



Shire of
Nannup
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Asset Management Plan

2013-2023

"The Council's vision is "to foster a community that acknowledges its heritage, values and lifestyles whilst encouraging sustainable development."

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1. Executive Summary

The Asset Management Plan allows Council to manage their resources and plan for investment, to ensure that the assets of the Community are maintained and are meeting the expectations and aspirations of the Community stakeholders both now and into the future.

Local Governments are unique in that the assets held are, in some instances, specialized and as a result the methods used to arrive at fair value and expected life expectancies will be unlike methods used by other organisations. Unlike many other organisations, local governments need to maintain and provide many infrastructure assets that are not available for purchase or sale in any other industry. These assets require a significant portion of investment per year to ensure that they are safe and useable to the stakeholders not just of our community but also of those people who will visit our region from time to time. Because of their nature there are challenges in ensuring that they are up kept appropriately and adequately measured in relation to their current service levels held.

The key challenges and trends facing the Shire of Nannup within the next 10 years in relation to the Asset Management Plan are largely financial in character and include:

- An annual investment of \$181,134 within our annual budget to maintain the assets at a serviceable level. This figure has been calculated using present value of the Australian Dollar and will need revision in coming years based on the future value of the dollar.
- Acknowledgement that as our asset base grows this may also see an increase in the investment level needed to maintain all assets at a serviceable level.
- The implications that those assets currently shown as disposable will have on our investment strategy if the Community decides to change the current definition of the asset.

Based on the research and findings of the Asset Management Plan, the following priority tasks are required to ensure that our organisation's assets are maintained and meet the expectations of our community:

- The assurance that we continue to maintain our road network to a competent level with regular maintenance works carried out. This will ensure that the condition will not materially depreciate in the near future.
- It is recommended that staff become more competent within the ROMAN System of valuations. This will allow our infrastructure assets i.e. roads and drainage, to be maintained and assessed with greater competency.
- It is noted that the current data collected in relation to drainage is basic in nature and is an area that will need developing in coming periods if we are to get a better understanding of requirements in the future.

Overall, after the analysis and research into this plan had been completed the findings at this point in time are that our assets are in good working condition, and do not require major funding in any one area to achieve a service level that matches user expectations.

2. Why Are We Doing This?

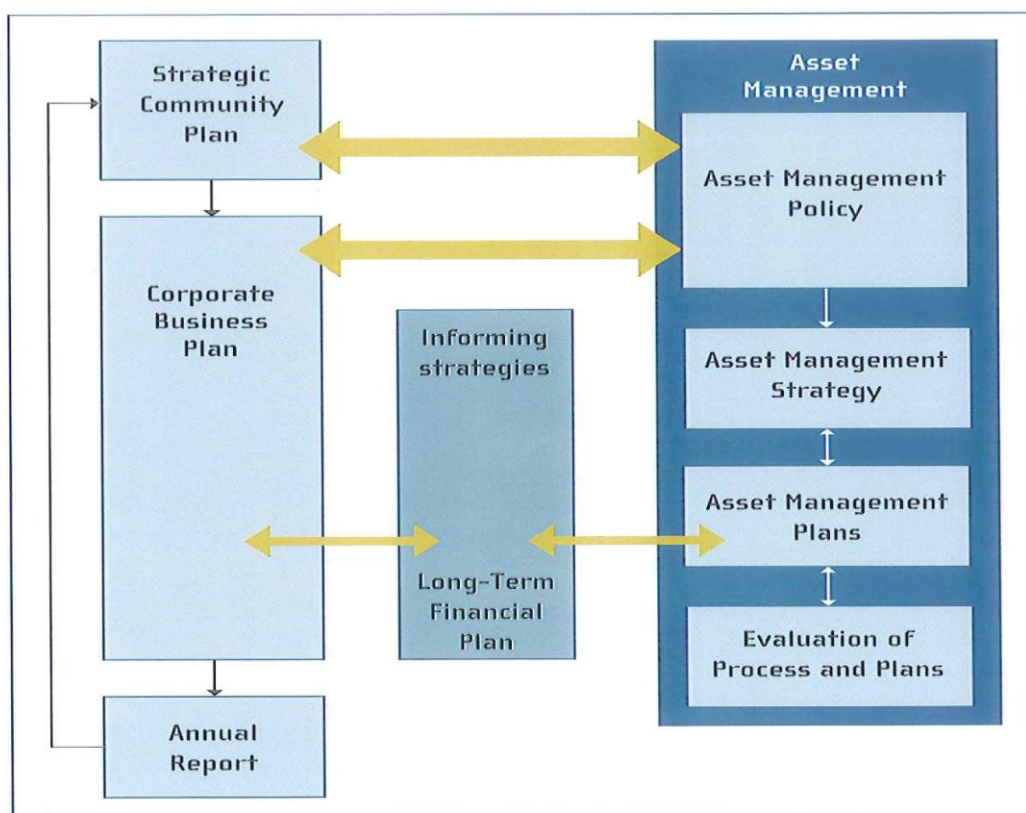
Local Government assets deliver important community services. Their effective management is crucial to the sustainable delivery of those services to meet community needs and aspirations now and in the future.

The Shire of Nannup's Asset Management Plan 2013-2023 is the key document that determines the current and future requirements for the Council's assets. To achieve this it contains:

- a detailed description of the major assets used in service delivery
- their current condition broken down across individual components
- the asset lives, both absolute and remaining lives
- their replacement cost and current value
- their operational costs
- the future investment needed to maintain them to an acceptable level of service
- the methodology for carrying out asset condition surveys.

The Asset Management Plan uses this data to produce a projection of investment requirements over a ten year period. This is used to define the contributions required in the Annual Budget to ensure that the investment needs are met. This information is also a key driver in the Council's Long Term Financial Plan.

FIG 1 ELEMENTS OF WA ASSET MANAGEMENT FRAMEWORK



2.1 Vision

The Council's vision is "to foster a community that acknowledges its heritage, values and lifestyles whilst encouraging sustainable development."

2.2 Linkage to Shire of Nannup's Strategic Community Plan

This plan sets out the Council's overall approach to asset management. The Asset Management Plan, and the linked Asset Improvement Strategy, sit below the Community Strategic Plan and inform the Long Term Financial Plan. Together, these documents will inform the annual budget.

2.3 Asset Management Policy

The objective of the Asset Management Policy is to ensure that services delivered by the Shire of Nannup will continue to be sustainably delivered. This will be achieved by ensuring that Council assets are able to function at the level needed to support all service areas as determined by Council, with consultation from the community. This policy was formally adopted by Council at its general meeting of the 25 August 2011ⁱ.

Within the Asset Management Policy, it sets out:

- the roles and responsibilities for asset management
- the associated reporting requirements
- the key processes in developing and maintaining the Asset Management Plan
- the need to engage the community in the asset planning process

2.4 Asset Management Strategy

The Asset Management Strategy is the process of managing assets throughout their lifecycle from acquisition to disposal. The Shire of Nannup's Asset Management Strategy was formally adopted by Council at its general meeting of 23 May 2013ⁱⁱ.

To help make this vision a reality the Asset Management Strategy has the following objectives:

- To ensure that asset management practices are applied consistently across the organisation
- To enable the Council to plan and fund its work programs effectively
- To enable the Council to deliver services to its community
- To enable the Council to maintain its assets to deliver an agreed level of service

2.5 Objectives

The Shire of Nannup is committed to ensuring the following objectives are met within the Asset Management Plan:

- Stewardship - To ensure the protection of assets for current and future generations
- Optimisation - To ensure the asset portfolio maximises desired social, environmental and economic outcomes for the community at least cost, risk and impact in a sound governance and open decision making framework
- Relevance - To continuously improve the contribution of assets to enhanced service delivery and maintain the relevance of assets as service demands change

3. Methodology Used

To complete the Asset Management Plan the following methodology was used:

- the current road and drainage network was valued within the ROMAN system
- a Certified Practising Valuer was used to arrive at fair values of all freehold land and buildings
- an independent consultant was engaged to assess buildings conditions and rate estimated remaining life of buildings

All of this information was then collated to arrive at an overall plan of when costs are anticipated to be needed within the life of all assets.

3.1 Assumptions

- The Shire of Nannup's Asset Management Plan was commissioned in December 2011. All prices that have been used to benchmark expenditure have been based on the rates of this time that have been used in similar work for the Shire of Nannup
- All estimates have been determined by previous expenditure at the Shire of Nannup
- Land and Building replacement costs are based on the financial values given after inspections by AVP Valuers in December 2011
- All costs exclude any legal fees
- All costs exclude the relocation of services other than those indicated in the estimates
- All costs exclude allowances for charges and costs levied by Authorities, Councils and Service Bodies other than the Shire of Nannup

- The format utilized for documenting each of the assets was to list them by program. This essentially makes it user friendly in terms of inclusion within the Corporate Business Plan and for budgetary projections

3.2 Definitions of Assets

Core - This is infrastructure that is required to maintain a core level of service and governance in the community and the district. Core infrastructure needs to be replaced when due.

Non Core – This is infrastructure that is not considered core business of Council, however it does play a role in good governance of the community and within the district. This infrastructure needs to be considered for replacement when due.

Disposable – This is infrastructure which shall be considered for disposal when replacement is due, or when major expenses may be due. Disposable infrastructure is infrastructure that has no impact on the community of district governance.

3.3 Building Inspection Ratings

Ratings applied to the buildings in terms of scores for each component have been rated as per independent consultant's evaluation. These ratings were then used as the basis for scoring each building to arrive at a trigger point for capital investment decisions. Full details of what current score means in terms of individual components can be viewed in Appendix 1 at conclusion of this document. For actual scores achieved by each individual building please refer to Appendix 4.

3.4 Approach to Asset Life

Within the Asset Management Plan the approach chosen to base calculations on is the "Whole of Life" approach. This is based upon the planned replacement of assets at or near the end of their life, or in the case of roads, intervention before the road has deteriorated to a point where it is not able to be saved.

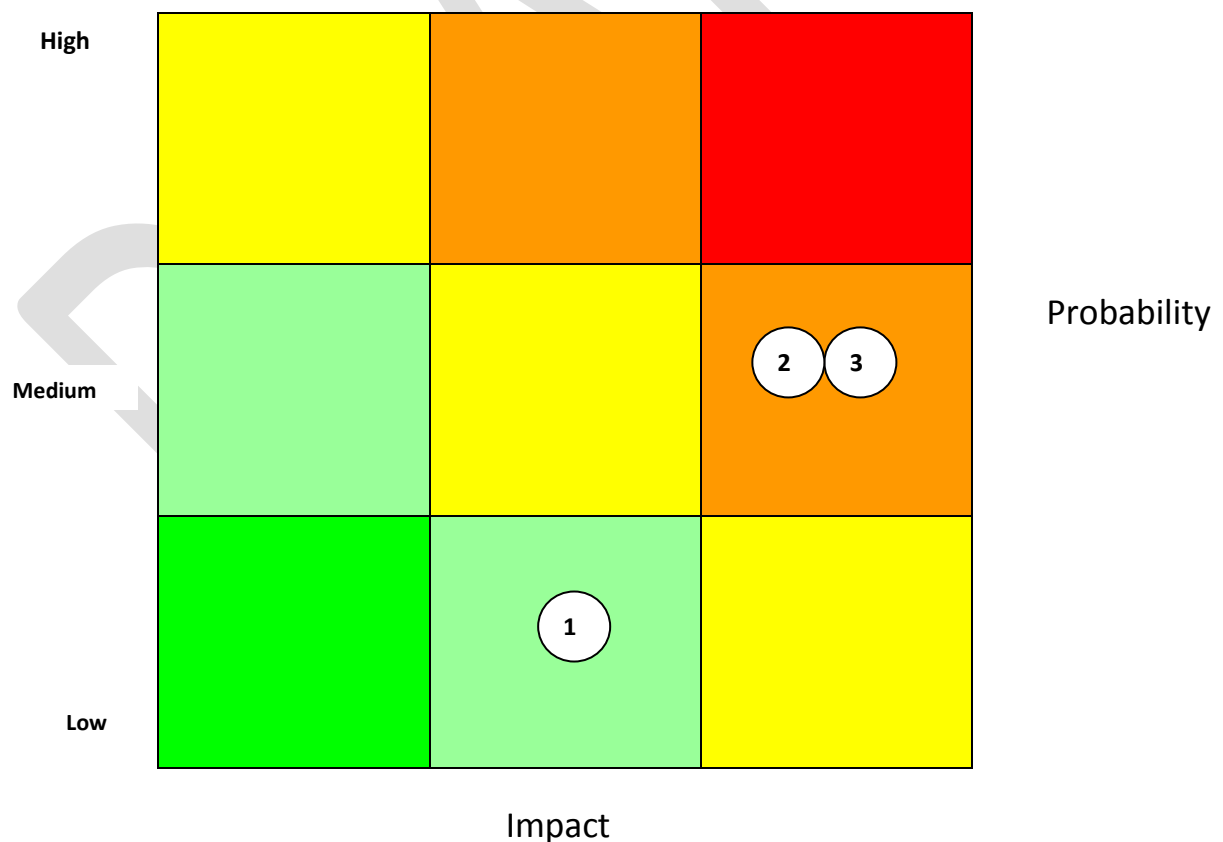
3.5 Risk Management

An assessment of risks associated with the service delivery from infrastructure assets is used to identify potential risks to Council. The risk assessment process identifies credible risks, the likelihood of the risk event occurring, the consequences should the event occur, developing a risk rating, evaluating the risk and developing a risk treatment plan for non acceptable risks.

