

GANNAWARRA SHIRE COUNCIL

Gannawarra Buildings Asset Management Plan

Version 1

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1. Executive Summary

This Plan acts as a tool to support the ability of Council to deliver well targeted, responsive and value for money maintenance and operational services for customers and the community as a whole.

The Buildings Asset Management Plan is structured along the lines recommended in the Institute of Public Works Engineering Australia's International Infrastructure Management Manual (2002) Section 2.5.4.

It covers the proposed levels of service, future demand, routine maintenance, renewal/replacement, acquisition/creation/augmentation of Buildings assets and disposal. It also outlines the financial requirements and the key assumptions made in the financial forecasts (**refer Section 6.**).

The plan details performance measures and actions proposed to improve the accuracy of data gathered about the buildings assets. The Plan should be monitored on a regular basis and formally reviewed every three years.

The Gannawarra Shire's Buildings Asset Management Plan also outlines a buildings asset hierarchy. The asset base is classified from a broad asset category up to individual asset components. The assets are categorised, according to their performance criteria into nine groups. These are business, recreation, special, amenity, community, heritage, utility, property management, and temporary (refer to **Section 6.3** for further details). A further age-based classification of all assets in each category is performed to provide insight into the useful lifespan of an asset.

Information on the levels of service governing the management of assets has also been collected and analysed. This information identifies drivers affecting levels of service, key performance indicators, and comparisons between current and best practices. The impact of future demand is briefly outlined.

Detailed information on current lifecycle management practices involving the creation, operation and maintenance, rehabilitation, augmentation and disposal of assets has been provided and analysed in a separate report by CT Management (2007). The outcome of this lifecycle analysis provides vital information identifying discrepancies in levels of funding and further supports the establishment of future lifecycle management strategies.

Financial forecasts for the next 15 years that use a list of assumptions and trends have been prepared to assist with future funding and budget decisions in future Annual Financial Plans (**refer to Section 6 for details**).

Asset management is a journey involving continuous monitoring and improvements. The scope of improvement needs to be balanced against what funding is available.

This Buildings Asset management Plan should be subjected to a formal review by 2011.

2. Introduction

Gannawarra Shire Council is committed to ensure that its assets and infrastructure are provided and managed in an appropriate, affordable and equitable manner which meets community service delivery needs.

The Council has in place a whole-of-organisation approach to asset management. Collection and analysis of the necessary data is submitted to Council in a form that enables the Council to make informed decisions relating to its stewardship of community assets.

Through Council's Policy No. **085**, the Council's Chief Executive Officer and the Asset Management Steering Committee and its Asset Management Working Group provide a corporate approach to asset management problem solving, resource sharing, understanding of financial asset management philosophies and overall ownership of asset management plan outputs.

The Policy also allows for the formation of community focus groups to assist the Council to address asset management planning issues.

This Plan is an integral part of the Council strategic asset management program. It will be used and refined over time so that recognition and outcomes are achieved in managing assets that are:

- vital to the importance and growth of the local, State and National economy;
- a positive impact on future generations;
- optimising the investment resources provided by the community; and
- ensuring that the Council resources are wisely spent.

To achieve the aims of astute stewardship of Buildings assets, they must in the future be planned, provided, maintained and refurbished so that they continue to meet the present and future service delivery requirements of the uses that these public buildings provide to the Shire's community.

2.1 Background

This plan is one of a suite of Asset Management Plans that Gannawarra is developing as part of its commitment to the Municipal Association of Victoria's 'STEP' asset management initiative. All 79 Councils in Victoria have committed to the program.

The Council has already developed and formally adopted a Roads Asset Management Plan. The Council also has a Bridge Assets Management Plan. The Buildings Plan is designed to provide a way forward for the Council to improve the stewardship of this group of assets in an environment where there are rapidly changing needs of the community, and where there are significant population shifts occurring within the municipality.

The Building Assets Management Plan relates to the Council Plan which states the following:

"Gannawarra is a Municipality with tremendous potential – a community of opportunity and unique lifestyle.

