorded condition grades. Forecast costs are calculated from applying standard industry rates derived from local pricing schedules. For larger projects, a Quantity Surveyor is employed as part of the professional services design brief. The resulting prioritised works list is translated into a 10-year programme, with minor works identified as shorter-term opex maintenance. The implementation of an AMS will rationalise the level of detail; ensure that the process is properly documented; and provide a robust IT environment that protects data integrity and records relevant metadata for quality assurance purposes.

Asset base lives will be reviewed during condition inspections. Where it can be demonstrated that Council's asset management activities are extending the expected useful life beyond current base life, the observations will be documented, and base life adjustments made. Other adjustments may be applied, including shortening base life where the asset expected life is non-standard due to irreparable condition or other factors, such as technical redundancy or lack of demand.

Alternatives to simple renewal are sometimes identified (e.g. renewal with upgrade; replacement with same asset on a different site; replacement with an alternative asset on existing or different site). A Capital Investment Options Assessment may be performed. This multi-criteria analysis system is described further in Chapter 19. The general renewal strategy is to rehabilitate or replace assets when justified by the factors above. "Poor" condition has generally been used as a trigger for action and is considered alongside the other factors. This enables assets to be renewed prior to imminent failure and reduces the likelihood of increasing maintenance costs, loss of service and safety issues.

Where assets are managed by local management committees the renewal programmes have been reviewed by the committees and adjusted to reflect specific requirements. In some cases, committees have been resourceful in extending the lives of assets and managing risk and serviceability issues.

Renewal works are driven by long-term sustainability of service levels. Typically, there is an economic balance between frequent, minor maintenance work and larger, more costly overhauls or refurbishing. The need to balance budgets is also a driver, since maintenance is an operational charge (annually funded from rates and/or user charges) while renewal can be financed from depreciation accounts or spread over the life of the replaced facility or component, by borrowing. Renewal works are prioritised and programmed in accordance with the following criteria, or in urgent cases undertaken immediately.

- Health and safety risk
- Statutory and Regulatory compliance
- Criticality of assets to facility operation and meeting service standards
- Financial risk of deferring work (deterioration in building value or escalation in repair cost)
- Intensity of usage
- Environmental risk
- Affordability and finance available (particularly for assets managed by local management committees)

Renewal works identified in accordance with the renewal strategies may be deferred if the cost is beyond the community's ability to fund it. This can occur when higher priority works are required on other infrastructure assets, there are short-term peaks in expenditure or if an inadequate rating base exists.

When renewal works are deferred, the impact of the deferral on economic efficiencies and the asset's ability to achieve or contribute to the required service standards will be assessed. Although the deferral of some renewal works may not impact significantly on the short-term operation of assets, repeated deferral can create a liability in the longer term.

The cost of deferred works has not generally been identified in this AcM plan and is not believed to be significant. However, it is intended in the future to accurately identify significant deferrals and assess costs for disclosure in financial information.

5.3.3 New Assets Strategies

Provision of new assets is planned in response to identified needs and issues including:

Implementing strategies e.g. Open Spaces Strategy, Aquatic Facilities Plan: These strategies define desired additions as well as development and rationalisation opportunities.

Addressing Level of Service and Performance Gaps: This refers to the effectiveness of assets to meet current customer expectations and requirements, and therefore to contribute to the required levels of service. Compliance issues are included where there are existing deficiencies.

Meeting Increased Levels of Service: Community preferences and willingness to pay may indicate that increased levels of service are required. Increasing levels of service often involves the provision of additional assets or significantly upgrading existing assets.

Increasing level of service is subject to the community agreeing with proposed standards and being prepared to pay for improvements.

Efficiency and Sustainability: Costs to Council to operate and maintain the assets, including consideration of operational cost and income, and operating efficiency of asset components. This could involve provision of new technologies to improve efficiency.

Growth and Demand: The ability of the facility to accommodate the current and forecast future demand. Options considered to address capacity shortcomings include reconfiguration, enlargement and provision of new assets.

When evaluating significant new capital proposals, such as the provision of new assets or a major upgrade to an existing facility, a Capital Investment Options Assessment may be performed. This multi-criteria analysis system is described further in Chapter 19. The following issues are considered:

- The contribution the new or improved facility will make to the current and anticipated future levels of service and community outcomes.
- The risks and benefits anticipated to be made from the investment.
- The risks faced by not proceeding with the development. These could include financial risks, social risks and political risks.
- Ability and willingness of the community to fund the works.
- Future operating and maintenance cost implications
- The ability of Council to meet the identified need in an alternative way (e.g. partnerships, private providers)

Significant new capital development works are prioritised and programmed with contributions from:

- The end user (where appropriate)
- The general community (through public consultation)
- Council staff and consultants that may be engaged to provide advice to the Council.
- The LTP/Annual Plan process. Submissions from these processes may lead to changes in Council activities. A new facility may then be required in order to deliver this new function/need.
- The elected Council. (Significant proposals are subject to Council decision and available funding through the Annual Plan process)

Council's standards and specifications for constructing new assets are applied as follows:

- Council's Engineering Code of Practice, with standard specifications and details, is used where applicable (e.g. park drainage, paths, hard landscaping, and car parks). The Code of Practice is regularly reviewed and updated to reflect modern materials, methods and whole of life cost considerations.

- The NZ Building Code is used as a basis for design of all new public buildings, in particular addressing requirements for public safety and accessibility for residents of all ages and abilities.
- Where specialised components are required for public buildings, Council selects those with duty ratings suited to public infrastructure rather than residential use. Council will bear in mind economies of scale for maintenance and spares where similar components are installed in other facilities.

5.3.4 Disposal Strategies

The de-commissioning and demolition and/or sale and removal of facilities, is planned in response to issues including:

Implementing the Open Spaces Strategy: The strategy defines where infrastructure may be surplus to needs and divestment or disposal is desirable.

Demand: The need for the facility. Where population has declined, or local interest no longer sustains ownership requirements, the facility may have to be disposed of.

Redundancy: The inability of the facility or its components to comply with current or forecast regulatory requirements may render it uneconomic to retain and upgrade. The proximity of an equivalent or better facility may also render it redundant.

Obsolescence: The community's interests do not remain static over time. Technology, and the marketing of new pursuits, frequently creates interests that cannot be accommodated by existing facilities. Recent examples are mountain biking, indoor rock climbing, water polo, indoor training for kayakers, and the need to provide off-leash dog exercise areas. This highlights the need for components such as variable-depth swimming pool floors, or for park land that enables a mixture of activities to co-exist without placing one group of participants at risk from the legitimate activity of another. When facilities accommodating community activities are insufficiently versatile, they may become obsolete.

The amalgamation of smaller communities, which has occurred all over New Zealand, has left Selwyn District with legacy buildings originally created when communities did not have the high-quality transport network and vehicles we own today. These improvements mean that it is no longer impractical to be involved in an activity that occurs, say, 30 or 50 km from home.