Critical risks, being those assessed as 'High' - require immediate corrective action.

Asset at Risk	What Can Happen	Risk Rating .	Impact	Risk Treatment Plan
1 Infrastructure Buildings	Asset not properly maintained and will not achieve service levels expected by the general community	Low	Medium	By maintaining the AMP this should be mitigated.
2 All Assets	Council has insufficient funds to implement the AMP	Medium	High	By incorporating the required investment into the Long Term Investment Plan.
3 Roads	State or Government funding reduced or curtailed.	Medium	High	Because this is provided from an external source, only treatment is to monitor current trends and build projections into Long Term Financial Plan

RISK MATRIX



4. Levels of Service

Levels of service are the measures that can be used to inform decisions about allocation of resources.

Community levels of service relate to how customers are satisfied with the services. This information can identify potential over and under servicing of service activities and inform and lead to more effective budget allocations between service areas.

Technical levels of service are the measures that the organisation uses to provide the service. Managers use these measures to allocate resources within the service activity budget and to indicate potential for transfer to another service activity indicated by the community service level performance information.

The process of developing service levels is generally completed within two stages:

- Firstly to identify and document current levels of service, and
- Secondly, to use these measures to consult with the community on future service levels and costs of providing these services. It is acknowledged that initial community consultation was not used to arrive at accepted service levels, however, it is anticipated that this will be an inclusion within the 2014 review.

4.1 Current Levels of Service

Current levels of service have not been monitored from a historical standpoint. It is anticipated that from this point forward the levels of service will be monitored by various methods. These include using the General Request forms that community stakeholders complete when there is a deficiency noted with any of our services and / or any reporting of accidents or incidents .

The time taken from the acceptance of these forms from a community member to the resolution of the deficiency will be used as a marker to measure the allocation of resources to community expectations. . Full details of the matrix used to measure these service levels can be found at appendix 2.

4.2 Target Levels of Service

These indicators of the target levels are used as a benchmark on which to analyse our current performance. The levels are set by comparing service requests, comparing Australian Standards for the component where appropriate, feedback from Councillors, staff and resident feedback. Details for these targets are included within Appendix 2.

5. Summary Of Costs

Costs associated with the Shire of Nannup's Asset Management have been broken down into the following two tables.

5.1 Maintenance Costs:

Within the maintenance table, the costs included are those costs associated with maintenance that are not included in the yearly operating budgets. These costs will be the unknown costs associated with a maintenance issue that has not been factored into the budget on an annual basis.

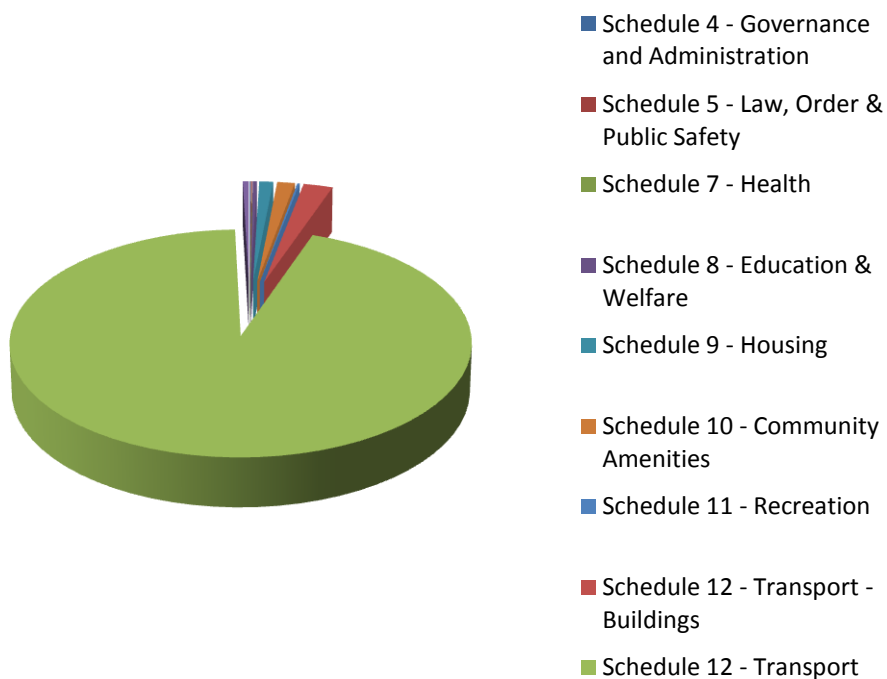
The income stream for the maintenance table is the fees and charges that are collected from each of the assets. This table includes the infrastructure costs as per report completed by independent consultant. This schedule has significantly increased the overall cost to Council for maintenance of assets. Without this inclusion, overall maintenance costs are estimated to be \$12,554.

Annual Maintenance Costs

	Maintenance	Income	Net Cost
Schedule 4 - Governance and Administration	2,200	\$1,080	-\$1,120
Schedule 5 - Law, Order & Public Safety	1,000	0	-\$1,000
Schedule 7 - Health	\$0	0	\$0
Schedule 8 - Education & Welfare	4,196	0	-\$4,196
Schedule 9 - Housing	3,000	\$16,796	\$13,796
Schedule 10 - Community Amenities	17,992	\$35,387	\$17,395
Schedule 11 - Recreation	18,810	\$16,503	-\$2,307
Schedule 12 - Transport - Buildings	29,233	\$0	-\$29,233
Schedule 12 - Transport	1,219,502	\$0	-\$1,219,505
Schedule 13 - Economic Services	5,889	\$0	-\$5,889
Shire Owned Land with Infrastructure	0	\$0	\$0
Shire Owned Land without Infrastructure	\$0	\$0	\$0
Vested Land with Infrastructure	\$0	\$0	\$0
Vested Land Without Infrastructure	\$0	\$0	\$0
TOTAL:	\$1,301,822	\$909,789	-\$1,232,056

Annual Maintenance Costs: \$1,232,056

Net Cost of Maintenance Expenses by Schedule



5.2 Capital Costs

Renewal / Replacement

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

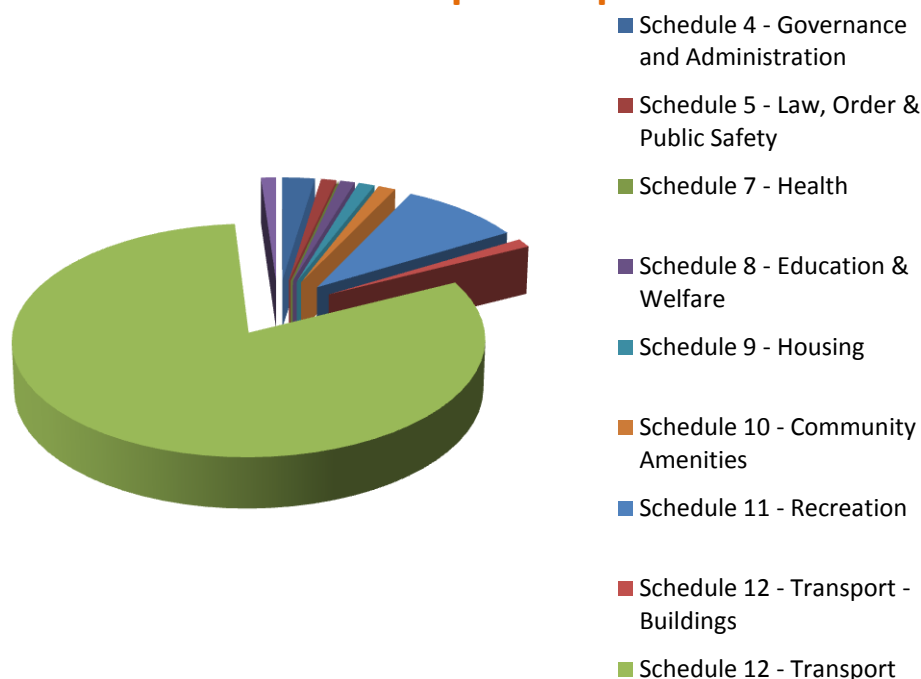
Within the capital table, the income stream only includes the income that is provided on an annual basis for capital projects of the renewal/replacement category.

Annual Capital Costs

	Capital	Income - Grants	Net Cost
Schedule 4 - Governance and Administration	\$64,052	0	-\$64,052
Schedule 5 - Law, Order & Public Safety	\$30,333	0	-\$30,333
Schedule 7 - Health	\$0	0	\$0
Schedule 8 - Education & Welfare	\$29,196	0	-\$29,196
Schedule 9 - Housing	\$32,324	0	-\$32,324
Schedule 10 - Community Amenities	\$34,532	0	-\$34,532
Schedule 11 - Recreation	\$241,394	0	-\$241,394
Schedule 12 - Transport - Buildings	\$31,931	0	-\$31,931
Schedule 12 - Transport	\$2,955,957	\$825,563	-\$2,130,394
Schedule 13 - Economic Services	\$29,553		-\$29,553
Shire Owned Land with Infrastructure	\$0	0	\$0
Shire Owned Land without Infrastructure	\$0		\$0
Vested Land with Infrastructure	\$0		\$0
Vested Land Without Infrastructure	\$0		\$0
TOTAL:	\$3,449,273	\$825,563	-\$2,623,710

Annual Capital Costs : \$2,623,710

Net Cost of Capital Expenses



Creation/Acquisition/Upgrade Plan

New works are those works that create a new asset that did not previously exist, or works which upgrade or improve an existing asset beyond its existing capacity. They may result from growth, social or environmental needs. It is assumed that all of these capital projects will only be undertaken on the basis that funding secured meets all of costs associated with their creation/acquisition/upgrade.

Capital upgrade and capital new expenditure items will need to fund ongoing operations and maintenance costs in future budgets. Estimates of projected future operations, maintenance costs and depreciation expenses for upgraded and new assets are included in projected expenditures for long term financial planning.

Current Capital Projects

Current capital projects that are being undertaken include:

- Upgrade to the Recreation Centre – this is a project that is being funded by Royalties for Regions, Lottery West, Shire of Nannup, Community Groups and other minority funding bodies. It is anticipated that the total cost of this project will be \$2,600,000.
- Main Street Upgrade – this project is expected to cost \$1,750,000 for Phase One which will address the varying curbing heights that are currently in place, the wearing footpaths and parking areas within the main business district. It is anticipated that there will be two phases to the project however costings and timing of Phase Two is not yet available. Funding bodies for

this capital upgrade are Royalties for Regions, Main Roads, Shire of Nannup and other minority funding bodies.

- Caravan Park Upgrade – The current status of the caravan park assets have been assessed and as a result there are various areas that need to be improved. Funding has been sourced from Royalties for Regions and Shire of Nannup to meet these upgrades. The estimated funding required is \$200,000.

6. Capital Investment Decisions

New assets and upgrades/expansion of existing assets are identified from various sources such as councillor or community requests, proposals identified by strategic planning or partnerships with other organisations.

Candidate proposals are inspected to verify need and to develop a preliminary renewal estimate. Additionally, each individual asset has been awarded an individual trigger point which will vary dependent on the class definition of the asset. I.e. Core assets will be upgraded when overall building score reaches a score of 4; non-core a score of 6 and disposal will not be replaced based on their classification. Actual scores achieved by individual assets can be seen at Appendix 4.ⁱⁱⁱ

A project appraisal methodology is therefore a key element in determining the need for the asset and its whole life cost of delivery. A project appraisal will therefore consider:

- Alternative methods of delivering the service, other than by direct provision through asset acquisition or construction
- Investment options at the design stage that will reduce running costs over the life of the asset and whether the reduced running costs would offset the increased investment
- The investment needs for each component of the asset over the asset's useful life
- The cost of the disposal or replacement of the asset at the end of its useful life
- A review of investment decisions.

6.1 Evaluating the Progress of Asset Management Plan – Ratios

Council needs to be able to measure and evaluate the effectiveness of their plans and strategies in achieving and meeting community expectations in relation to asset management. This is achieved by building mechanisms into the overall asset management program to evaluate the plans and strategy and ascertain if targets are being met. These mechanisms need to meet accounting standards and be independently audited.

As part of the Integrated Planning strategy implemented by the Local Government Department, there are a series of key performance indicators that allow Council to more readily measure and report their overall asset management sustainability. The following three ratios are the key performance indicators used to evaluate our assets.

Asset Consumption Ratio

This ratio shows the written down current value of the Shire of Nannup's depreciable assets relative to their 'as new' value. It highlights the aged condition of our stock of physical assets and the potential magnitude of capital outlays required in future to preserve their service potential.

Target Measurement: between 50% – 75%

Asset Consumption Ratio - Buildings	
Disposable Buildings	30.07%
Non Core Buildings	42.31%
Core Buildings	91.03%
All Buildings	44.56%

The results of this ratio suggest that the Shire of Nannup needs to look at the investment that is currently being capitalized in its building assets. This is highlighted significantly when all assets were included within the calculation.

However by breaking down into the three categories of assets i.e. core, noncore and disposable the results change dramatically. With this breakdown it is clearly shown that:

- core assets are being adequately maintained and capital investment in these assets is occurring at a satisfactory level.
- non core assets do need to be looked at in terms of investment level currently being applied, and
- there is no action required for our disposable assets based on the asset management's definitions where disposable assets are disposed of when major expenses are due.