This Council Plan is based on that potential. It sets out long-term strategies that build on the strengths of the Municipality and take advantage of the opportunities available to it. The aim of these strategies is to bring about improvements to the environment, assets and infrastructure, employment opportunities and tourism."

It also links to Council Policy No. **085**, 'Asset Management', as well as linking with the Risk Management Policy (No. 003), and Risk Strategy. It influences Council's 5 Year Financial Plan, as well as Council's Annual Budget process.

In 2007, Gannawarra Shire Council commissioned CT Management Group to undertake a 'Building Asset Management and Condition Review'. The review undertook detailed condition assessments at the time of some 120 buildings that were under the ownership or direct management of the Council. The assessments were undertaken in the form of four major components of the buildings, being:

- structure (short life and long life);
- roof cladding;
- mechanical plant; and
- fitout.

The information included photographic data, as well as internal and external assessments. The report was produced in April 2007. During March 2008 the Councillors discussed the issues that the report raised.

The investigations also produced a Council information database of a consolidated register of all buildings. From the information collected, and by using modelling techniques and software developed by Moloney Asset Management Systems, a "first-cut" financial assessment was produced, and is further reported and analysed in this Plan.

2.2 Asset Ownership

The Council currently owns the vast majority of the buildings assets for which it has direct control. Historically, the Council and its predecessors has been encouraged to own buildings assets, or to take over ownership, probably as a means to ensure that the ongoing maintenance needs and addressing of risks associated with the ownership and use of buildings used by the public are clearly identified.

The future ownership of buildings must be challenged as to whether this is affordable and in the best interests of the Council and the community (for proposed action about this issue, refer to **Chapter 8** of this Plan).

3. Levels of Service

Levels of service (LoS) are the required performance from the asset. Level of service determines an asset's development, operation, maintenance, replacement and disposal.

Factors that determine LoS are primarily :

Legislative Requirements. Guidelines and standards enshrined in statutes set by State or Federal governments.

Customer Requirements. These are the functions the users expect to be provided by the asset.

Strategic and Corporate Goals. Council's goals and values as stated in policies, strategies, and the Council Plan.

3.1 Customer Expectations and Research

Customer requirements that influence the Council's buildings operations are listed below.

Requirement	Example	How measured
Safety Complaints	Condition of structure	Condition inspections,
Security complaints	Night patrol	Customer surveys,
Aesthetics Complaints	Elevation. landscape	Customer surveys.
Condition feedback	Condition of Building	Customer complaints,
Comfort suitability complaints	Air conditioning.	Customer surveys,
Accessibility feedback	Ramps, disabled access	Customer complaints,
Availability complaints	Ease of availability	Customer surveys,
Capacity complaints	Accommodation size	Customer surveys,
Functional Utility complaints	Swimming pool	Customer surveys,
Environmental, ecological complaints	Non polluting	Customer surveys,
Reliability-performance feedback	Continuous desired performance	Customer complaints,
Maintainability complaints	Regular maintenance	Customer surveys,
Quantity feedback	Number of facilities	Customer complaints,
Quality complaints	Condition of use, value for money	Customer surveys,
Affordability feedback	Cost for service	Customer complains,
Cleanliness complaints	Hygiene	Customer surveys,
Future adaptability	Withstand future growth	Statistical data, planning

Levels of service may also be established by using criteria against certain indicators for various classes of buildings. In the case of Gannawarra, it is unlikely that the indicators set out below would require much use, except when planning new /replacement facilities:

Level of Service	Indication	High	Medium	Intermediate	Low
Safety	Compliance with OH&S legislation	Full compliance in all aspects for all perceived uses	Safe for specific use/s	Some aspects of safety require improvement	A number of safety aspects require improvement prior to any continued use/s
Security	Type of systems deployed	Building to Building, alarmed, patrolled	Alarmed, patrolled	Locks & keys.	Fenced, no patrol, no locks
Aesthetics	Type of architectural treatment, maintenance	High quality architectural fabric, well-maintained	Average quality fabric, normally maintained	Average, some maintenance issues	Poor quality fabric, poorly maintained
Condition	Overall working order	Excellent working order in all aspects	Condition appropriate to use/s	Condition fit to use/s	Condition borderline/poor
Comfort	Level of comfort	High in comfort	Reasonably comfortable	Comfort average	Uncomfortable
Accessibility	Ease of access to all users	Incorporates full access for those with disabilities	Average access, limited access for those with disabilities	Access to those with disabilities very limited	No access for those with disabilities
Availability	Frequency and ease of obtaining use	Always available during access hours	Periodically available during access hours	Ad-hoc availability	Rarely available, poorly controlled.
Capacity	Area that can be occupied, carparking capacity	Meets requirements amply	Just meets designated capacity	Has a number of limitations	Constantly under capacity in a number of aspects
Functional Utility	Performance of intended function	Excellence in functionality	Functions as intended	Problems in some functional areas	Poor functionality
Environmental Impact	Operational pollution footprint	Footprint smaller than set limits	Footprint always meets required set limits	Footprint usually meets required set limits	Footprint often outside required set limits

Key performance indicators for Gannawarra's buildings have been set as follows:

KPI	Levels of Service	Performance Measurement Process	Target Performance	Current Performance (2008)	Actions to meet Target Performance	Resources
Safety	Buildings comply with legislation	Safety audits	100% compliance	Pass Essential Services inspection audits	Regular audit	In-house staff
Responsiveness to Safety Issues	Assets safe for use. Respond to unsafe conditions	Time taken to respond	Urgent safety issues responded to within four hours	Targets met?	Monitor & document	In-house staff
Security	Provided in accordance with building category	Security checks, audits	Security intent achieved	Targets met?	Monitoring, periodic reviews to be documented	Contractors
Condition, aesthetics, accessibility	Maintain at agreed levels for each category	Condition appraisals	Targets levels set and documented to be met	Targets met within tolerances set? Targets, tolerances set?	Regular condition appraisals and actions completed	In-house staff & experienced consultants
Reliability, performance, functionality	Essential services available & functioning	Audits documented	Compliance with legislation, maintenance standards set	Compliance met?	Planned maintenance, monitoring	In-house & experienced consultants
Availability, comfort, capacity & suitability	Users requirements	Customer surveys, legislative requirements	Set to meet results of surveys. Audit against legislation	Targets set? Targets met? Audits done? Customer surveys undertaken?	Develop customer surveys, schedule audits	In-house & consultants
Environment	Minimised impact on environment	Legislative requirements	Compliance with legislation, targets to be set to reduce carbon footprint	No data available?	Environmental audits of significant buildings	Experienced Consultant
Affordability, quality	To deliver optimal service at reasonable cost to users	Customer surveys, audits	Set targets using survey results, audits	Any data available?	Develop customer surveys, check levels against industry practice	In-house, consultants?
Adaptability to Future requirements	To cater for future demand (or lack of demand)	Customer surveys, usage data, demographic statistics	Alterations/changes to suit results of investigations	No plans in place? No surveys undertaken?	Develop suitable surveys, research ABS and demographic data	In-house & consultants?

3.2 Strategic and Corporate Goals and Policies

Gannawarra's strategic goals in relation to buildings asset management are as follows:

"To ensure Council's assets and infrastructure are provided and managed in an appropriate, affordable and equitable manner which meets the community service delivery needs".

And:

"Council will seek to achieve the following objectives:

- *Ensure the preservation of existing required assets and maintenance of current assets at standards specified*
- *Identify and plan for any new assets required to meet identified additional service needs".*

The strategies to achieve the above objectives include the preparation of long term plans for asset requirements to meet identified service needs. This Plan is part of the strategy to meet the Council's objectives in planned asset management.

Council Policy No. **085** sets out the following relative definitions that are of importance to the understanding and interpretation of this Plan:

"Assets" in the context of this policy, refers to any resource with a financial value attached to it, normally acquired to ensure local service delivery. Council assets include...buildings...