While the local village hall may be historically significant to a small part of a community, it may also be creating a burden on the community or the district at large that is difficult to justify. These issues are recognised when it is time for disposal to be considered. Asset disposal processes must comply with Council's legal obligations under the Local Government Act 2002 (e.g. disposal of Strategic Assets) and other relevant legislation such as the Reserves Act 1977.

When considering disposal options all relevant costs of disposal will be included. These may include:

- Evaluation of options
- Consultation/advertising
- Professional services, including engineering, planning, legal, survey and real estate fees.
- Demolition/site clearing/make safe costs.
- Loss on sale

The Council's current practice is to find alternative uses for existing assets/facilities (e.g. buildings) where it is economically and practically viable. This process involves consideration of refurbishment costs required for alternative uses. If no alternative use can be found, the Council will consider disposal as an option, and follows a public tendering process when disposal is chosen for saleable assets.

In 2007 the Council received a report on "Surplus Council Properties" and resolved to continue to investigate the sale of land no longer required by Council. This report identified potential "surplus" holdings including both freehold and reserve land. The Council has adopted a measured approach to this initiative to ensure longer term strategic opportunities are not lost for short term financial gain. In 2014 a "Property Review" exercise has been undertaken utilising the AMS system. One of the objectives of this process is to identify land/property that has no further use for Council or the community and may be available for disposal. The same project is being repeated in 2024.

5.4 Forecast Costs and Significant Lifecycle Cost Impacts

5.4.1 Operations and Maintenance

The new facilities recently constructed or due to be delivered in the current plan, will result in increases in operating costs, and also some increase of maintenance due to their increased amenity value. Maintenance costs for older facilities have generally reached a static situation, so that average annual repair costs are expected to remain similar to the historical levels. Costs are indicated in the chart below (excluding depreciation). Note that the evident higher cost in year 1 (2024/25) relates to a one-off grant to the Hororata Trust to support transfer of the hall.

Figure 5-1: Forecast Operations and Maintenance Costs

5.4.2 Asset Renewal

Asset renewal refers to major work that restores an asset to its original capacity or the required condition. The key renewal initiatives over the ten-year period include:

- Replacement of aged and poor-quality toilets
- Renewal of play equipment and safety surfacing for safety and serviceability
- Renewal of car park and hard-court surfaces
- Renewal of building components e.g. roofs, internal fitout, HEVAC, to maintain facilities in a serviceable condition
- Renewal of Leeston Library building (part renewal - Whata Rau project)
- Renewal of swimming pool plant and equipment to maintain water quality and serviceability
- Renewal of cemetery plot layout signage
- Renewal of sports lighting
- Renewal of artificial turf surfaces
- Replacement of Greenpark Hall roof and Lincoln Library exterior due to early failure.
- Renewal of structures such as park furniture and fencing

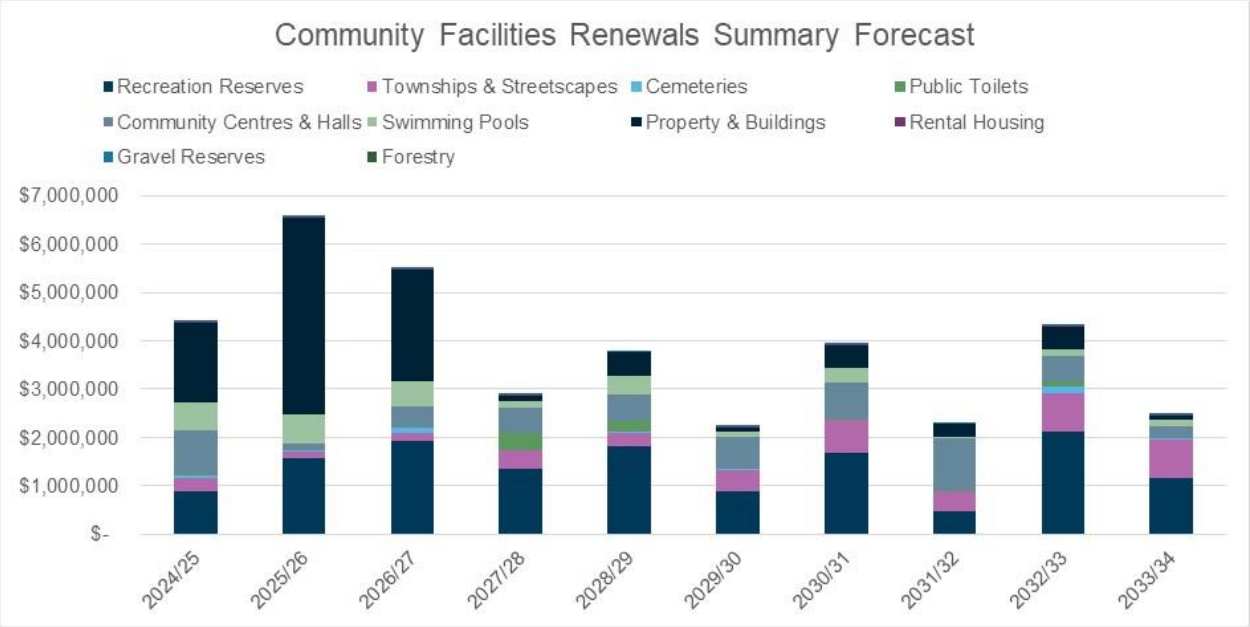

Figure 5-2: Forecast Renewal Costs

5.4.3 New Assets

This includes the creation of new assets or works which upgrade or improve an existing asset beyond its existing capacity or performance in response to changes in supply needs or customer expectations. Key new asset projects planned for the next ten years include:

- New sports and community centres for Prebbleton, Darfield, Rolleston South
- A new community centre, library in Leeston – Whatu Rau
- Repurposing and upgrading of the Rolleston Community Centre (noting this project is part renewal)
- A new pod constructed at Rolleston SDC Headquarters
- Seismic upgrade of Kirwee Pavilion (part renewal).
- Completion of the Town Centre and high amenity / civic greenspace in Rolleston
- Development of 30ha as part of the staged development of a district park to service demand for sport, recreation and conservation
- Completion of Foster Park development (youth park and garden area)
- Developing additional sports park areas at Lincoln, West Melton, Kirwee, Leeston, Prebbleton (Kakaha Park), Broadfield, Darfield, Weedons and Southbridge
- Purchase of land for active recreation and biodiversity enhancement
- Purchase of land to extend West Melton Domain
- New and upgraded sports park lighting
- Hororata Reserve redevelopment.
- Contribution to a new changeroom facility at West Melton Domain
- New public toilets to service Prebbleton and Rolleston township
- Continuing installation of effluent dump stations across the district in response to tourism and visitor needs and associated high level tank alarm installation.
- Providing 25 hectares of additional neighbourhood and passive reserves in townships
- Developing 25 new or upgraded playgrounds over the ten-year period
- Provision of toilets at high use cemeteries at Shands Road and Springston Cemeteries
- Provision of toilets at Springston and Coalgate Reserve
- Rehabilitation of Cemetery Pit

Figure 5-3: Forecast New Assets Costs

5.4.4 Asset Disposal

The Council is committed to a programme to dispose of surplus land and properties. This is the key consideration for disposals in regard to the Community Facilities Activity. A schedule of planned disposals is set out below.