Infrastructure Assets	65.65%
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This ratio suggests that current level of investment is adequate to maintain this class of assets in relation to preserving their service levels.

Land Assets	50.88%
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Ratio suggests that we are at target in relation to investment for maintaining future service levels.

Asset Sustainability Ratio

This ratio indicates whether the Shire of Nannup is renewing or replacing existing non-financial assets at the same rate that its overall stock of assets is wearing out. It is calculated by measuring capital expenditure on renewal or replacement of assets relative to the rate of depreciation of assets for the same period.

Target Measurement: Between 90% - 110%

Budget 2012/13: 146%

This ratio ignores the expenditure relating to the construction of Mowen Road as this represents the creation of a new asset, rather than the maintenance of an existing asset. With the funding for Commodity Routes ending in 2013/14 this ratio will decline and is expected to stabilise at around 40% - 50%. The reason for this is that there is no funding program to maintain disposable assets but these assets will continue to attract a depreciation charge.

Asset Renewal Funding Ratio

This ratio indicates the ability of the Shire of Nannup to fund its projected asset renewal and replacements in the future. It is tied to the Long Term Financial Plan that makes annual provision to renew assets where their condition has degraded beyond the acceptable threshold. This requirement will vary from year to year and as a result can potentially create differing short term and long term renewal funding needs.

Target Measurement: Between 95% to 105%

Budget 2012/13: 100%

This ratio sits in the mid-range of expectations. The value represents the intention of the Council to continue to ensure that the funding requirements for asset renewal are met.

6.2 Buildings - Asset Details

Schedule 4 – Governance and Administration

Asset Name	Shire Administration	Asset Number	B10	Core, Non-Core or Disposable
Type (B, L or E)	B	Asset Level	Core	
Address	5 Adam Street	Asset Condition	2	
Location	Nannup	Acceptable Condition		Good 0 - 10 Poor
Reserve No:	29142	Reserve Class:		
DOLA Plan	P186227	DOLA Pin		
Assessment No:	A962	Legal Area		
Aerial View	R29142	MAP View		
Replacement Value	\$ 2,150,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 804,000	Contact Details	08 9328 3800	
Ownership Held	Reserve	Expiry/Renewal Date:	1/12/2045	
Lease Details	Remaining Life 34 Years			
Description	Timber weatherboard and iron clad air conditioned administration offices and library on concrete footings with timber floors.			
Comments	Shire administration building consists of Library, Council Chambers, Function Room and Offices			



Schedule 5 – Law Order and Public Safety

Asset Name	SES Shed	Asset Number	B47	Core, Non-Core or Disposable
Type (B, L or E)	B	Asset Level	Core	
Address	Sexton Way, Nannup	Asset Condition	3	
Location	NANNUP	Acceptable Condition		Good 0 - 10 Poor
Reserve No:	R45178	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 325,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 206,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2058	
Lease Details				
Description	Iron and iron clad general purpose shed on concrete footings and slab with office and amenities			
Comments				



Asset Name	Darradup Fire Station	Asset Number	B34	Core, Non-Core or Disposable Good 0 - 10 Poor Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Core	
Address	Johnston Road, Darradup	Asset Condition	3	
Location	NANNUP	Acceptable Condition		
Reserve No:	R43352	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area	0.1215	
Aerial View		MAP View		
Replacement Value	\$ 400,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 250,000.00	Contact Details	08 9328 3800	
Ownership Held			Expiry/Renewal Date:	1/12/2068
Lease Details				
Description	Iron & Iron Clad emergency services depot on concrete footings and slab with single sliding door. Includes store shed, patios, paving, bbq and rainwater tanks.			
Comments				



Asset Name	North Nannup Fire Station	Asset Number	B36	Core, Non-Core or Disposable Good 0 - 10 Poor Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Core	
Address	Dean Road	Asset Condition	2	
Location	NANNUP	Acceptable Condition		
Reserve No:	R46845	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area	0.1171	
Aerial View		MAP View		
Replacement Value	\$ 115,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 67,000.00	Contact Details	08 9328 3800	
Ownership Held			Expiry/Renewal Date:	1/12/2067
Lease Details				
Description	Iron and Iron Clad emergency services depot on concrete footings and slab with single roller door. Includes patio attached, ablutions paving and rainwater tanks.			
Comments				



Asset Name	Nannup Brook Fire Station	Asset Number	B39	Core, Non-Core or Disposable Good 0 - 10 Poor Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Core	
Address	East Nannup Road	Asset Condition	3	
Location	NANNUP	Acceptable Condition		
Reserve No:	R21220	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 165,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 116,000.00	Contact Details	08 9328 3800	
Ownership Held			Expiry/Renewal Date:	1/12/2072
Lease Details				
Description	Iron & Iron Clad emergency services depot on concrete footings with slab and two roller doors. Includes kitchenette, ablutions patio and concrete hard stand.			
Comments	Vested land that is used by both Depot and Nannup Brook brigade			



Asset Name	Scott River/Jasper Fire Shed	Asset Number	B46	Core, Non-Core or Disposable Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Core	
Address	Governor Broome Road	Asset Condition	3	
Location	NANNUP	Acceptable Condition		
Reserve No:	R46141	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 115,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 90,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2081	
Lease Details				
Description	Iron and Iron Clad emergency services depot on concrete footings and slab with single roller door. Includes kitchenette, training room, ablutions and rainwater tank.			
Comments				



Schedule 8 – Education and Welfare

Asset Name	NANNUP Kindergarten	Asset Number	B9	
Type (B, L or E)	B	Asset Level	Non Core	Core, Non-Core or Disposable
Address	Cnr Adam Street & Grange Road	Asset Condition	3	Good 0 - 10 Poor
Location	NANNUP	Acceptable Condition		Good 0 - 10 Poor
Reserve No:		Reserve Class:		
DOLA Plan		DOLA Pin	647630	
Assessment No:	A3021	Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 440,000.00	As at:	1/12/2011	
Built Year	Circa 1930 - Municipal Inventory 1996	Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 174,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2050	
Lease Details				
Description	Brick, jarrah weatherboarded and iron clad, air conditioned kindergarten on concrete footings with timber floors.			
Comments	This building is listed within the Municipal Inventory (3.5.5) as originally being constructed as the first stage of the proposed new Nannup Primary School.			



Asset Name	Frogs Early Learning Centre	Asset Number	B24	
Type (B, L or E)	B	Asset Level	Non-Core	Core, Non-Core or Disposable
Address	Grange Road	Asset Condition	0	Good 0 - 10 Poor
Location	NANNUP	Acceptable Condition		Good 0 - 10 Poor
Reserve No:		Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 540,000.00	As at:	Estimated	
Built Year		Inspected:		
Fair Value	\$ 540,000.00	Contact Details		
Ownership Held		Expiry/Renewal Date:	1/12/2091	
Lease Details				
Description	New Refurbishment of Grange Road Duplex Pair as at 2011/12.			
Comments				



Schedule 9 – Housing

Asset Name	Dunnet Road House - Works Manager	Asset Number	B25	Core, Non-Core or Disposable
Type (B, L or E)	B	Asset Level	Non Core	
Address	Lot 234 Dunnet Road	Asset Condition	4	Good 0 - 10 Poor
Location	NANNUP	Acceptable Condition		Good 0 - 10 Poor
Reserve No:		Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 415,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 125,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2061	
Lease Details	Residency Agreement			
Description	Three bedroom cedar weatherboard and iron clad air conditioned house on concrete footings and slab with a double carport and store under main roof.			
Comments				



Asset Name	CEO Residence	Asset Number	B41	Core, Non-Core or Disposable Good 0 - 10 Poor Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Non-Core	
Address	29 Carey Street	Asset Condition	3	
Location	NANNUP	Acceptable Condition		
Reserve No:		Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 315,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 90,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2061	
Lease Details	Residency Agreement			
Description	Three bedroom fibro weatherboard and iron clad air conditioned house on concrete footings and slab with a single carport under main roof.			
Comments				



Asset Name	MCS Residence	Asset Number	B33	
Type (B, L or E)	B	Asset Level	Non-Core	Core, Non-Core or Disposable
Address	28 Carey Street	Asset Condition	3	Good 0 - 10 Poor
Location	NANNUP	Acceptable Condition		Good 0 - 10 Poor
Reserve No:		Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$355,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 105,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2066	
Lease Details	Residency Agreement			
Description	Four Bedroom two bathroom fibro weatherboard and iron clad air conditioned house on concrete footings and slab with double carport under main roof.			
Comments				



Schedule 10 - Community Amenities

Asset Name	Community Storage Sheds	Asset Number	B44	
Type (B, L or E)	B	Asset Level	Disposable	Core, Non-Core or Disposable
Address	Kearney Street	Asset Condition	2	Good 0 - 10 Poor
Location	NANNUP	Acceptable Condition		Good 0 - 10 Poor
Reserve No:	R22637	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 165,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 125,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2066	
Lease Details				
Description	Iron and iron clad general purpose shed on concrete footings and slab with five roller doors.			
Comments	Includes bottle storage bins, oil receivable pad, rainwater tanks and boundary fencing.			



Schedule 11 – Recreation and Culture

Asset Name	Old Roads Building	Asset Number	B1	Core, Non-Core or Disposable Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Non-Core	
Address	Warren Road	Asset Condition	4	
Location	NANNUP	Acceptable Condition		
Reserve No:	R1788	Reserve Class:		
DOLA Plan Assessment No:		DOLA Pin		
Aerial View		Legal Area MAP View		
Replacement Value	\$ 340,000	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 65,000	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2031	
Lease Details				
Description	Cement block and iron clad museum on concrete footings with timber floors			
Comments				



Asset Name	Town Hall	Asset Number	B3	Core, Non-Core or Disposable Good 0 - 10 Poor Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Non Core	
Address	Warren Road	Asset Condition	6	
Location	NANNUP	Acceptable Condition		
Reserve No:	R3708	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$1,500,000	As at:	1/12/2011	
Built Year	1903	Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	500,000	Contact Details	08 9328 3800	
Ownership Held			Expiry/Renewal Date:	1/12/2041
Lease Details				
Description	Weatherboard timber and iron clad hall on timber footings with timber floors.			
Comments				



Asset Name Type (B, L or E)	Nannup Lesser Hall	Asset Number	B4	Core, Non-Core or Disposable
	B	Asset Level	Non Core	
Address	Warren Road	Asset Condition	4	
Location	NANNUP	Acceptable Condition		Good 0 - 10 Poor
Reserve No:	R3708	Reserve Class:		
DOLA Plan Assessment No:		DOLA Pin		
Aerial View		Legal Area MAP View		
Replacement Value	\$ 430,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 100,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2031	
Lease Details	Leased by Nannup Music Club			
Description	Timber Weatherboard and iron clad air conditioned centre and office on timber footings with timber floors			
Comments	Expenses for Lesser hall have been combined with Town Hall expenditure historically.			



Asset Name	Community Centre	Asset Number	B12	Core, Non-Core or Disposable Good 0 - 10 Poor Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Non Core	
Address	Warren Road	Asset Condition	5	
Location	NANNUP	Acceptable Condition		
Reserve No:	R9185	Reserve Class:		
DOLA Plan Assessment No:		DOLA Pin		
Aerial View		Legal Area MAP View		
Replacement Value	1,370,000.00 \$	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	557,000.00 \$	Contact Details	08 9328 3800	
Ownership Held	Shire of Nannup	Expiry/Renewal Date:	1/12/2046	
Lease Details	Nannup Sports Association			
Description	Brick and Iron Clad community centre on concrete footings with concrete and timber floors			
Comments	Includes patio, pot belly stove and paving			



Asset Name	Nannup Recreation Centre	Asset Number	B13	Core, Non-Core or Disposable Good 0 - 10 Poor Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Non Core	
Address	Warren Road	Asset Condition	7	
Location	NANNUP	Acceptable Condition		
Reserve No:	R9185	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 2,300,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 1,091,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2044	
Lease Details				
Description	Brick and Iron Clad recreation centre on concrete footings with timber floors			
Comments	Includes paving, cricket practice nets, oval floodlights and scorer's shelter. Costings include cost of maintenance of oval.			



Asset Name	Cundinup Community Hall	Asset Number	B14	Core, Non-Core or Disposable Good 0 - 10 Poor Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Disposable	
Address	Cundinup South Road	Asset Condition	10	
Location	11887 Cundinup, NANNUP	Acceptable Condition		
Reserve No:	R22979	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area	1.214 ha	
Aerial View		MAP View		
Replacement Value	250,000.00 \$	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	17,000.00 \$	Contact Details	08 9328 3800	
Ownership Held			Expiry/Renewal Date:	1/12/2020
Lease Details				
Description	Timber framed weatherboard and iron clad community hall on timber footings with timber floors			
Comments	Includes detached weatherboard/iron shelter, toilet and rainwater tanks. Originally school for district. Is considered a risk management threat in relation to asbestos condition. Currently in state of disrepair. Included within the asbestos register.			



Asset Name	Carlotta Community Hall	Asset Number	B15	Core, Non-Core or Disposable Good 0 - 10 Poor Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Disposable	
Address	Vasse Highway	Asset Condition	9	
Location	Carlotta, Nannup	Acceptable Condition		
Reserve No:	R20915	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area	2.0324 ha	
Aerial View		MAP View		
Replacement Value	\$ 200,000.00	As at:	1/12/2011	
Built Year	7/02/1952	Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 74,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2045	
Lease Details				
Description	Asbestos and iron clad community hall on timber footings with timber floors.			
Comments	Asbestos considered being in good condition. Included within the Asbestos register.			