"Building" is a structure that may or may not have general public access and includes the curtilage of the building, the fixtures and fittings (internal and external) associated with the building and any other facilities or structures associated with the building (e.g. carparking, landscaping and footpaths).

"Rehabilitation" refers to works or activities to rebuild or replace parts or components of an asset to restore it to a required functional condition and extend its life.

"Renewal" refers to works or activities to upgrade, refurbish or replace existing facilities of equivalent capacity or performance capability.

The Policy also defines the Council's concept of *"sustainable development"* in the context of asset management. The concept has a number of components, namely:

- The reconciliation of economic, environmental and social systems so that development of one does not degrade the other;
- A concern for future generations; and
- An understanding of the relationship between local and global impacts.

The Policy applies the asset management framework to achieve objectives which include:

- Ensuring that Council's services and infrastructure are provided reliably, with the appropriate levels of service to residents, visitors and the environment.
- Managing the assets in a systematic and sustainable manner.

- Involving and consulting with the community and key stakeholders to assist in the establishment of responsible and best-practice asset management plans and ensure “whole of life” asset function consideration for present and future generations.
- Ensuring that in accordance with its Council Plan and Annual Business Plan, quality infrastructure assets will support services that are appropriate, accessible, responsive and sustainable to the community.

3.3 Legislative Requirements

The relevant legislation governing building operations are listed below:

Local government Act 1989

Building Regulations 2006 No. 68

Environment Protection Act 1970

Essential Services Act 1958 No.6244

Health Act 1958 No.6270

Occupational Health and Safety Act 2004 No. 107

Occupational Health and Safety Regulations 2007 No.54

Occupational Health and Safety Codes of Practice

Planning and Environment Act 1987 No. 45

Building Code of Australia

3.4 Current Level of Service

From the results of the CT Management Group Report entitled “*Building Asset Management & Condition Review*”(April 2007), the current condition of many of the Buildings is indicating that they are in the mid to later phases of their lives, and a number have significant problems which require immediate review and attention. These include:

Cohuna Civic Centre Amenity block (AR 955)
Kerang Memorial Hall (AR 968)
Kerang RSL Building (AR 844)
Old Kerang Kindergarten (AR 838)
Cohuna Recreation Reserve Stock Pavilion 1 (AR 876)
Koondrook Caravan Park Office (AR ?)
Myall Public Hall (AR 852)
Cohuna Memorial Hall (AR 957), and
Koorup Public Hall (AR 834).

Some of the older buildings are not always suited to their current use. Further, a number of them are infrequently used. Nonetheless, they have close historic links that are valued by their

local communities. A strategy needs to be mapped out where these buildings may be retired from public use, yet kept for their heritage links to local communities.

A significant number of buildings are showing signs of structural problems which will need to be addressed in a systematic way in order to optimise their lives. The CT Management Report indicates that there are highly reactive soils (clays) which can have adverse impacts on foundations. As a result of the prolonged drought conditions the soils are currently excessively dry, and as a consequence have shrunk providing less support, especially to the external foundations of buildings. Buildings built prior to 1985 are more vulnerable, as the footing designs up to that point in time were less robust for buildings built on clay soils.

The CT Management assessments included visual inspections of the buildings with a view to any maintenance requirements in the short, medium and long term, as well as urgent maintenance works. This gave a snapshot of the current level of service of the buildings stock.

The report (p.28) advised that the Council, over the past years, has focussed on providing essential 'maintenance activity' to ensure that the buildings continue to operate as they were originally built to function. This included the whole gambit of a mix of reactive, routine and cyclic maintenance programs as well as minor renewals, and some upgrades. Little consideration has been given over the years to any changing demands as the population shifts occurred, and the demography of the population changed.

Consideration of the ability of the Council, and therefore the ability of the local community, to continue to meet the 'whole of life' ownership liabilities and implications has not been undertaken as part of the current level of service exercise.