Property	Disposal Costs	Estimated Gross Revenue
Hororata Hall (transfer of ownership)	$1M (grant)	$0.00
Sheffield Pool and Changing Rooms	$260K	$0.00
Approximately 30 gravel reserves following reserve revocation process		$1.18 m

Table 5-4: Key Asset Disposals

5.5 Sustainable Management Directions

Selwyn District Council is committed to including social, cultural, environmental, and economic sustainability principles in its infrastructure planning; and to developing sustainable practices as an integral part of its activities. Each of the lifecycle management plans in Sections 7 to 16 includes specific considerations of how sustainability will influence planning and implementation. Chapter 17 provides an overview of sustainable management policy and its application to the Community Facilities activity.

5.6 Data Accuracy and Confidence

An assessment of the data used to underpin this AM Plan has been undertaken. Accuracy grades suggested in the International Infrastructure Management Manual (IIMM) have been used for this process and are defined in the table below.

Grade	Description	Accuracy
1	Accurate	± 2%
2	Minor inaccuracies	± 10%
3	50% estimated	± 20%
4	Significant data estimated	± 30%
5	All data estimated	± 40%

Table 5-5: Data Accuracy Grades

Table 5-6: Data Accuracy Assessment sets out the accuracy grading (confidence levels) for each of the data sets used. Where the grading is less than '2', the implications for Asset Management and Planning are discussed in Table 5-7: Data Accuracy Implication

Processes for data maintenance, updating and improvement are outlined in Chapter 19.3, with more detail to be provided as part of implementation of the Asset Management System IT project outlined in Section 20.

Data Set	Service Area	Data Source	Accuracy Grade	Comment
Asset Inventory	Recreation Reserves; Property & Buildings; Rental Housing; Community Centres & Halls; Swimming Pools Township Reserves & Streetscapes; Cemeteries, Public Toilets;	Inventory in AMS.	2 3 (trees and water services on Council property)	2024 water services assessment (in progress), 2023 district wide street tree data assessment, 2023 district wide bridge assessment, 2023 public toilet assessment, 2022 park central (playgrounds, safety surfaces and fitness equipment), 2019/2020 district wide asset data validation, Park Central (playgrounds, safety surfaces, and fitness equipment), XYST (sports and area lighting), Sicon (sports turf and park assets), City Care (public toilets), SDC (sports fences), WSP and SDC facilities (facilities), Bond Frew (basketball hoops). Major project over 2016/17 to capture and update data in AMS. Asset data validated during condition inspections. Tree data and water services to be validated and updated
Asset Inventory	Gravel Reserves; Forestry	Site data in AMS but some asset data held in spread sheets.	2	Some older or incomplete data and some estimation required. Active gravel reserve data picked up in 2016/17 and in AMS.
Spatial	Township Reserves & Streetscapes; Cemeteries; Public Toilets, Recreation	ArcGIS	2	Spatial data picked up for contract management.

Data Set	Service Area	Data Source	Accuracy Grade	Comment
	Reserves, Property and Buildings, and Rental Housing			2022/23 Cemetery Plot sites information not spatially captured
Condition Information	Recreation Reserves; Township Reserves & Streetscapes; Cemeteries, Public Toilets; Property & Buildings; Rental Housing	Condition data held in AMS	2	2024 water services assessment (in progress), 2023 district wide street tree data assessment, public toilet assessment and bridge assessment, 2022 park central (playgrounds, safety surfaces and fitness equipment),2019/20 Condition assessments, Park Central (playgrounds and safety surfaces), Fulton Hogan (hard surfaces and sports courts), Sicon (park assets), City Care (public toilets), WSP and SDC Facilities (buildings), Xyst (sports and area lighting), Healthy Homes Assessments. City Care Condition assessment in 2007/08, Matchplay 2010, Fulton Hogan 2011, Opus (bridges) 2011, Internal capture of key assets in 2014, Opus (bridges) 2016, Greenspace Solutions (playgrounds, township reserves) 2017, City Care (cemeteries, recreation reserves, public toilets) 2016/17, hard surfaces 2017.
Condition Information	Community Centres & Halls	Condition data held in AMS	2	2023 condition assessments of new buildings (SSC) 2019/2020 condition assessments, Park Central (playgrounds and safety surfaces), Fulton Hogan (hard surfaces and sports courts), Sicon (park assets), City Care (public toilets), WSP and SDC Facilities (buildings), Xyst (sports and area lighting). City Care Condition assessment in 2006/07, Matchplay 2010, Fulton Hogan 2011, Staff inspections for all halls in 2014, 2017.
Condition Information	Swimming Pools	Condition data held in condition in AMS	2	2023 condition assessments of new buildings (SSC) 2019/20 Condition assessments, WSP (buildings), Powell Fenwick (pool systems), Fulton Hogan (hard surfaces), Xyst (area lighting). City Care Condition assessment in 2007/08, Matchplay Audit 2008, Fulton Hogan 2011, Flanders Marlow 2014 for SAC & H2O Systems reports 2014. Opus (Buildings) 2017
Condition Information	Gravel Reserves; Forestry	On Excel spread sheet	2/3	Asset condition assessment in 2023 (covered fences gates, signs), 2020 some condition data was old and some estimated.

Data Set	Service Area	Data Source	Accuracy Grade	Comment
Performance Information	Public Toilets	Independent contract audit results and City Care assessment. Spire Reports & spread sheets, Greenspace Solutions Assessments.	2	City Care assessment 2023,2020 and Independent contract audits (2017-2023). Independent evaluations in 2007, 2011, 2014 & 2017
Performance Information	Community Centres & Halls	Annual Survey data on Excel Spread sheet.	2/3	Data for facilities that can be booked extracted from LINKS booking system
Performance Information	Recreation Reserves	Survey data on Excel Spread sheet; Greenspace Solutions Reports. NZ Sports Turf Institute report	2/3	2023 Sport Club Survey, 2023 and 2019/2020 Corde (Sports Turf Assessment) and Park Central (Playgrounds) Data captured from survey completed by management committees (2008) plus independent evaluation of playgrounds (2008, 2010 & 2014, 2017). Sports turf assessment 2017
Performance Information	Rental Housing; Property & Buildings; Gravel Reserves	NCS Financial reports. Libraries annual survey Rental House property management 3 monthly inspection and healthy homes audits	3	Healthy Home Assessments 2020, 3 monthly inspections by property manager No formal performance reporting. Information derived from analysis of maintenance history and specific reports where available.
Performance Information	Swimming Pools	Annual Survey data on Excel Spread sheet & Matchplay Report, H2O Reports.	2	Data captured from survey completed by management committees plus independent audit of pools (2008 & updated 2010). H2O reports in 2014.
Performance Information	Township Reserves & Streetscapes	Service request, Independent contract audit Park Central Audit Greenspace Solutions Report; Service Requests	2	2022, 2019 Park Central Playground compliance and accessibility audit, 2017-2020 Independent Contract Audit results, service requests, and residents survey. Extracted from analysis of monthly contactor reports (2012-2014); Independent evaluation of playgrounds (2008, 2010, 2014 & 2017).
Performance Information	Cemeteries	Independent Contract Audit Results, Service Requests	2	2023 Funeral Directors Survey, 2017-2023 Independent Contract Audit results, service request analysis. Extracted from analysis of monthly contactor reports (2012-2014);
Performance Information	Forestry	Forestry Consultant reports & valuation.	2	Indices defined for each site that reflect crop performance.
Population Projections	All	Statistics NZ, Growth Model for SDC.	2	SDC growth model is very close to Census projections.
Demand: Capacity, Utilisation, Growth	Public Toilets	Spire Report & spread sheets. Counters on high use sites	2	Demand and future capacity assessments based on data from NZTA traffic volumes, Selwyn's population growth model, forecast changes in tourism and recreation demand,