Asset Name	Bowling Club	Asset Number	B23	Core, Non-Core or Disposable Good 0 - 10 Poor Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Non Core	
Address	Warren Road	Asset Condition	4	
Location	NANNUP	Acceptable Condition		
Reserve No:	R3708	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area	56.836	
Aerial View		MAP View	0	
Replacement Value	\$1,150,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	446,000.00 \$	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2055	
Lease Details	Nannup Bowling Club			
Description	Timber weatherboard and iron clad air conditioned clubrooms on concrete footings and slab.			
Comments	Includes 7 rink grass bowling green, reticulation, floodlights, viewing shelters, attached patio and paving.			



Asset Name	Community House - Brockman Street	Asset Number	B27	Core, Non-Core or Disposable Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Disposable	
Address	Lot 107 Brockman Street	Asset Condition	5	
Location	NANNUP	Acceptable Condition		
Reserve No:	R865	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	275,000.00 \$	As at:	1/12/2011	
Built Year	1923	Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 75,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2035	
Lease Details				
Description	Timber weatherboard and iron clad community craft centre on timber footings with timber floors. Includes detached garage, garden portico, paving and fencing.			
Comments	Registered within Municipal Inventory (3.5.17) with management of site being listed as high level of protection appropriate.			



Asset Name	Skate park, Ablution Block and Sporting Facilities	Asset Number	B38 & IA5	Core, Non-Core or Disposable Good 0 - 10 Poor Good 0 - 10 Poor
Type (B, L or E)	B L E	Asset Level	Non Core	
Address	Warren Road	Asset Condition	6	
Location		Acceptable Condition		
Reserve No:	R9185	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View	0	
Replacement Value	\$ 325,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 101,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2035	
Lease Details				
Description	Brick and iron clad toilet block on concrete footings and slab. Includes concrete skate park, gazebo with attached patio, a tennis court, basketball fencing, backboards, floodlights and paving.			
Comments				



Asset Name	Marinko Tomas Playground	Asset Number	IA8	Core, Non-Core or Disposable Good 0 - 10 Poor Good 0 - 10 Poor
Type (B, L or E)	B, L & E	Asset Level	Non Core	
Address	Warren Road	Asset Condition	3	
Location		Acceptable Condition		
Reserve No:	R9185	Reserve Class:		
DOLA Plan Assessment No:		DOLA Pin		
Aerial View		Legal Area MAP View		
Replacement Value	1,421,699.00 \$	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	826,436.00 \$	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2080	
Lease Details				
Description	Includes playground equipment, picnic shelters and facilities. Timber framed and iron clad picnic shelter on concrete footings and slab.			
Comments				



Asset Name	Foreshore Amphitheatre	Asset Number	TBA	Core, Non-Core or Disposable Good 0 - 10 Poor Good 0 - 10 Poor
Type (B, L or E)	BL	Asset Level	Non Core	
Address	Brockman Street	Asset Condition	2	
Location	NANNUP	Acceptable Condition		
Reserve No:	R24774	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 255,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 165,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2046	
Lease Details				
Description	Amphitheatre consists of steel framed vinyl clad amphitheatre on stone and concrete footings with raised concrete stage.			
Comments				



Asset Name	Foreshore Park Picnic Shelters	Asset Number	TBA	Core, Non-Core or Disposable Good 0 - 10 Poor Good 0 - 10 Poor
Type (B, L or E)	BL	Asset Level	Non Core	
Address	Brockman Street	Asset Condition	2	
Location	NANNUP	Acceptable Condition		
Reserve No:	R24774	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 255,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 165,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2066	
Lease Details				
Description	Picnic shelters consist of eight timber framed and iron clad picnic shelters on stone and concrete footings with turf flooring. Includes two information bays and new picnic shelter with bbq.			
Comments				



Schedule 12 – Transport and Buildings

Asset Name	Works Depot Sign Shed	Asset Number	TBA	Core, Non-Core or Disposable Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Core	
Address		Asset Condition	2	
Location	NANNUP	Acceptable Condition		
Reserve No:	R22637	Reserve Class:		
DOLA Plan Assessment No:		DOLA Pin		
Aerial View		Legal Area		
		MAP View		
Replacement Value	150,000.00 \$	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 95,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2065	
Lease Details				
Description	Iron & Iron Clad general purpose shed on concrete footings and slab with sliding doors			
Comments				



Asset Name	Depot Tractor & Machinery Shed	Asset Number	B8	Core, Non-Core or Disposable Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Core	
Address	Kearney Street	Asset Condition	1	
Location	NANNUP	Acceptable Condition		
Reserve No:	R22637	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 115,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 63,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2060	
Lease Details				
Description	Iron and iron clad general purpose open fronted shed on a concrete footing and slab.			
Comments	Includes concrete hardstand.			



Asset Name	Depot Amenities & Crib Room	Asset Number	B7	Core, Non-Core or Disposable Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Core	
Address	Kearney Street	Asset Condition	5	
Location	NANNUP	Acceptable Condition		
Reserve No:	R22637	Reserve Class:		Good 0 - 10 Poor
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 210,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 137,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2060	
Lease Details				
Description	Asbestos and iron clad amenities building on concrete footing and slab			
Comments	Includes attached patio, paving barbeque water cooler and poly rain tank.			



Asset Name	Works Depot Administration Office	Asset Number	TBA	
Type (B, L or E)	B	Asset Level	Core	Core, Non-Core or Disposable
Address	Kearney Street	Asset Condition	4	Good 0 - 10 Poor
Location	NANNUP	Acceptable Condition		Good 0 - 10 Poor
Reserve No:	R22637	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 32,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 22,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2060	
Lease Details				
Description	Iron & Iron Clad air conditioned transportable office on steel footings with timber floors.			
Comments	Includes attached patio. Need to check as this is currently not being depreciated.			



Asset Name	Works Depot Chemical Store Shed	Asset Number	TBA	
Type (B, L or E)	B	Asset Level	Core	Core, Non-Core or Disposable
Address	Kearney Street	Asset Condition	1	Good 0 - 10 Poor
Location	NANNUP	Acceptable Condition		Good 0 - 10 Poor
Reserve No:		Reserve Class:		
DOLA Plan		DOLA Pin	648461	
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 12,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 8,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2060	
Lease Details				
Description	Iron and iron clad single garage on concrete footings and slab with roller door			
Comments	Not shown on depreciation schedule.			



Asset Name	Works Depot - Gardeners Shed & Office	Asset Number	TBA	Core, Non-Core or Disposable Good 0 - 10 Poor Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Core	
Address	731 Cullen Street	Asset Condition	2	
Location	NANNUP	Acceptable Condition		
Reserve No:	R22637	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 60,000	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value		Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:		1/12/2060
Lease Details				
Description	Iron and iron clad general purpose shed on concrete footings and slab with sliding doors.			
Comments	Includes garden shed, carport attached, transportable office, shade houses and storage. Not shown on depreciation schedule.			



Asset Name	Works Depot - Fire Tank Store	Asset Number	TBA	Core, Non-Core or Disposable Good 0 - 10 Poor Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Core	
Address	732 Cullen Street	Asset Condition	2	
Location	NANNUP	Acceptable Condition		
Reserve No:		Reserve Class:		
DOLA Plan		DOLA Pin	648463	
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 20,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 16,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2069	
Lease Details				
Description	Iron and iron clad open ended general purpose shed on concrete footings with concrete bitumen floors, loading dock.			
Comments	Not included within depreciation schedule			



Asset Name	Works Depot Truck Store Building	Asset Number	TBA	Core, Non-Core or Disposable Good 0 - 10 Poor Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Core	
Address		Asset Condition	2	
Location	NANNUP	Acceptable Condition		
Reserve No:	R22637	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 90,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 74,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2070	
Lease Details				
Description	Iron and iron clad open ended general purpose shed on concrete footings with part bitumen ad part gravel floors.			
Comments	Not included within depreciation schedule			



Schedule 13 – Economic Services

Asset Name	Caravan Park Administration Building	Asset Number	B16	Core, Non-Core or Disposable Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Non Core	
Address	Brockman Road	Asset Condition		
Location	NANNUP	Acceptable Condition		
Reserve No:	R865	Reserve Class:		Good 0 - 10 Poor
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 550,000.00	As at:	1/12/2011	
Built Year	Circa 1923	Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 161,000.00	Contact Details	08 9328 3800	
Ownership Held	Caravan Park Administration Building	Expiry/Renewal Date:	1/12/2040	
Lease Details				
Description	Timber weatherboard and iron clad air conditioned tourist centre on timber footings with timber floors			
Comments	Includes fencing, paving, shelter BBQ and three tables with seats. Part of Municipal Inventory and has heritage status. Formerly known as the Nannup Police Station.			



Asset Name	Brockman Street Caravan Park Ablution Block	Asset Number	B18	Core, Non-Core or Disposable Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Non Core	
Address	Brockman Street Caravan Park	Asset Condition	4	
Location	NANNUP	Acceptable Condition		
Reserve No:	R865	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 240,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 155,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2055	
Lease Details				
Description	Brick and iron clad ablution block on concrete footings and slab.			
Comments	Includes patio and paving			



Asset Name	Brockman Street Caravan Park + Camp Kitchen	Asset Number	B19	
Type (B, L or E)	B L	Asset Level	Non Core	Core, Non-Core or Disposable
Address	Brockman Street Caravan Park	Asset Condition	4	Good 0 - 10 Poor
Location	NANNUP	Acceptable Condition		Good 0 - 10 Poor
Reserve No:	R865	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 50,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 17,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2055	
Lease Details				
Description	Timber weatherboard and iron clad campers kitchen on concrete footings and slab.			
Comments	Includes gas bbq, paving and three picnic tables with seats. ***Value of actual caravan park not recorded to date. Needs Updating***			



Asset Name	Brockman Street Playground	Asset Number	TBA	
Type (B, L or E)	E	Asset Level	Disposable	Core, Non-Core or Disposable
Address	Brockman Street Playground	Asset Condition	3	Good 0 - 10 Poor
Location	NANNUP	Acceptable Condition		Good 0 - 10 Poor
Reserve No:	R20333	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 27,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 21,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2029	
Lease Details				
Description	Includes steel framed and shade sail cloth clad shade shelter.			
Comments				



Asset Name	Brockman Street Caravan Park Timber Toilets	Asset Number	B20	
Type (B, L or E)	B	Asset Level	Disposable	Core, Non-Core or Disposable
Address	Brockman Street	Asset Condition	4	Good 0 - 10 Poor
Location	NANNUP	Acceptable Condition		Good 0 - 10 Poor
Reserve No:	R20333	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 32,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 9,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2029	
Lease Details	Nannup Visitors Centre			
Description	Timber Weatherboard and Iron Clad toilet block on timber footings with concrete footings			
Comments				



Asset Name	Riversbend Caravan Park Old Ablution Block	Asset Number	B21	Core, Non-Core or Disposable Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Disposable	
Address	Balingup Road	Asset Condition	4	
Location	NANNUP	Acceptable Condition		
Reserve No:	R24762	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 145,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 8,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2016	
Lease Details				
Description	Brick & Iron Clad ablutions block on concrete footings and slab			
Comments	Includes attached patio and paving.			



Asset Name	Riverbend Caravan Park Infrastructure	Asset Number	B22	
Type (B, L or E)	B	Asset Level	Non Core	Core, Non-Core or Disposable
Address	Lot 57 Balingup Road	Asset Condition	0	Good 0 - 10 Poor
Location	NANNUP	Acceptable Condition		Good 0 - 10 Poor
Reserve No:	R24762	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area	3.2375 ha	
Aerial View		MAP View		
Replacement Value	\$ 10,000	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 1,100	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2020	
Lease Details				
Description	Timber framed and iron clad gazebo on concrete footings and slab.			
Comments	Includes stone bbq, picnic table and seats. To date no value has been applied for the park itself. Valuation centres on gazebo only.			