3.5 Affordable Level of Service

The elements required to be considered for every individual building are as follows:

-  What level of service will be required in the short term, in the medium term, and in the long term for the users of the facility? How often will it be used, and by how many and for what purpose/s?
-  Are there other, alternative means of providing the service? Can the building be owned/maintained by others? Can it be downsized? Can it be combined with other facilities at a different location? Can it be converted to meet the suitability requirements of the future?
-  What are the long term cash flow forecasts? How do they compare with the history of cash flows? Can the Council meet the aggregate costs in the medium to long term of this plus others within similar categories?

Below is a table based on the above considerations that might be useful to summarise the assessment of each of the buildings:

Building and Asset No.			
	Short-term	Medium-term	Long-term
Level of Service			
Other means of providing service (e.g. downsizing, combining with others, convert to new requirements)			
Cash Flow forecasts			

Currently it is difficult to extract the following groupings of essential cost information about buildings:

- routine and cyclic maintenance costs;
- renewal (replacement) costs of elements of buildings being roof cladding, mechanical plant, fit-out, and structure;
- replacement costs of existing buildings (with buildings of equivalent area and type); and
- expenditure of upgrades/extensions/expansions of existing floor space and construction of additional building stock.

The current situation is currently unable to be sustained. Gannawarra Shire Council expends, according to the CT Management (2007) report, about 0.4% of the total value of the building assets per year. The industry standard is between 2% and 4% per year. If the current rate income is to be increased to retain the current building assets even to the current standard of service, the rates will need to be increased some 7% per year over and above C.P.I. costs, just for buildings. This is clearly unaffordable in the short term.

4. Future Demand

Financial forecast models can assist in predicting the future financial requirements based upon the presumption that the buildings or elements will be replaced when the condition ratings reach a predetermined condition when the Council must act. Preceding the use of such a model, discussion needs to be held about what conditions will be acceptable, and for what classes or uses of buildings will the condition ratings, and intervention levels differ. Also decisions will need to be made about affordable levels of service (refer to **Section 3.5** above) in order to use the predictive model of financial requirements with a better degree of accuracy.

4.1 Demand Forecast

In order to develop future works programs based on demand forecasts for renewal (replacement) of buildings, there is a need to review and critically analyse the anticipated replacement date for each building and its major component elements. As part of this review, the future demand issues as well as the affordability arguments have to be accounted for. Optimisation of the building asset life (or constraints caused by the potential failure of a particular major element) must also have a significant influence on decisions to be made when forecasting demand.

Consideration of what would happen should failure occur, and what would be the consequences upon the community, must be undertaken as part of the demand forecasting exercise.

4.2 Changes in Technology

There are new electronic tools and software which will, in the future, make the task of data collection and the analysis of the data collected much easier and more effective for making informed decisions about the buildings assets.

4.3 Demand Management Plan

The Gannawarra Council will be required to work with its local community to establish alternatives to the use of buildings assets in some circumstances where the relative demand cannot justify the replacement of some of the building stock for what it was originally intended.

As well, removal of some building stock from the Council register will have to be undertaken where it can be demonstrated that the building/s would be better managed and controlled by others.

5. Lifecycle Management Plan

5.1 Current Asset Condition

Current Building asset conditions are appended to this report. They were assessed by CT Management Group and are shown as Appendix A to its report "*Building Asset Management & Condition Review*" (2007).

Once the condition rating of each of the elements has been established, it is possible to attribute a whole of building condition rating. However, it must be borne in mind that the primary elements that have structural significance, being primarily the roof, walls frames, floor and foundations shall govern priorities for renewal/replacement.

The Building assets condition should be reviewed formally on a three year cycle, and Council staff should review the more highly used buildings on a regular basis.

5.2 Asset Replacement Valuation

The CT Management Report (2007) valued the total replacement cost of the buildings that it inspected at \$45,238,125.