Data Set	Service Area	Data Source	Accuracy Grade	Comment
				utilisation counts via logger information at some Grade 1 sites and observational surveys (2010/11, 2016 & 2017), and assessments from caretakers and consumable use. Data from counters on key sites in 2020
Demand: Capacity, Utilisation, Growth	Township Reserves & Streetscapes;	Greenspace Solutions Report; Reserve capacity assessment; Growth Model.	2	Trends from playground assessment on capacity/distribution; ha/1000 population assessment prepared.
Demand: Capacity, Utilisation, Growth	Recreation Reserves	PARS plan feedback; Sports club surveys; Greenspace Solutions Report; Reserve capacity assessment; Usage data from survey on Excel Spread sheet; Growth Model.	2/3	2020 Recreation Services (district wide utilisation of sports grounds, turf and courts) Trends from annual residents survey; Playground assessment on capacity/distribution; ha/1000 population assessment prepared; Usage survey in 2017 for Sports Allocation Plan.
Demand: Capacity, Utilisation, Growth	Cemeteries	NCS burial & plot sale records; Statistics NZ re death rates.	2	Three years of accurate historical data available.
Demand: Capacity, Utilisation, Growth	Property & Buildings	Library Foot-count; AMS Lease Module; Growth Model.	2	AMS holds tenancy periods, agreement types, and occupancy and rental rates.
Demand: Capacity, Utilisation, Growth	Rental Housing	AMS Lease Module	2	AMS holds tenancy periods, occupancy and rental rates recorded.
Demand: Capacity, Utilisation, Growth	Forestry	Annual area stocked from consultant reports.	2	Net stocked area compared to land area not stocked.
Demand: Capacity, Utilisation, Growth	Community Centres & Halls	Booking system Survey of usage; Growth Model.	2	Booking system for Council managed facilities. Survey completed by management committees in 2007, 2011, 2014 & 2017. Low returns from some committees.
Demand: Capacity, Utilisation, Growth	Swimming Pools	SAC usage count system; Survey of usage; Usage income analysis; Growth Model.	2	Survey/counts by management committees but some missing; balance assessed from income received or key numbers. Accurate numbers for SAC from entry count system.
Demand: Capacity, Utilisation, Growth	Gravel Reserves	Contractor extraction reports (monthly) Growth projections from Twelfth Knight report.	3	Some material likely to be extracted without being accurately recorded.
Asset Age	All service areas	Recorded in asset inventories (Excel Spread sheets, AMS; Valuation records.	3/4	Captured from valuations & Council records. There are significant gaps in this data & estimation required.
Maintenance history	All service areas	NCS.	3	2023 Facilities Log-A-Job for Council operated facilities. Seven years history in NCS, inadequate description on some items to define work carried out.

Data Set	Service Area	Data Source	Accuracy Grade	Comment
Valuation	Public Toilets; Property & Buildings; Rental Housing; Community Centres & Halls; Swimming Pools	Fixed Asset Register; Building revaluation.	2	Building revaluation in 2022, excludes some new buildings yet to be valued. Investment Portfolio building valuations completed annually.
Valuation	Recreation Reserves; Township Reserves & Streetscapes; Cemeteries; Gravel Reserves	Fixed Asset Register.	4	No valuation data to component level available.
Valuation	Forestry	Annual valuation of forest crop.	1	Forestry valuation carried out to comply with NZ IAS 41 & Forestry Valuation Standards.

Table 5-6: Data Accuracy Assessment

The effects of "estimated" data inaccuracy where confidence is graded 3 or worse are described below.

Data Set	Service Area	Accuracy Grade	Effect on Planning
Asset Inventory	Recreation Reserves; Property & Buildings; Rental Housing; Community Centres & Halls; Swimming Pools	3	Incomplete data sets for these asset categories mean that financial planning and calculating capacity requirements is less accurate than is desirable. All data is migrated to AMS system capture, and data validation has been carried out on higher criticality assets (bridges, street trees, playgrounds, facilities, lighting). Council property tree data and water services data needs to be validated.
Asset Inventory	Gravel Reserves; Forestry	3	Gravel Reserves: Omission of significant aggregate sources from inventory is unlikely. For optimal use of resources and minimised effect on environment, a complete inventory (i.e. active, inactive, to be restored and to be developed) is desirable. Forestry: AM activities minimal until forests approach maturity.
Condition Information	Gravel Reserves; Forestry	3	Gravel Reserves: Condition relates only to low-value assets e.g. fences. Forestry: Council condition information is used for reporting but not essential to management.
Performance Information	Rental Housing; Property & Buildings; Gravel Reserves	3	Buildings: Lack of reliable information on the standard of these buildings potentially prevents Council from ensuring it is a good landlord, and from properly monitoring Level of Service. However, condition surveys will generally indicate the presence or absence of components affecting performance.
Demand: Capacity, Utilisation, Growth	Property & Buildings	3	Incomplete data may prevent Asset Managers from identifying surplus properties and/or the benefit each is contributing to the community in relation to the costs of ownership. This could result in failure to rationalise and optimise costs.
Asset Age	All service areas	3/4	For the majority of assets (buildings) the AcMP's goal is to maintain them indefinitely, replacing components as required. Given regular condition surveys and knowledge of performance (the standard of facilities provided), the overall asset age is not a high data priority.
Maintenance History	All service areas	3	Maintenance history is used to identify issues, programme preventative actions including inspections, and predict need for renewal. Without positive identification by component serviced and extent of work, the NCS records do not afford the level of information and access to it that is needed for core AM. AMS (now in implementation stage) will build data for future management use.