Asset Name	Garage/Storage Shed - remains of Eric's Cottage	Asset Number	B22	Core, Non-Core or Disposable Good 0 - 10 Poor Good 0 - 10 Poor
Type (B, L or E)	B	Asset Level	Disposable	
Address	Brockman Street	Asset Condition	7	
Location	NANNUP	Acceptable Condition		
Reserve No:	R20333	Reserve Class:		
DOLA Plan		DOLA Pin		
Assessment No:		Legal Area		
Aerial View		MAP View		
Replacement Value	\$ 10,000.00	As at:	1/12/2011	
Built Year		Inspected:	AVP Valuations - Jeff Cadd	
Fair Value	\$ 3,000.00	Contact Details	08 9328 3800	
Ownership Held		Expiry/Renewal Date:	1/12/2035	
Lease Details				
Description	Timber framed asbestos and asbestos clad single garage on concrete footings and slab with roller door access.			
Comments				



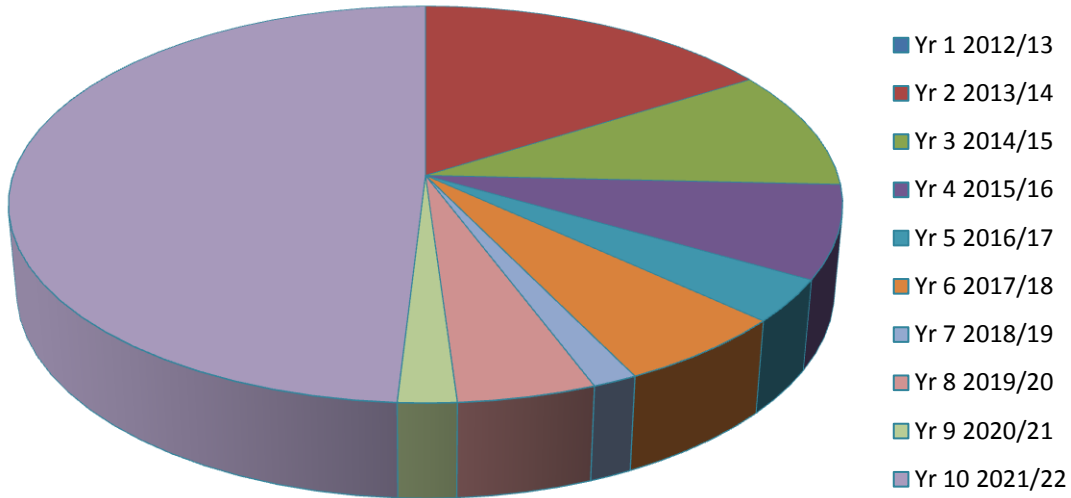
6.3 Asset Management Plan Detail Of Investment Requirement – Buildings

Asset No.		Annualised Capital Requirement \$	Yr 1 2012/ 13 \$	Yr 2 2013/14 \$	Yr 3 2014/15 \$	Yr 4 2015/16 \$	Yr 5 2016/ 17 \$	Yr 6 2017/18 \$	Yr 7 2018 /19 \$	Yr 8 2019/ 20 \$	Yr 9 2020/ 21 \$	Yr 10 2021/22 \$	Capital Expenditure Total \$
	Governance												
B10	Shire Offices	64,052	0	0	0	0	0	107,500	0	0	0	537,500	645,000
		64,052	0	0	0	0	0	107,500	0	0	0	537,500	645,000
	Law, Order & Public Safety												
B34	Darradup Fire Shed	10,833	0	0	0	0	0	0	0	0	20,000	0	20,000
B39	Nannup Brook Fire Station	4,469	0	0	0	0	0	0	0	0	0	8,250	8,250
		15,302	0	0	0	0	0	0	0	0	20,000	8,250	28,250
	Community Amenities												
B40	Waste Management Facility	8,667	0	0	0	0	0	0	0	0	16,000	0	16,000
B11	Public Toilets - Shire Offices	1,125	0	0	11,843	0	0	0	0	0	0	0	11,843
B17	Public Toilets - Visitor Centre	3,385	0	0	0	0	0	0	0	0	0	37,500	37,500
B42	Public Toilets - Foreshore Park	5,688	0	0	0	0	63,000	0	0	0	0	0	63,000
		18,865	0	0	11,843	0	63,000	0	0	0	16,000	37,500	128,343

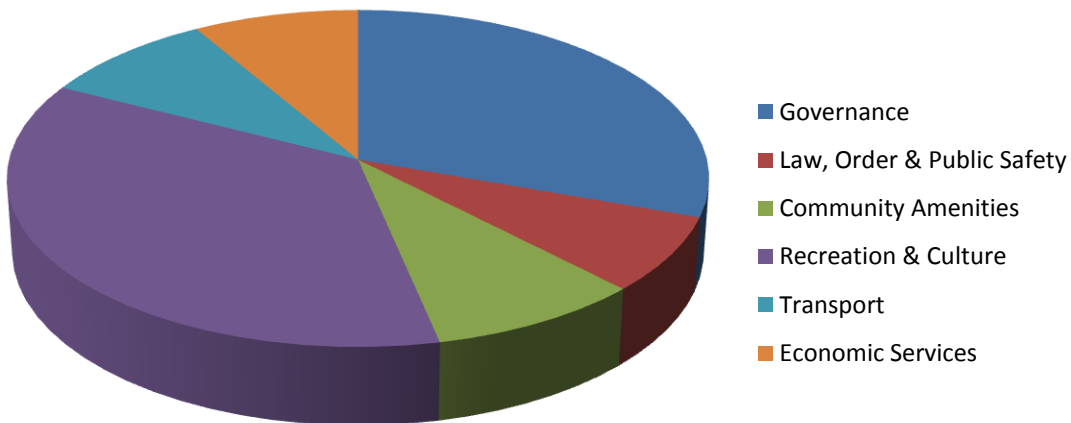
	Recreation & Culture												
B1	Old Roads Board Building	9,208	0	0	0	0	0	0	0	85,000	0	17,000	102,000
B3	Town Hall	44,688	0	275,000	100,000	0	0	0	0	0	0	0	375,000
B4	Lesser Hall (Supper Room)	12,810	0	0	0	0	0	0	0	0	0	129,000	129,000
B38 &IA5	Skatepark, Sport Facilities & Toilets	8,802	0	16,250	0	0	0	0	0	0	0	0	16,250
		75,508	0	291,250	100,000	0	0	0	0	85,000	0	146,000	622,250
	Transport												
B7	Shire Depot Amenities & Crib Room	5,688	0	0	63,000	0	0	0	0	0	0	0	63,000
B6	Shire Depot Maintenance Shed	13,271	0	0	0	0	0	0	0	0	0	147,000	147,000
		18,958	0	0	63,000	0	0	0	0	0	0	147,000	210,000
	Economic Services												
B16	Visitor Centre	16,385	0	0	0	137,500	0	0	27,500	0	0	0	165,000
B19	Caravan Park & Kitchen	1,490	0	0	0	0	0	0	0	0	0	12,500	12,500
		17,875	0	0	0	137,500	0	0	27,500	0	0	12,500	177,500
		210,560	0	291,250	174,843	137,500	63,000	107,500	27,500	85,000	36,000	888,750	1,811,343

Capital Investment required annually: \$181,134

Capital Expenditure per Year



Capital Expenditure by Schedule



6.4 Roads and Infrastructure – Asset Detail

The current Shire's inventory of roads consists of the following:

Total number of roads:	130.00	
<u>Roads</u>		
Cross Section	Lengths (km)	Areas (sq.m)
Unformed	13.66	53955.00
Formed	83.93	379844.00
Paved	279.25	1513452.00
Seal width less than 4.00m	0.62	2117.00
Seal width 4.00-4.99m	13.10	53271.00
Seal width 5.00-5.99m	2.22	11826.00
Seal width 6.00-6.99m	155.39	949060.00
Seal width 7.00 or more	36.29	273706.00
Total sealed	207.62	1289980.00
Total built roads	584.46	3237231.00
Unbuilt roads (Xsect=0)	22.81	0.00
Total all roads	607.27	3396135.00

Asset Valuation Summary

Inventory: CURRENT

Year	Formation		
	Replace	W/down	Depreciation
2012	46,343,106	46,343,106	0

Note: the cost of forming a road does not depreciate.

Year	Pavement		
	Replace	W/down	Depreciation
2012	50,361,272	18,724,046	31,637,226

Year	Seal		
	Replace	W/down	Depreciation
2012	4,013,019	1,245,644	2,767,375

Year	Kerbing		
	Replace	W/down	Depreciation
2012	395,460	177,755	217,705

Year	Total		
	Replace	W/down	Depreciation
2012	101,112,857	66,490,551	34,622,306

From the condition of your road network, the Shire of Nannup's network procedures rate a score of 6.
For a description of what this score represents please refer to Appendix 3.






Specific Work Tasks

ROMAN produces a series of graphs which show a visual representation of the condition of the Shire's network. These graphs give a general indication of the types of works required for future budgets, and also any work techniques which can be addressed.

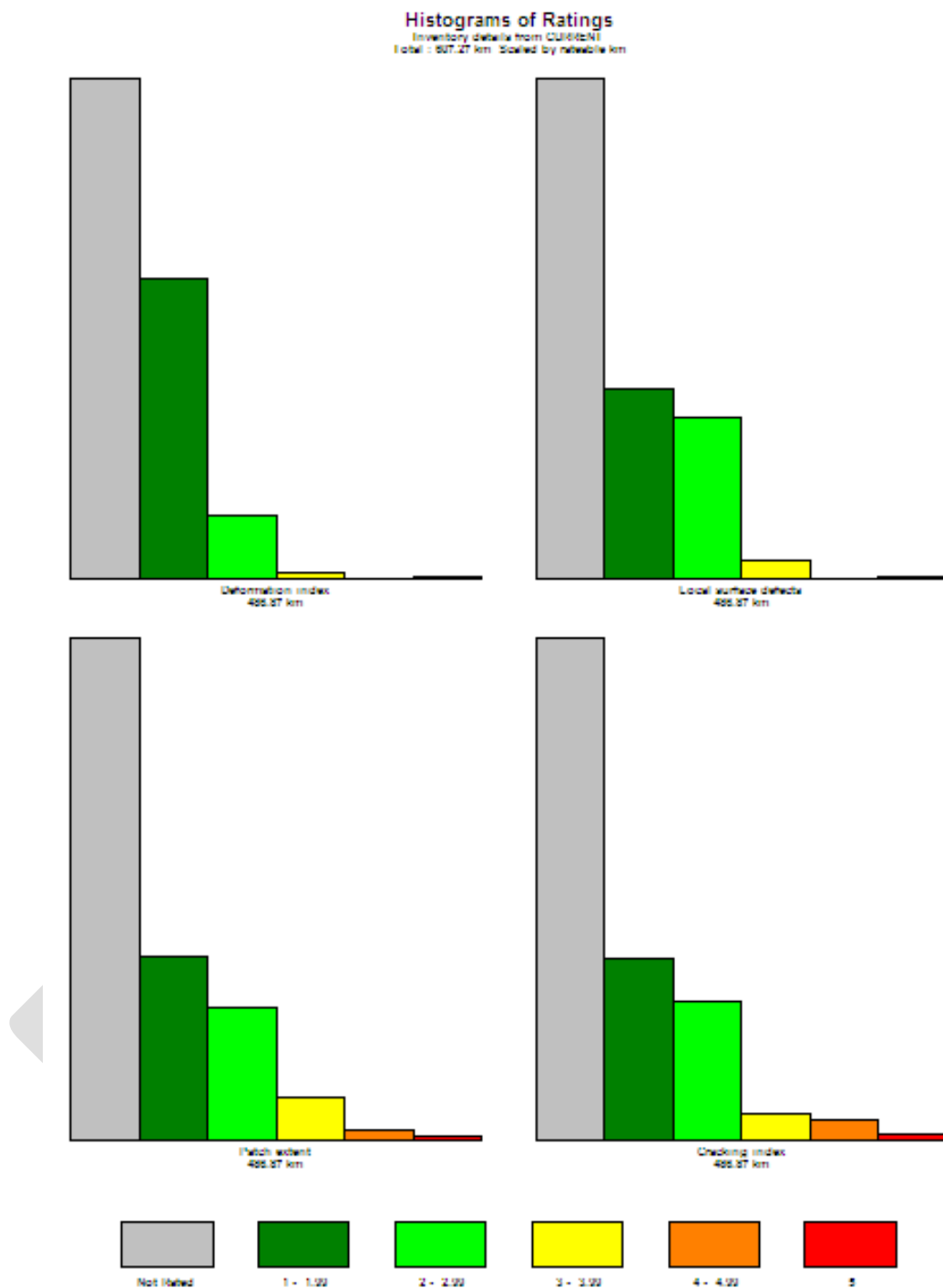
The graphs produces are for resealing, gravel resheeting, maintenance grading, reconstruction, and maintenance of edges, shoulder and drains.

The overall theme for Nannup Shire is "Business as Usual" with emphasis on improving the current type of works to increase specific preservation works for road reseals and shoulder and drain maintenance, and then a slight increase to routine grading, gravel resheeting and widening existing seals.