Data Set	Service Area	Accuracy Grade	Effect on Planning
Valuation	Recreation Reserves; Township Reserves & Streetscapes; Cemeteries; Gravel Reserves	4	Reserves & Streetscapes: Essential for long term AM (replacement projection) if depreciation is to be funded so that renewals are financed equitably. Update valuation data in the respective plans with greater detail (ORC, DRC). Cemeteries: Not an issue given the low level of fixed assets provided, infrequent usage and requirement for replacement. Gravel Reserves: potentially part of a proper assessment of the value of the resource to ensure that charges for consuming it are correctly set.

Table 5-7: Data Accuracy Implication

5.7 Asset Data Structures and Quantities

The following table summarises the current data structure for Grounds and Open Space assets and quantities.

			Community Centres & Halls	Recreation Reserves	Township Reserves	Property & Buildings	Swimming Pools	Cemeteries	Public Toilets
AMS_Class_Combo	AMS_Grade_Type	Total Count	Asset Count	Asset Count	Asset Count	Asset Count	Asset Count	Asset Count	Asset Count
Grounds-Equipment-BBQ		7	1	5	1				
Grounds-Equipment-Bike Stand		27	4	8	8	6	1		
Grounds-Equipment-Drinking Fountain		33	1	19	11	1	1		
Grounds-Equipment-Fitness Equipment		32		16	16				
Grounds-Equipment-Picnic Table		198	6	63	114	9	6		
Grounds-Equipment-Rubbish Bin	Grade 1	20	2		18				
Grounds-Equipment-Rubbish Bin	Grade 2	88	1	31	34			22	
Grounds-Equipment-Rubbish Bin	Grade 3	59	5	25	18		2	8	1
Grounds-Equipment-Seat		619	46	112	370	40	3	43	5
Grounds-Equipment-Fitness Equipment Items		32		16	16				
Fitness Stations		7	1	2	4				
Grounds-Equipment-Sports Equipment	Basketball Hoop	20		9	11				
Grounds-Equipment-Playground Equipment Items		386	19	109	253	5			
Playgrounds_Local		82	1	22	58	1			
Playgrounds_Community		11		4	7				
Playgrounds_Destination		1		1					
Dog Parks		2		2					
Grounds-Hard Surfaces - Hard Sports Surfaces	Tennis Court	53	8	34	11				
Grounds-Hard Surfaces - Hard Sports Surfaces	Multi Courts	55	2	53					
Grounds-Hard Surfaces - Hard Sports Surfaces	Netball Court	5	5						
Grounds-Hard Surfaces - Hard Sports Surfaces	Basketball 1/2 Court	18		7	11				
Grounds-Hard Surfaces - Hard Sports Surfaces	Hockey Pitch	1		1					
Grounds-Hard Surfaces - Hard Sports Surfaces	Cricket Pitch	8	2	6					
Grounds-Hard Surfaces - Hard Sports Surfaces	Baseball Pitch	1		1					
Grounds-Hard Surfaces - Hard Sports Surfaces	Athletics	2		2					
Grounds-Structure-Bridge	Boardwalk	25	2	2	20	1			
Grounds-Structure-Bridge	Pedestrian Bridge	70	1	10	59				
Grounds-Structure-Bridge	Vehicular Bridge	3		3					
Grounds-Structure-Bridge	Viewing Platform	2			2				
Grounds-Structure-Flagpole		30	5	1	14	6		4	
Grounds-Structure-Fountain/DecorPool		4			2	2			
Grounds-Structure-Gate		336	41	176		37	6	43	33
Grounds-Structure-Lightpole	All	393	83	282		16	12		
Grounds-Structure-Open Shelter	Bus Shelter	17			17				
Grounds-Structure-Open Shelter	Gazebo	13		1	9		1	2	
Grounds-Structure-Open Shelter	Pergola	17			16		1		
Grounds-Structure-Open Shelter	Shade Sail	11		5	5		1		
Grounds-Structure-Open Shelter		13		3	9		1		
Grounds-Structure-Sign/Plaque	All	564	69	155	210	48	30	45	7
Grounds-Structure-War Memorial		20							
Grounds-Utilities-Outside Tap		74	2	24	21	5	1	21	
AMS_Class_Combo	AMS_Grade_Type	Total Area (ha)	Area m2	Area m2	Area m2	Area m2	Area m2	Area m2	Area m2
Grounds-Horticultural Featur-Garden	Annual	0.03			280				
Grounds-Horticultural Featur-Garden	Rose	0.01			127				
Grounds-Horticultural Featur-Garden	Grade 1	0.13			703	601			
Grounds-Horticultural Featur-Garden	Grade 2	36.49	3,533	19,126	317,411	12,882	1,931	8,639	1,328
Grounds-Horticultural Featur-Garden	Grade 3	9.89	35	6,251	92,656				
Grounds-Horticultural Featur-Garden	Grade 4	5.74			57,378				
Grounds-Horticultural Featur-Garden	Grade 5	4.09			40,908				
Grounds-Horticultural Featur-Garden		1.08			10,840				
Grounds-Horticultural Featur-Garden Total		**57.46**	**3,568**	**25,377**	**520,303**	**13,483**	**1,931**	**8,639**	**1,328**
Grounds-Horticultural Featur-Grass	Grade 1	6.85	3,253		5,575	8,015	481	51,193	
Grounds-Horticultural Featur-Grass	Grade 2	172.22	14,129	297,036	1,212,425	24,347	9,340	164,913	
Grounds-Horticultural Featur-Grass	Grade 3	43.64	17,942	154,797	237,282	7,753		18,640	
Grounds-Horticultural Featur-Grass	Grade 4	32.02		218,740	99,365			2,130	
Grounds-Horticultural Featur-Grass		24.22	94,047	147,865			270		
Grounds-Horticultural Featur-Grass Total		**278.95**	**129,371**	**818,438**	**1,554,647**	**40,115**	**10,091**	**236,876**	**0**
Grounds-Horticultural Featur-Grass - Sports	Grade 1	18.33		183,293					
Grounds-Horticultural Featur-Grass - Sports	Grade 2	17.36		173,648					
Grounds-Horticultural Featur-Grass - Sports		17.48	48,587	126,199					
Grounds-Horticultural Featur-Grass Sports Total		**53.17**	**48,587**	**483,140**	**0**	**0**	**0**	**0**	**0**
Grounds-Horticultural Featur-Plantation Aesthetic		67.70	5,193	587,205	24,634	17,340		42,643	
Grounds-Hard Surfaces-Hardsurface	Path	15.08	3,118	55,789	87,795	1,974	1,508	161	434
Grounds-Hard Surfaces-Hardsurface	Carpark	12.29	32,307	59,511	4,495	15,810	8,651	1,147	938
Grounds-Hard Surfaces_Safety Surfaces	Loosefill	2.31	1,143	6,357	15,569				
Grounds-Hard Surfaces_Safety Surfaces	Synthetic	0.39		2,188	1,756				
AMS_Class_Combo	AMS_Grade_Type	Total Length (m	Length m	Length m	Length m	Length m	Length m	Length m	Length m
Grounds-Horticultural Featur-Hedge		8,502	1,132	958	3,641	913		1,858	
Grounds-Horticultural Featur-Shelter Belt		3,244	1,444	1,593				207	
Grounds-Hard Surfaces- Safety Edging		2,974	255	976	1,743				
Grounds-Structure-Fence/Wall	Sports Fence	4,231	1,276	2,337	618				
Grounds-Structure-Fence/Wall	Security Fence	677		164	35	87	391		
Grounds-Structure-Fence/Wall	Other	71,144	3,290	25,663	32,721	1,416		8,054	

Table 5 8: Grounds and Open Spaces Asset Data Structure and Quantities

The following table summarises the current data structure for Building assets and quantities.

			Community Centres & Halls	Recreation Reserves	Property & Buildings	Swimming Pools	Public Toilets
AMS_Class_Combo	AMS_Material	Total Count	Asset Count	Asset Count	Asset Count	Asset Count	Asset Count
Envelope - Door - Automatic	Aluminium	11	4		7		
Envelope - Door - Automatic	Glass	8	6		2		
Envelope - Door - Fire	Aluminium	4	4				
Envelope - Door - Hinged	Aluminium	203	124	25	46	8	
Envelope - Door - Hinged	Steel	60	4	9	12	6	29
Envelope - Door - Hinged	Timber Solid	229	106	65	25	21	12
Envelope - Door - Hinged	Wire Mesh	4		2	2		
Envelope - Door - Roller	Steel	42	5	2	35		
Envelope - Door - Garage Tilt	Metal	1					1
Envelope - Door - Serving Hatch	Aluminium	1	1				
Envelope - Door - Serving Hatch	Timber Solid	1	1				
Envelope - Door - Sliding	Aluminium	68	31	14	23		
Envelope - Door - Sliding	Steel	1	1				
Envelope - Door - Sliding	Timber Solid	5	4	1			
Envelope - Fixed Furniture - Flag Pole	Timber Solid	1			1		
Envelope - Gutters and Downpipes - Rainwater Head	Steel	10	9	1			
Envelope - Window - Skylight	Aluminium	21	19		2		3
Envelope - Window - Skylight	PVC	20			0	20	6
Envelope - Window - Skylight	Timber Solid	7			7		
Envelope - Window - Window	Aluminium	3430	1105	321	1941	64	15
Envelope - Window - Window	Glass	8			8		3
Envelope - Window - Window	Steel	74	4	6	64		
Envelope - Window - Window	Timber Solid	435	334	15	70	15	4
Fitout - Access - Attic Ladder	Timber Solid	2	2				
Fitout - Door - Automatic	Aluminium	8	7		1		
Fitout - Door - Automatic	Glass	9	2		7		
Fitout - Door - Fire	Timber Solid	31	18		13		
Fitout - Door - Hinged	Aluminium	44	21	1	22		
Fitout - Door - Hinged	Composite	5	5				
Fitout - Door - Hinged	Steel	3	2		1		
Fitout - Door - Hinged	Timber Hollow	122	67	28	24	3	
Fitout - Door - Hinged	Timber Solid	621	410	33	167	11	
Fitout - Door - Roller	Aluminium	2			2		
Fitout - Door - Roller	Steel	1	1				
Fitout - Door - Roller	Timber Solid	1	1				
Fitout - Door - Serving Hatch	Aluminium	22	20	2			
Fitout - Door - Serving Hatch	Steel	3	2	1			
Fitout - Door - Serving Hatch	Timber Hollow	2	2				
Fitout - Door - Serving Hatch	Timber Solid	16	15	1			
Fitout - Door - Sliding	Aluminium	36	11		25		
Fitout - Door - Sliding	Timber Hollow	19	5	3	9		2
Fitout - Door - Sliding	Timber Solid	82	29	4	7		42
Fitout - Electrical - DB Large		15	7		8		
Fitout - Electrical - DB Med		24	13	1	8	1	1
Fitout - Electrical - DB Small		78	30	10	5	6	27
Fitout - Electrical - Electronic Scoreboard		1	1				
Fitout - Electrical - Fixed Air Circulation Fan		5	5				
Fitout - Electrical - Handdryer		131	51	17	12	2	49
Fitout - Electrical - IR Sound System		2	2				
Fitout - Electrical - Lighting	Discharge	50	6	1	42	1	
Fitout - Electrical - Lighting	Fluroscent	2124	972	215	780	48	109
Fitout - Electrical - Lighting	Incandescent	490	298	127	28	35	2
Fitout - Electrical - Lighting	led	1623	1154	166	283		20
Fitout - Electrical - Lighting		168	81		87		
Fitout - Electrical - Lighting - LED Strip		40			40		
Fitout - Electrical - Meter board		23	13	4		2	4
Fitout - Electrical - Projector & Screen		13	12	1			
Fitout - Electrical - Security Camera		138	78	8	40	12	
Fitout - Electrical - Speakers		166	111	21	32	2	
Fitout - Electrical - TV		27	13	5	9		
Fitout - Fire Protection - AED		1		1			
Fitout - Fire Protection - Emergency Exit Sign		308	200	29	70	9	
Fitout - Fire Protection - Emergency Light		186	129	1	52	4	
Fitout - Fire Protection - Fire Blanket		1	1				
Fitout - Fire Protection - Fire Extinguisher		139	64	13	61	1	
Fitout - Fire Protection - Fire Hose Reel		13	11		2		
Fitout - Fire Protection - Smoke Alarm	Battery Powered	3	3				
Fitout - Fixed Furniture - Baby Change Table	PVC	10	1	2	3		4
Fitout - Fixed Furniture - Baby Change Table	Steel	1	1				
Fitout - Fixed Furniture - Basket Ball Hoop	Steel	4	4				
Fitout - Fixed Furniture - Room Divider Curtain	PVC	3	3				