The ratings are shown in colours from 1 to 5. These colours represent the following priorities:

Rating	Priority
	5 (red) suggests that works need to be carried out in the next few years
	4 (orange) suggests planning for works in within 2 to 5 years
	3 (yellow) should be included for works within the next 5 to 10 years
	1 & 2 (green) generally indicates there is no real problem and should be subject to normal routine maintenance procedures
	Not rated – this indicates that the surface is within current road standards

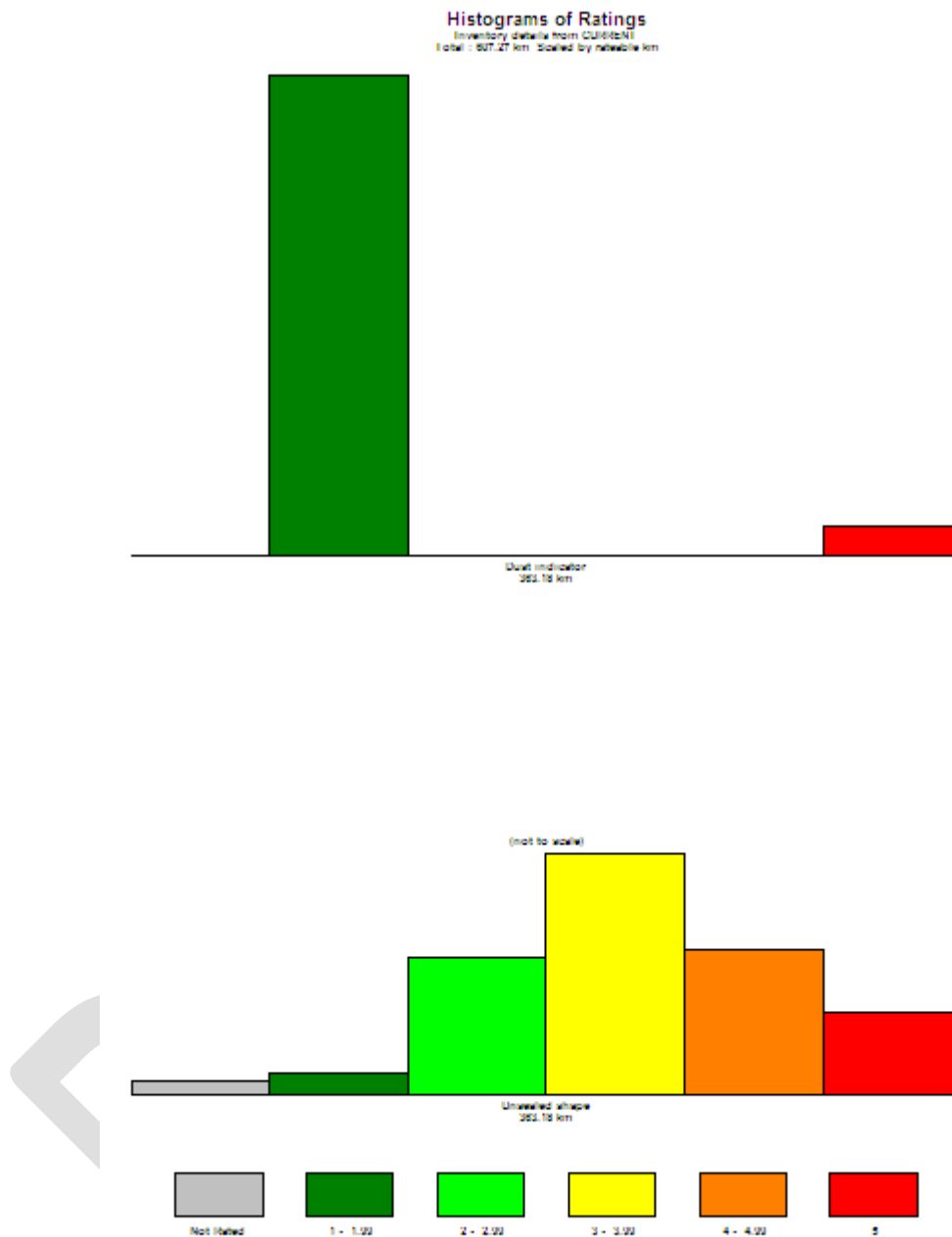
Graph A - Reconstruction



This graph indicates that our sealed road network is showing little signs of major failure with the next 5 years. However it does indicate the network contains small amount of isolated pavement cracking and associated sub grade failures. This could be attributed to a number of scenarios, but most likely the increase of heavy vehicles in combination with specific wet area of sub grade.

It is recommended that an annual program be developed to address localise cracking and pavement failures. The Shire may consider pavement stabilisation if these failures are only smaller, localised areas.

Graph B – Gravel Resheeting

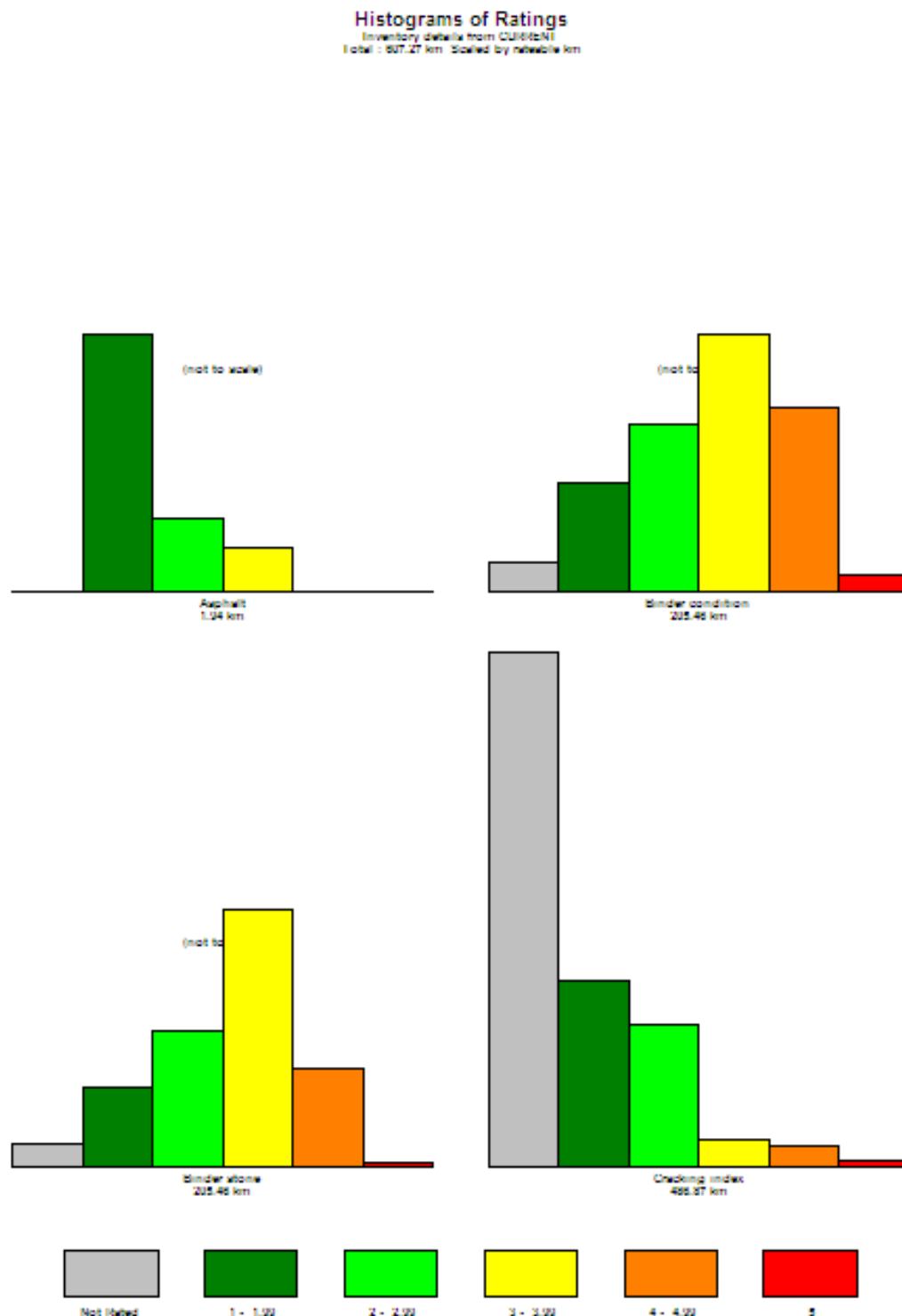


This graph indicates that our networks requires some gravel resheeting works, but mainly shows that resources should be directed to improving the maintenance grading procedure and techniques to reshape the road crown.

The ratings of 4 and 5 (orange & red) for the road shape indicate that the Shire should consider increasing the gravel resheeting program in conjunction with maintenance techniques to improve crown. A common reason for a high level of poor road shape is the lack of suitable material actually on the road for the maintenance grader operator to form a crown.

It is recommended that the Shire prepare a 5 year gravel resheeting program to address the shape and depth of material. The Shire also should prepare a routine maintenance grading program to avoid long delays between routine grading of busy roads.

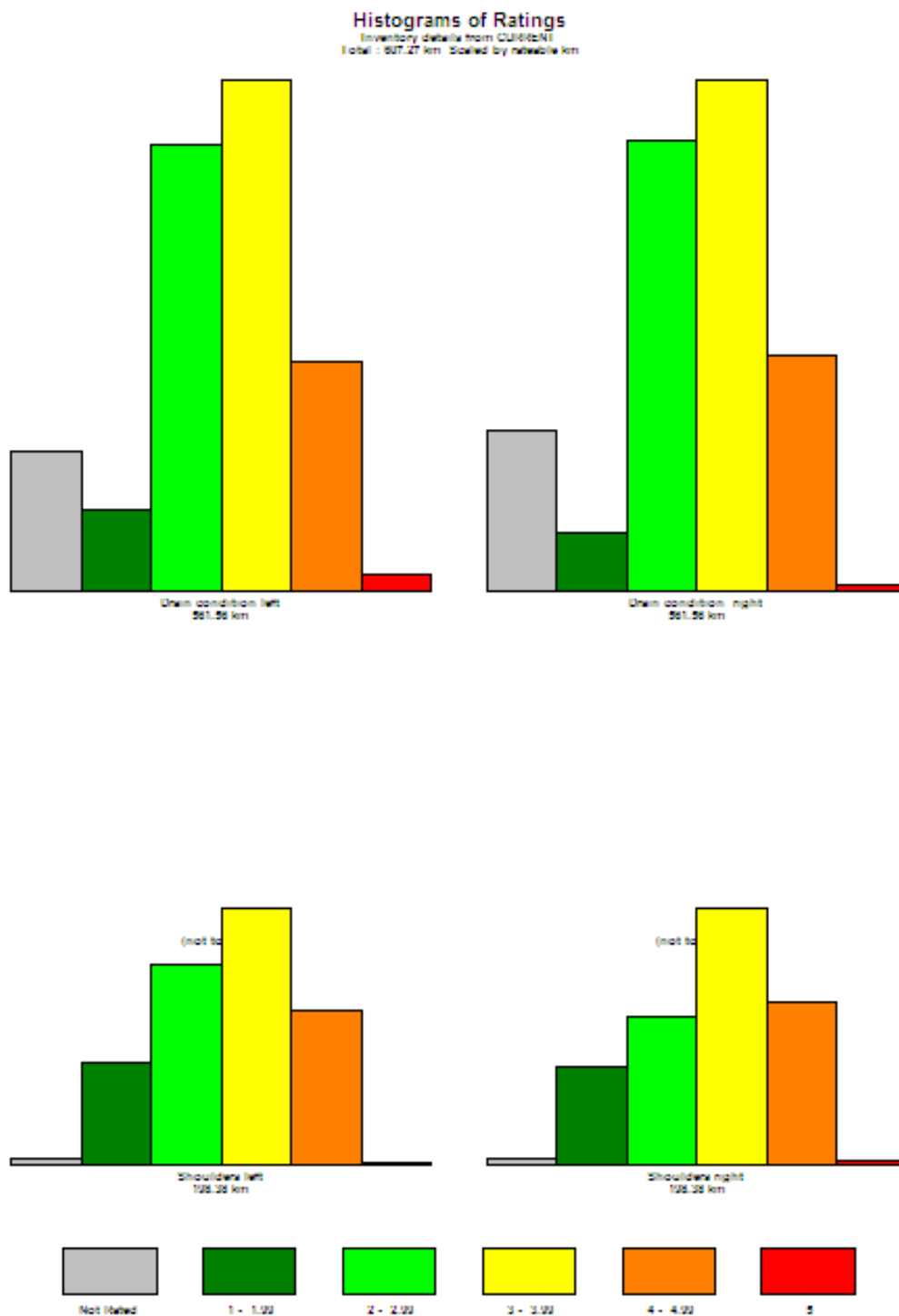
Graph C – Reseals



This graph indicates that our network contains some seal stripping which seems to be equally attributed to binder and stone application specification. It is recommended that the Shire review its binder and stone application specifications individually with each project. Attention should be paid to traffic type, seasonal influences and bitumen specification.

These graphs also indicate that the Shire should prepare a 5 year reseal program to address future failures.