			Community Centres & Halls	Recreation Reserves	Property & Buildings	Swimming Pools	Public Toilets
AMS_Class_Combo	AMS_Material	Total Count	Asset Count	Asset Count	Asset Count	Asset Count	Asset Count
Fitout - HVAC - Air Curtain		3	1		2		
Fitout - HVAC - Air Handling Unit		1			1		
Fitout - HVAC - Boiler		1			1		
Fitout - HVAC - Ceiling Fan		4			4		
Fitout - HVAC - Chiller Room Refrigeration Unit		9	6	2	1		
Fitout - HVAC - Electric convection heater		1	1				
Fitout - HVAC - Exhaust Fan		32	11	15	6		
Fitout - HVAC - Fan Coil Unit		1			1		
Fitout - HVAC - Fan Heater		40	31	5	4		
Fitout - HVAC - Fire place		9	7	2			
Fitout - HVAC - Fuel Storage	Diesel Tank	1		1			
Fitout - HVAC - Gas bottle enclosure		4		4			
Fitout - HVAC - Heat Exchanger		1			1		
Fitout - HVAC - Heat Pump Indoor Unit		125	51	10	64		
Fitout - HVAC - Heat Pump Outdoor Unit		92	24	10	56	2	
Fitout - HVAC - Pressure Vessel		5			5		
Fitout - HVAC - Pump		5	1		4		
Fitout - HVAC - Radiant Heater		267	226	34	7		
Fitout - HVAC - Radiator		1			1		
Fitout - HVAC - Under Floor Heating Control Unit		1			1		
Fitout - Hydraulic - Accessible Toilet		57	30	15	8	4	
Fitout - Hydraulic - Back Flow Preventor		3	1			2	
Fitout - Hydraulic - Cleaners Sink		26	14	4	8		
Fitout - Hydraulic - Drinking Fountain		11	3	7		1	
Fitout - Hydraulic - Effluent disposal (for camper or caravan)		1		1			
Fitout - Hydraulic - Electric Instant Water Heater		20	9	6	4		1
Fitout - Hydraulic - Gas Water Heater		45	14	28		2	1
Fitout - Hydraulic - Handbasin		418	167	58	63	15	115
Fitout - Hydraulic - Hot water cylinder		29	11	10	6		2
Fitout - Hydraulic - Instant Hot/Cold tap		3			3		
Fitout - Hydraulic - Kitchen Sink		93	58	11	22	2	
Fitout - Hydraulic - Pressure Vessel		2	2				
Fitout - Hydraulic - Pump		8	3	1			4
Fitout - Hydraulic - Shower Stall		216	56	142	8	10	
Fitout - Hydraulic - Thermostatically Controlled Shower Mixer		34		34			
Fitout - Hydraulic - Toilet		344	122	38	52	12	120
Fitout - Hydraulic - Urinal		76	32	11	12	2	19
Fitout - Hydraulic - Washing Machine - Front Loader		2	2				
Fitout - Hydraulic - Waste Water - Control Panel		5	3	2			
Fitout - Hydraulic - Waste Water - Effluent Disposal Field		1	1				
Fitout - Hydraulic - Waste Water - Septic Tank		33	5	4		1	23
Fitout - Hydraulic - Water Filtration System		1	1				
Fitout - Hydraulic - Zip		40	27	5	7	1	
Fitout - Kitchen - Beer Tap		7	6	1			
Fitout - Kitchen - Chiller System Large		10	10				
Fitout - Kitchen - Dishwasher Large		4	4				
Fitout - Kitchen - Dishwasher Medium		22	12	4	6		
Fitout - Kitchen - Dishwasher Small		22	14	2	6		
Fitout - Kitchen - Extract Hood		25	20	4	1		
Fitout - Kitchen - Fryer		2	2				
Fitout - Kitchen - Hob		7	5	1	1		
Fitout - Kitchen - Oven Large		12	9	3			
Fitout - Kitchen - Oven Small		58	46	7	5		
Fitout - Kitchen - Refrigerated Cabinet	Glass	20	17	3			
Fitout - Kitchen - Refrigerated Cabinet	In-built	2		2			
Fitout - Kitchen - Refrigerated Cabinet	Metal	2	2				

			Community Centres & Halls	Recreation Reserves	Property & Buildings	Swimming Pools	Public Toilets
AMS_Class_Combo	AMS_Material	Total Area (m2)	Area m2	Area m2	Area m2	Area m2	Area m2
Envelope - Roof - Long Run	Metal	12509	5297	3974	2665	538	36
Envelope - Roof - Membrane	Butynol	195	94	42	34	26	
Envelope - Roof - Tile	Tile	110			110		
Envelope - Roof - Translucent	Translucent	200	24	43	6	118	9
Envelope - Roof - Concrete	Concrete	16					16
Envelope - Access - Deck	Concrete	745	406	109	230		
Envelope - Access - Deck	Timber Solid	99	71	21	7		
Envelope - Access - Ramp	Ceramic Tiles, Concrete	95			95		
Envelope - Access - Ramp	Concrete	500	91	45	354	10	
Envelope - Access - Ramp	Timber Solid	9	9		0		
Envelope - Access - Ramp	Wire Mesh	4	4		0		
Envelope - Access - Steps	Carpet Tiles, Aluminium	1			0	1	
Envelope - Access - Steps	Aluminium	12		12	0		
Envelope - Access - Steps	Concrete	120	61	15	44		
Envelope - Access - Steps	Timber Solid	50	39	10	1		
Envelope - Canopies/Sunscreens/Awnings - Louvres	Aluminium	495			495		
Envelope - Fencing - Other	Timber Solid	76	28	48	0		
Envelope - Fixed Furniture - Bench Seating	Steel	25	25		0		
Envelope - Fixed Furniture - Bench Seating	Timber Solid	148	15	115	0	18	
Envelope - Wall - Sofit	Concrete	119	96	23	0		
Envelope - Wall - Sofit	Fiber Cement Board	1991	760	657	501	70	3
Envelope - Wall - Sofit	Metal	219	50		169		
Envelope - Wall - Sofit	Ply	152	20	132	0		
Envelope - Wall - Sofit	Timber	405	213	13	82	86	11
Envelope - Wall - Sofit	Unlined	36		36	0		
Envelope - Wall - Wall	Block/Stone	1650	271		1359		20
Envelope - Wall - Wall	Brick	766	598		168		
Envelope - Wall - Wall	Composite Panel Pre Finished	172			172		
Envelope - Wall - Wall	Concrete	13455	6060	3058	3516	802	20
Envelope - Wall - Wall	Fiber Cement Board	1758	992	443	313	10	
Envelope - Wall - Wall	Linea	94	55		36		3
Envelope - Wall - Wall	Metal	8161	2523	251	4882	499	7
Envelope - Wall - Wall	PatioBlind	30	30		0		
Envelope - Wall - Wall	Ply	262	162	100	0		
Envelope - Wall - Wall	Timber	2649	1425	534	604	77	10
Envelope - Wall - Wall	Weatherboard	1406	1282	8	116		
Fitout - Access - Deck	Timber, Timber Solid	60			0	60	
Fitout - Access - Ramp	Carpet Rolled, Timber Solid	6	6		0		
Fitout - Access - Ramp	Concrete	2	2		0		
Fitout - Access - Ramp	Timber Solid	4	4		0		
Fitout - Access - Steps	Carpet Rolled, Timber Solid	22	11		11		
Fitout - Access - Steps	Carpet Tiles, Steel	8			8		
Fitout - Access - Steps	Carpet Tiles, Timber Solid	4	4		0		
Fitout - Access - Steps	Concrete	17	17		0		
Fitout - Access - Steps	Steel	15	15		0		
Fitout - Access - Steps	Timber Solid	50	50		0		
Fitout - Access - Steps	Vinyl Roll, Concrete	6	6		0		
Fitout - Access - Steps	Vinyl Roll, Timber Solid	44	26		19		
Fitout - Ceiling - Not Suspended	Acoustic Tile	817	368	321	128		
Fitout - Ceiling - Not Suspended	Autex	12			12		
Fitout - Ceiling - Not Suspended	Chip / Particle Board	1803	946	705	121	28	3
Fitout - Ceiling - Not Suspended	Composite Panel Pre Finished	141	13		128		
Fitout - Ceiling - Not Suspended	Concrete	725	380	170	59	91	24
Fitout - Ceiling - Not Suspended	Fiber Cement Board	587	458	81	0	48	
Fitout - Ceiling - Not Suspended	GIB	8919	5851	732	2227	107	2
Fitout - Ceiling - Not Suspended	Lath + Plaster	117	117		0		
Fitout - Ceiling - Not Suspended	Metal	1507	967	32	492		17
Fitout - Ceiling - Not Suspended	Ply	1855	676	732	348	94	6
Fitout - Ceiling - Not Suspended	Timber	2025	1805	100	66	12	43
Fitout - Ceiling - Not Suspended	Unlined	9284	143	167	8670	303	
Fitout - Ceiling - Suspended	Acoustic Tile	7910	3124	225	4560		
Fitout - Ceiling - Suspended	GIB	151	81		70		
Fitout - Fire Protection - Fire Alarm System	(blank)	8507	2552	514	5439	2	
Fitout - Fire Protection - Hypoxic System	(blank)	21			21		
Fitout - Fixed Furniture - Bench Seating	PVC	50	1	49	0		
Fitout - Fixed Furniture - Bench Seating	Timber Solid	716	422	214	2	78	
Fitout - Floor - Exterior	Concrete	1244	6	194	179	865	
Fitout - Floor - Exterior	Recycled Brick	100	100		0		
Fitout - Floor - Interior	Carpet Rolled	3678	1077	692	1890	18	
Fitout - Floor - Interior	Carpet Tiles	5123	1254	69	3771	29	
Fitout - Floor - Interior	Ceramic Tiles	435	320		56		59
Fitout - Floor - Interior	Concrete	14027	2169	1779	9468	549	63
Fitout - Floor - Interior	Glass	13			13		
Fitout - Floor - Interior		40	35	5	0		
Fitout - Floor - Interior	Raised computer floor	19			19		
Fitout - Floor - Interior	Recessed Entrance Matt	78	55		23		
Fitout - Floor - Interior	Stone Tiles	97			97		
Fitout - Floor - Interior	Timber	4429	4071	269	90		
Fitout - Floor - Interior	Vinyl Roll	2959	1907	319	710	17	6
Fitout - Floor - Interior	Vinyl Tile	958	885	54	19		
Fitout - Floor - Interior	Wooden Sports Floor	2583	2583		0		

			Community Centres & Halls	Recreation Reserves	Property & Buildings	Swimming Pools	Public Toilets
AMS_Class_Combo	AMS_Material	Total Area (m2)	Area m2	Area m2	Area m2	Area m2	Area m2
Fitout - HVAC - Louvre - External Ventilation	(blank)	22			10		12
Fitout - Hydraulic - Solar Hot Water Heater	(blank)	30			30		
Fitout - Wall - Wall	Acoustic Tile	480	350		130		
Fitout - Wall - Wall	Autex	440	279		161		
Fitout - Wall - Wall	Block/Stone	355	5		302		48
Fitout - Wall - Wall	Brick	26	11	16	0		
Fitout - Wall - Wall	Ceramic Tiles	649	236	13	344		56
Fitout - Wall - Wall	Chip / Particle Board	3375	2520	580	237	38	
Fitout - Wall - Wall	Composite Panel Pre Finished	269	86	44	136		3
Fitout - Wall - Wall	Concrete	14364	5159	4113	4039	1053	
Fitout - Wall - Wall	Fiber Cement Board	226	137	87	0		2
Fitout - Wall - Wall	GIB	19356	11373	938	6862	183	
Fitout - Wall - Wall	Hardie Glaze	1098	904	173	14	7	
Fitout - Wall - Wall	Laminate	186	186		0		
Fitout - Wall - Wall	Lath + Plaster	150	150		0		
Fitout - Wall - Wall	Metal	1622	164	25	1253	164	16
Fitout - Wall - Wall	Movable Wall	358	246		112		
Fitout - Wall - Wall	Ply	2227	1441	521	110	148	7
Fitout - Wall - Wall	Timber	3843	2923	385	389	128	18
Fitout - Wall - Wall	Toilet Partition	1002	509	322	118	52	
Fitout - Wall - Wall	Unlined	1211	68	122	1021		
Fitout - Wall - Wall	Vinyl	45	35		10		
Fitout - Wall - Wall	(blank)	54			50		4
Fitout - Window - Window		506	152	1	354		
Fitout - Window - Window	Glass	17			17		
Fitout - Window - Window	Steel	2			2		
Fitout - Window - Window	Timber Solid	45	13		33		
AMS_Class_Combo	AMS_Material	Total Length (m)	Length m	Length m	Length m	Length m	Length m
Envelope - Access - Balustrade	Glass	28			28		
Envelope - Access - Balustrade	Steel	181	51	62	49	20	
Envelope - Access - Balustrade	Timber Solid	99	88		11		
Envelope - Access - Balustrade	Wire Mesh	5			5		
Envelope - Access - Handrail	Steel	305	168	24	109	4	
Envelope - Access - Handrail	Timber Solid	38	38				
Envelope - Gutters and Downpipes - Downpipe	PVC	488	264	94	99	30	
Envelope - Gutters and Downpipes - Downpipe	Steel	887	341	102	397	22	24
Envelope - Gutters and Downpipes - Gutter	Copper	27			27		
Envelope - Gutters and Downpipes - Gutter	PVC	70	13	57			
Envelope - Gutters and Downpipes - Gutter	Steel	3,118	1,364	687	900	167	
Fitout - Access - Balustrade	Glass	74	41		33		
Fitout - Access - Balustrade	Steel	13	13				
Fitout - Access - Balustrade	Timber Solid	17	17				
Fitout - Access - Balustrade	Timber Solid, Steel	7	7				
Fitout - Access - Handrail	Steel	190	103		10	17	60
Fitout - Access - Handrail	Timber Solid	110	71	4	35		
Fitout - Fixed Furniture - Bench Seating	Timber Solid	1			1		
Fitout - Floor - Interior	Carpet Tiles	5			5		
Fitout - Kitchen - Benchtop	Granite	25	25				
Fitout - Kitchen - Benchtop	Laminate	302	139	57	95	11	
Fitout - Kitchen - Benchtop	Stainless	249	188	31	31		
Fitout - Kitchen - Benchtop	Timber	31	16	11	4		
Fitout - Kitchen - Benchtop		52	52				
Fitout - Kitchen - Cabinet - Above Bench		131	51	48	28	4	
Fitout - Kitchen - Cabinet - Full Height		69	32	15	22		
Fitout - Kitchen - Cabinet - Under Bench		477	300	67	105	5	
Fitout - Kitchen - Racking		5	5				
Fitout - Kitchen - Shelving		116	52	5	59		

Table 5 9: Buildings Asset Data Structure and Quantities