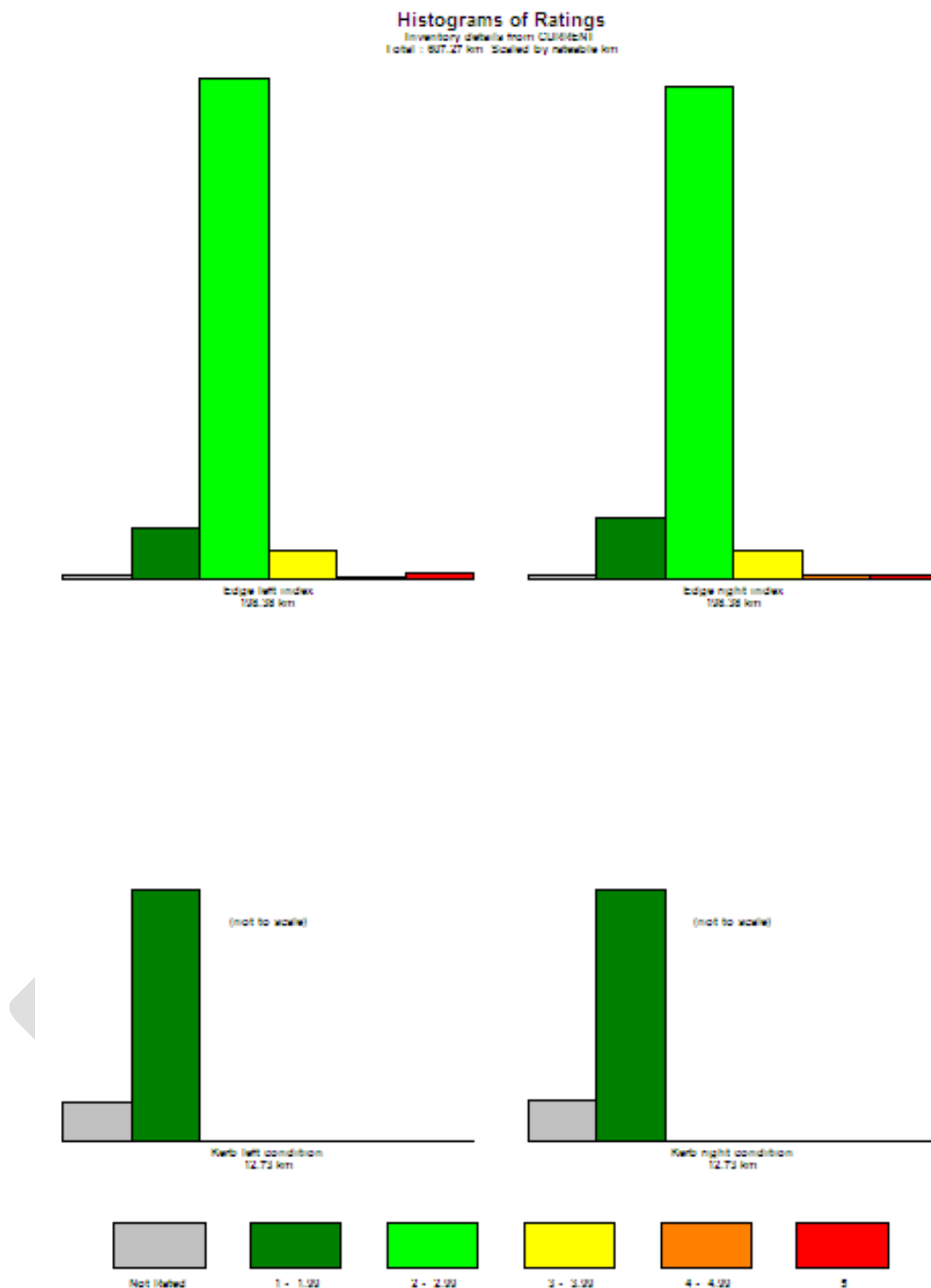
Graph D – Maintenance – Drainage and Shoulders



This graph indicates that our network requires some table drain maintenance in the next few years. The drainage maintenance program should be complimented by a shoulder grading program.

It is recommended that the Shire prepare a 5 year shoulder and drainage program to address a poor shoulder and drain width and condition.

Graph D – Maintenance – Edges and Kerbing



This graph indicates that our network requires small amount of seal edge maintenance in the next few years. The seal edge maintenance program should be complimented by a shoulder grading program.

It is recommended that the Shire prepare a 5 year seal edge maintenance program to address the future seal edge failures.

Officers note the recommendation, however due to resources and lack of materials on the road, these suggested works are not always possible.

6.5 Drainage – Asset Detail

Drainage	
Type	Lengths (m)
300 diameter, pipe	1,035.82
375 diameter, pipe	6,387.06
450 diameter, pipe	1,555.60
525 diameter, pipe	199.20
600 diameter, pipe	613.31
750 diameter, pipe	147.38
900 diameter, pipe	709.09
1050 diameter, pipe	126.80
1200 diameter, pipe	25.70
Other	172.59
Total	10,972.55

7. Implications

The implications as a result of the Asset Management Plan for the Shire of Nannup are as follows:

- The information that has been collated relating to our building assets is of a comprehensive nature and suggests that in order to maintain the assets at a serviceable level we need to incorporate an annual investment of \$181,134 within our annual budget.
- This reserve fund has been calculated using present value of the Australian Dollar and will need revision in coming years based on future value of the dollar.
- This investment should allow all maintenance and capital expenses to be met to ensure that assets remain at serviceable levels.
- Overall, our assets are in good working condition, and do not require major funding in any one area to achieve a service level that matches user expectations.
- Our road network is being maintained at a competent level and it is envisaged that the regular scheduled maintenance works will ensure that the condition will not materially depreciate in the near future.
- In order to maintain our infrastructure assets i.e. roads and drainage, it is recommended that staff become more competent within the ROMAN System of valuations,

- The data collected in relation to drainage is basic in nature and is an area that will need developing in coming periods if we are to get a better understanding of requirements in the future.

About this document

Effective From:	1 July 2013
Expires on:	30 June 2023
Next Review:	2014
Adopted by Council:	27 June 2013

8. Appendices

Appendix 1 - Building Condition Reports

<i>General facilities condition (Score = 1 - 10)</i>		<i>Toilet Condition (Score = 1 - 10)</i>	
10	High usage, facility is used every day, public toilets in high profile areas	10	Looks brand-new and in perfect condition
8	Facility is used most days,	8	Looks good, no obvious defects
6	Facility is used once or twice per week, public toilets in low profile areas	6	Functionally OK but looking a bit tired
4	Facility is used once or twice per month	4	Needs a revamp, tiles falling off the wall, old style toilet / cistern
2	Facility is used three or four times per year, public toilets in remote areas	2	Toilet is functional, but it's so old and disgusting I'd prefer not to use it
1	Facility is rarely (if ever) used	1	Toilet is no longer functional
<i>Alternative facilities (score = 1-10)</i>		<i>Kitchen Condition (Score = 1 - 10)</i>	
10	There are no alternative facilities in this suburb / area	10	Looks brand-new and in perfect condition
8	There are alternative facilities, but they are heavily utilised	8	Looks good, no obvious defects
6	There are alternative facilities, but they are very unsuitable	6	Functionally OK but cupboard doors don't always shut properly, looking a bit tired
4	There are alternative facilities, but they are not ideal	4	Needs a revamp, tiles falling off the wall, old looking cupboard doors
2	There is at least one suitable alternative nearby	2	Kitchen is functional, but most things don't work properly
1	There are several suitable alternatives that are under utilised	1	Kitchen is no longer functional
<i>Car Park condition (score = 1-10)</i>		<i>Internal Walls Condition (Score = 1 - 10)</i>	
10	Looks brand-new and in perfect condition	10	Looks brand-new and in perfect condition
8	Only minor maintenance is required	8	In good condition, no obvious defects
6	Structurally OK, but needs a spruce up - a few potholes need filling	6	Generally good condition, but showing signs of furniture damage and abrasion
4	Showing structural damage, bitumen is badly cracked, has major potholes	4	Small areas of damage / holes in walls
2	Severely damaged - I can get my car in, but the potholes are so deep my car hits if I'm not careful	2	Significant damage over a wide area
1	Unserviceable - I can't even get my car in here	1	Lining is falling off / has multiple major holes

Driveway condition (score = 1-10)	Paint Condition (Score = 1 - 10)
10 Looks brand-new and in perfect condition	10 Looks brand-new and in perfect condition
8 Only minor maintenance is required	8 Paint is in good condition, will last a long time yet, no obvious defects
6 Structurally OK, but needs a spruce up - a few potholes need filling	6 Generally good condition, but showing signs of fading / abrasion
4 Showing structural damage, bitumen is badly cracked, has major potholes	4 Fair condition, looks dated and old, widespread fading and abrasion
2 Severely damaged - I can get my car in, but the potholes are so deep my car hits if I'm not careful	2 Looks tatty, in need of a re-paint
1 Unserviceable - I can't even get my car in here	1 Paint is severely faded and peeling, wide exposure to structure underneath
External paint condition (score = 1-10)	Ceilings - Water leaks Condition (Score = 1 - 10)
10 Looks brand-new and in perfect condition	10 No evidence of water leaks
8 Paint is in good condition, will last a few years yet, no obvious defects	8 Some evidence there has been minor leakage in the past
6 Generally good condition, but showing signs of weathering	6 Minor leakage still leaking, superficial damage only
4 Paint is badly weathered, in need of a re-paint	4 Minor - medium leak, still leaking with some damage to structure
2 Paint is blistering, some minor peeling	2 Medium - major leak, damage to structure potentially serious
1 Paint is severely weathered and peeling, damage to structure underneath	1 Major leakage, still leaking, serious damage to structure evident
External cladding condition (score = 1-10)	Ceiling - general Condition (Score = 1 - 10)
10 Looks brand-new and in perfect condition	10 Looks brand-new and in perfect condition
8 In good condition, no obvious defects	8 In good condition, no obvious defects
6 Generally good condition, but showing signs of weathering or movement	6 Generally good condition, but some trim has come loose
4 Cracking and movement is obvious	4 Fair condition, some trim has fallen off
2 Some damage, allowing weather / vermin in a few places	2 Sheets / lining boards coming away, potential for fall-in
1 Severely damaged, and falling off / crumbling	1 Significant part of ceiling has fallen in
Foundation condition (Score = 1-10)	Painting Condition (Score = 1 - 10)
10 Looks brand-new and in perfect condition	10 Looks brand-new and in perfect condition
8 In good condition, no obvious defects	8 Paint is in good condition, will last a long time yet, no obvious defects
6 Generally good condition, but showing signs of movement	6 Generally good condition, but showing signs of fading / water marks
4 Cracking and movement is obvious, damage in some areas	4 Fair condition, looks dated and old, widespread fading and water marks
2 Significant damage in a few areas, generally poor condition	2 Looks tatty, in need of a re-paint
1 Severely damaged, and in danger of collapse / crumbling	1 Paint is severely faded and peeling, wide exposure to structure underneath

External stairs condition - No of stairways, construction (Score = 1-10)	External Doors - Condition (Score = 1 - 10)
10 Looks brand-new and in perfect condition 8 In good condition, no obvious defects 6 Generally good condition, but a few minor defects 4 Fair condition, needs a tidy up 2 Generally poor condition, urgently in need of maintenance 1 Severely damaged, too dangerous to use	10 Looks brand-new and in perfect condition 8 In good condition, no obvious defects 6 Generally good condition, but some minor maintenance / adjustment needed 4 Fair condition, doors warped, split, or cracked 2 Doors still shut, but are damaged beyond repair 1 Damaged beyond repair and no longer shut (or cannot open)
Roof condition (Score = 1-10)	Windows Condition (Score = 1 - 10)
10 Looks brand-new and in perfect condition 8 Some minor movement, no obvious defects 6 Generally good condition, but showing signs of weathering or movement 4 Rusting and movement is obvious, loose screws 2 Rusting is significant in a few places, sheets are loose 1 Severely damaged, and not weatherproof	10 Looks brand-new and in perfect condition 8 In good condition, no obvious defects 6 Generally good condition, but some minor maintenance / adjustment needed 4 Fair condition, windows bent, warped, split, or cracked 2 Windows still shut, but are damaged beyond repair 1 Damaged beyond repair and no longer shut (or cannot open)
Gutters (type, condition (Score = 1-10))	Air Conditioner/ Ventilation Condition (Score = 1 - 10)
10 Looks brand-new and in perfect condition 8 Some minor twisting, no obvious defects 6 Generally good condition, but showing signs of weathering or movement 4 Rusting and movement is obvious 2 Rusted out in a few places 1 Severely damaged, and falling off	10 Looks brand-new and in perfect condition 8 In good condition, no obvious defects 6 Generally good condition, but minor servicing needed 4 Fair condition, rattles, casing damaged 2 Some, but not all functions still work, needs more than minor servicing to fix 1 Doesn't work and can't be fixed
Flooring condition (Score = 1-10)	Switchboard Condition (Score = 1 - 10)
10 Looks brand-new and in perfect condition 8 Looks good, no obvious defects 6 Generally good condition, some minor defects 4 Defects in some areas, but still safe to walk on, needs maintenance 2 Damage is widespread, needs replacement 1 Severely damaged, not safe to walk on	10 Looks brand-new and in perfect condition 8 In good condition, no obvious defects 6 Generally good condition, but looks a bit old and tired 4 Some things in here look a bit loose 2 Bare wires exposed 1 No longer usable

Floor covering type & condition (Score = 1-10)		Roller Doors / Shutter Condition (Score = 1 - 10)	
10	Looks brand-new and in perfect condition	10	Looks brand-new and in perfect condition
8	Looks good, no obvious defects	8	In good condition, no obvious defects
6	Signs of wear in a few areas	6	Generally good condition, but some minor maintenance / adjustment needed
4	Significant wear in large areas, danger of tripping hazards on carpet	4	Fair condition, Opens & closes with some difficulty
2	Wear is widespread, multiple trip hazards on carpet, needs replacement	2	Doors still shut, but are damaged beyond repair
1	Severely damaged, not safe to walk on	1	Damaged beyond repair and no longer shut (or cannot open)

Appendix 2 - Service Level Indicators

Sealed Roads - Low Volume Residential				
Key Performance Measures	Level of Service Objective	Performance Measure Process	Current Level of Service	Target Level of Service
Community Levels of Service				
Quality	Rideability	General requests relating to rideability	<5/yr	<5/yr
Function	Meets with users requirements for road width, accessibility and traffic control.	General requests relating to function	<5/yr	<5/yr
Safety	Streets are safe	Accident Reports	Nil Received	<5/yr
Technical Levels of Service				
Operations	Streets are clean	Street Sweeping function	2 x per year	2 x per year
	Streets are lit to user's needs	Compliance with Australian Standards	100%	100%
Maintenance	Street are suitable for purpose	General requests completed within adopted time frames	95%	100%
Renewal	Streets are suitable for purpose	Useful life of infrastructure assets	20 yrs	Sealed surfaces 15 years
		Condition of sealed pavements	< 10% with condition 4 or 5	< 5% with condition 4 or 5

Unsealed Roads				
Key Performance Measures	Level of Service Objective	Performance Measure Process	Current Level of Service	Target Level of Service
<i>Community Levels of Service</i>				
Quality	Provide smooth all weather access	General requests relating to road condition	< 5 per month	< 5 per month
Function	Access is available at all times	General requests relating to non access	Nil / yr	Nil / yr
Safety	Roads are safe	Reported Accidents	Nil /yr	Nil /yr
<i>Technical Levels of Service</i>				
Operations	Unsealed Roads meet users needs	Annual condition and defects inspection	1 per year	2 per year
Maintenance	Unsealed roads are suitable for purpose	Maintenance grading frequency	9 circuits per year	10 circuits per year
Renewal	Unsealed Roads are suitable for purpose	Useful life of sheeted pavement assets	Every 10 years	Every 7.5 years

Kerbing & Guttering				
Key Performance Measures	Level of Service Objective	Performance Measure Process	Current Level of Service	Target Level of Service
<i>Community Levels of Service</i>				
Quality	Provide road drainage and collection system	General Request Forms	100% of maintenance completed in timely manner	100% of maintenance completed in timely manner
Function	Meets users' needs for drainage control	General Request Forms	100% of repairs completed in timely manner	100% of repairs completed in timely manner
Safety	Kerbs are safe	Reported injury accidents	Nil per year	Nil per year
<i>Technical Levels of Service</i>				
Operations	Kerbing & Guttering is suitable for purpose	Annual condition & defects inspections	1 per year	2 per year
Maintenance	Kerbing & Guttering meets users' needs	General requests completed within adopted time frames	90% of repairs completed in timely manner	100% of repairs completed in timely manner
Renewal	Kerbing & Guttering meets users' needs	Actual condition of Kerbing and Guttering	As needed as per inspections	As needed as per inspections

Footpaths				
Key Performance Measures	Level of Service Objective	Performance Measure Process	Current Level of Service	Target Level of Service
Community Levels of Service				
Quality	Provides an even surface for pedestrians	General Request Forms relating to surface conditions	<2 per month	<2 per month
Function	Meets users 'needs for accessibility	General Request Forms relating to lack of footpaths	<2 per month	<2 per year
Safety	Footpaths are safe	Reported injury accidents	Nil	Nil
Technical Levels of Service				
Operations	Footpaths meet users 'needs	Annual condition & defects inspections	< 10 defects noted	< 10 defects noted
Maintenance	Footpaths are suitable for purpose	General requests completed within adopted time frames	100% of repairs completed in timely manner	100% of repairs completed in timely manner
Renewal	Footpaths are suitable for purpose	Condition of footpaths	< 5 % with condition 4 or 5	< 2 % with condition 4 or 5
Upgrade	Main street Upgrade completed	Main street upgrade completed on time and within budget	N/A	Estimated Completion Date December 2014



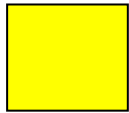

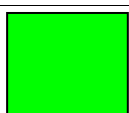
Buildings				
Key Performance Measures	Level of Service Objective	Performance Measure Process	Current Level of Service	Target Level of Service
<i>Community Levels of Service</i>				
Quality	Building facilities are clean and appropriate for users	General Request Forms relating to quality	< 5 per month	< 2 per month
Function	Facilities are available and meet users needs	General Request Forms relating to usage and availability	< 2 per month	< 2 per month
Safety	Building facilities are safe and healthy	Reported injury accidents	Nil	Nil
<i>Technical Levels of Service</i>				
Operations	Building facilities meet users needs	Annual condition and defects inspection	< 20 defects noted	< 20 defects noted
	Buildings are clean	Cleaning frequency	cleaned weekly/as required	cleaned weekly/as required
Maintenance	Buildings are suitable for purpose	General requests completed within adopted time frames	90% of repairs completed in timely manner	100% of repairs completed in timely manner
Renewal	Building facilities meet users needs	Condition of building	< 5 % with condition 4 or 5	< 2 % with condition 4 or 5
Upgrade	New Recreation Centre	Recreation Centre completed on time and within budget	N/A	Estimated Completion Date October 2013

Public Toilets				
Key Performance Measures	Level of Service Objective	Performance Measure Process	Current Level of Service	Target Level of Service
Community Levels of Service				
Quality	Public toilet facilities are clean and hygienic for users	General Request Forms relating to cleanliness and hygiene	< 2 per month	< 2 per month
Function	Facilities are usable and available in suitable locations	General Request Forms relating to locations	< 2 per month	< 2 per month
Safety	Toilets are free from hazards (sharps disposal, lighting, non slippery floors and privacy)	Reported injury accidents	Nil	Nil
Technical Levels of Service				
Operations	Public Toilets are available for use	Hours open for use	24 hours per day	24 hours per day
	Public Toilets meet users' needs	Condition and defects inspection	< 5 % with condition 4 or 5	< 2 % with condition 4 or 5
	Public Toilets are clean	Cleaning Frequency	Toilets cleaned 3 times per week	Toilets cleaned 3 times per week
Maintenance	Public Toilets are suitable for purpose	General requests completed within adopted time frames	90% of repairs completed in timely manner	100% of repairs completed in timely manner
Renewal	Public Toilets are suitable for purpose	Condition of Toilets	< 10 % with condition 4 or 5	< 1 % with condition 4 or 5

Storm Water Drainage				
Key Performance Measures	Level of Service Objective	Performance Measure Process	Current Level of Service	Target Level of Service
Quality	Use of roads and footpaths not obstructed by flooding	General Request Forms relating to flooding of roads and footpaths	<2 per year	<2 per year
Function	Flooding of private property is minimised	Flooding of residences	Nil	Nil
		Flooding of private property	Nil	Nil
Safety	Stormwater drainage facilities are free from hazards	Reported injury accidents	Nil	Nil
Technical Levels of Service				
Operations	Infrastructure meets user's needs	Annual condition and defects inspection	< 5 defects noted	< 5 defects noted
Maintenance	Drainage infrastructure is suitable for purpose	General requests completed within adopted time frames	90% of repairs completed in timely manner	100% of repairs completed in timely manner
		Planned maintenance activities completed to schedule	90% of repairs completed in timely manner	100% of repairs completed in timely manner
Renewal	Drainage infrastructure is suitable for purpose	Condition of pipes and structure	< 5 % with condition 4 or 5	< 1 % with condition 4 or 5

Appendix 3 – Network Ratings Used

Score Criteria

Rating	Score
	1 to 2 <ul style="list-style-type: none"> • Poor network preservation practices are occurring • Works <u>need</u> to be carried out next financial year • Will require addition funding
	3 to 4 <ul style="list-style-type: none"> • Attention should be directed at network preservation practices • Start planning for works to be carried out next financial year • Will require addition funding
	5 to 6 <ul style="list-style-type: none"> • Attention should be paid to network preservation practices • Prepare 5 year plan for improvement within 12 months • May require addition funding, however work improvements should be addressed initially
	7 to 8 <ul style="list-style-type: none"> • Good network preservation practices • Prepare 5 year preservation plan to compliment current practices • Business as usual, however it is suggested investigating some work task improvement to add value to practices.
	9 to 10 <ul style="list-style-type: none"> • Sound network preservation practices • Plans are in place and supported by resources and funding • Business as usual

Appendix 4 - Building Fit Out Scores

Asset Class	Trigger Points				Name of Asset	Renewal Value	Actual Score					Design Life - Structure	Remaining Life - Building
	Struct.	Roof	Mech	Fit Out			Struct	Roof Struct	Mech	Fit Out	Overall		
N	10	9	6	6	Old Roads Board Building	\$340,000	5	2	3	4	4	120	20
N	10	9	6	6	Town Hall	\$1,500,000	6	6	4	9	6	80	30
N	10	9	6	6	Lesser Hall	\$430,000	5	5	3	3	4	80	20
C	10	9	4	4	Works Depot Sign Shed	\$150,000	2	2	2	2	2	120	54
C	10	9	4	4	Works Depot Tractor & Machinery Shed	\$115,000	1	1	1	1	1	120	49
C	10	9	4	4	Works Depot Amenities Building	\$210,000	5	5	5	5	5	120	49
C	10	9	4	4	Works Depot Admin Office	\$32,000	3	3	2	2	3	120	49
C	10	9	4	4	Works Depot Maint Shed	\$490,000	2	2	2	2	2	120	34
C	10	9	4	4	Works Depot Chemical Store	\$12,000	1	1	1	1	1	120	49
C	10	9	4	4	Works Depot Gardeners Shed	\$60,000	2	2	2	2	2	120	58
C	10	9	4	4	Works Depot Fire Tank Store	\$20,000	2	2	2	2	2	120	58
C	10	9	4	4	Works Depot Truck Store	\$90,000	2	2	2	2	2	120	59
N	10	9	6	6	Kindergarten	\$440,000	4	3	3	2	3	80	39
N	10	9	6	6	FROGS	\$540,000	0	0	0	0	0	80	80
C	10	9	4	4	Shire Admin Offices	\$2,150,000	3	3	3	2	3	80	34
N	10	9	6	6	Public Toilets - Shire Offices	\$45,000	7	6	N	6	6	120	29
N	10	10	10	10	Community Centre	\$1,370,000	6	5	4	3	5	120	35
N	10	10	10	10	Recreation Centre	\$2,300,000	7	6	6	7	7	120	43
D	10	10	10	10	Cundinup Hall	\$250,000	9	10	10	10	10	80	9
D	10	10	10	10	Carlotta Hall	\$200,000	8	9	9	9	9	80	34
N	10	9	6	6	Visitor Centre	\$550,000	5	6	5	7	6	80	29

	Trigger Points						Actual Score						
Asset Class	Struct.	Roof	Mech	Fit Out	Name of Asset	Renewal Value	Struct	Roof Struct	Mech	Fit Out	Overall	Design Life - Structure	Remaining Life - Building
N	10	9	6	6	Toilets - Visitor Centre	\$125,000	5	6	5	5	5	120	44
N	10	9	6	6	Caravan Park Ablution Block	\$240,000	5	4	4	3	4	120	54
N	10	9	6	6	Caravan Park Camp Kitchen	\$50,000	5	3	4	5	4	80	44
D	10	10	10	10	Caravan Park Timber Toilets	\$32,000	3	3	4	5	4	80	24
D	10	10	10	10	Riversbend Ablution Block - Old	\$145,000	5	3	4	5	4	120	5
N	10	9	6	6	Bowling Club	\$1,150,000	3	4	3	3	3	80	44
N	10	9	6	6	House - 30 Dunnet Rd	\$415,000	3	5	4	4	4	80	50
D	10	10	10	10	Community House	\$275,000	4	6	5	5	5	80	24
D	10	10	10	10	Eric's Cottage	\$10,000	6	8	7	8	7	80	24
N	10	9	6	6	Marinko Tomas - Ablution Block and facilities	\$325,000	5	8	6	3	6	120	59
D	10	10	10	10	Marinko Tomas - Picnic Facilities	\$140,000	4	5	N	1	3	80	69
C	10	9	4	4	Darradup Fire Shed	\$400,000	4	5	3	1	3	120	57
N	10	9	6	6	House - 29 Carey Street	\$315,000	4	2	4	2	3	80	49
N	10	9	6	6	Toilets - Town Hall	\$135,000	6	2	4	2	4	80	54
C	10	9	4	4	North Nannup Fire Shed	\$115,000	3	2	2	2	2	120	56
C	10	9	4	4	Nannup Brook Fire Shed	\$165,000	3	2	3	2	3	120	61
N	10	9	6	6	House - 28 Carey Street	\$355,000	4	3	3	3	3	80	55
C	10	9	4	4	Waste Management Facility	\$320,000	2	2	3	2	2	120	53
N	10	9	6	6	Foreshore Park Picnic Shelters	\$125,000	2	2	N	2	2	80	55
N	10	9	6	6	Foreshore Park Amphitheatre	\$130,000	2	2	N	2	2	120	35

	Trigger Points						Actual Score						
Asset Class	Struct.	Roof	Mech	Fit Out	Name of Asset	Renewal Value	Struct	Roof Struct	Mech	Fit Out	Overall	Design Life - Structure	Remaining Life - Building
D	10	10	10	10	Community Storage Sheds	\$165,000	2	3	1	1	2	120	55
N	10	9	6	6	Foreshore Park Ablution Block	\$210,000	5	5	6	6	6	120	67
N	10	9	6	6	Riversbend Ablution Block - New	\$265,000	3	3	3	3	3	120	67
C	10	9	4	4	SES Shed	\$325,000	2	2	2	2	2	120	57
C	10	9	4	4	Scott River Fire Shed	\$115,000	3	3	3	3	3	120	70
D	10	10	10	10	Brockman Street Playground	\$27,000							
N	10	9	6	6	Riversbend Caravan Park Infrastructure	\$10,000							

Total Asset Renewal Costs: \$17,378,000

9. References

ⁱ Shire of Nannup Asset Management Policy ADM 17

ⁱⁱ Shire of Nannup Asset Management Strategy ADM XX

ⁱⁱⁱ Finance & Rates\Asset Management Plan\Building Condition Report

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