The following lifecycles are based on the IPWEA's "*International Infrastructure Management Manual*" (2000) but adjusted to better reflect the local environment of Gannawarra Shire Council:

ELEMENT	TYPE	YEARS LIFE
Short Life Structures	Timber framed walls Timber floors Timber roof frame Timber/metal cladding	60 years (average)
Long Life Structures	Steel/masonry walls Concrete floor Steel/timber roof frame	100 years (average)
Roof Cladding	Steel Concrete tiles	35 years 80 years
Fit-out	Various – kitchens, storage, shelving	25 years
Plant	Various – airconditioning, heating units	25 years

The above could be refined over time as a reflection of the building stock inherited by the Gannawarra Council. The basis adopted should be somewhere near the mark.

5.3 Routine Maintenance Planning

The maintenance strategies for building and facility assets, along with factors that govern or influence them, are listed below:

Reactive (unplanned) maintenance strategy. This is governed by the urgency of what is required, and is influenced by public perception.

Planned (scheduled) maintenance strategy. This largely depends on the balance between legislative requirements and funding allocations.

Backlog maintenance strategy. This refers to an accumulation of uncorrected or deferred deficiencies in an asset that represent a liability in both physical and financial terms. This is governed by available funding and any future plans for a particular asset.

Cyclic maintenance strategy. This type of periodic maintenance having a cycle of more than one year is largely governed by legislative requirements, public perception, and available funding.

A minor maintenance program for buildings should be devised. As a “first-cut” initial program, it is suggested that any discrete set of works planned for a particular building that are estimated to cost over, say, \$5,000, be treated as a capital works project, and attempts be made to describe the strategy that these works will fit under. This would assist the Council with a greater degree of certainty to establish what commitments will be required in the future for each of the above strategies.

5.4 Maintenance Service Standards

The following are regarded as current levels of building maintenance service standards at Gannawarra:

ASSET CATEGORY	MAINTENANCE ACTIONS	FREQUENCY	LEVELS OF SERVICE
All	Electrical Maintenance	Ongoing (scheduled) & as required	Assets comply with legislative requirements, essential services available & in working order
All	Mechanical maintenance	Ongoing (scheduled) & as required	Assets comply with legislative requirements, essential services available & in working order
All	Fire protection maintenance	Six monthly	Assets comply with legislation
All	Security equipment	Ongoing (scheduled)	In working order
All	Cleaning	Ongoing (scheduled)	Assets comply with legislative requirements, maintained to acceptable level for appearance, condition
All	Pest control	Annually (scheduled)	Assets comply with legislative requirements, to acceptable level for condition
All	Maintenance of floor coverings	Frequency varies	Assets comply with legislative requirements, to acceptable level for condition
All	Internal painting	Frequency varies	Assets to acceptable appearance level
All	External painting	7 year cycle	Assets to acceptable condition, appearance
All	Structural maintenance	As required	Assets comply with legislative requirements, safe for all users, unsafe conditions responded to immediately, essential services available & in working order
All	Plumbing	Ongoing (scheduled)	Assets comply with legislative requirements, to acceptable levels for appearance, condition, meets users requirements
All	Vandalism, graffiti, minor repair work	Varies	Assets comply with legislative requirements, safe for all users, unsafe conditions responded to immediately, essential services available & in working order

The above maintenance service standards should be formally reviewed every twelve months, prior to budget deliberations.

5.5 Forecast of Planned and Unplanned Maintenance Work and Costs

A forecast of these costs needs to be easily extracted from the Council's Accounting ledgers. The ledgers are currently structured in a way that this is not easily obtained. Restructuring the ledgers should be undertaken.

5.6 Renewal Plan and Costs

The Council uses a five year capital works programming system. Buildings renewals should be included within the capital works programme. A longer term 10 year strategic financial plan is also advocated so as to ensure that any major buildings replacements can be picked up and the necessary steps taken to have the required resources in place when the building/s are due for renewal.

5.7 Creation/Acquisition/ Augmentation Plan

All new buildings planned to be added to the Council buildings register must undergo a critical 'whole-of-life' analysis that considers the impact of longer term maintenance, as well as operating costs of the building stock upon the Council's financial viability in the medium to long term. Where decisions are made by the Council to proceed with additional buildings, provision has to be built in to the Council's future budgets to accommodate the new stock.

5.8 Disposal Plan

A disposal plan should be put into place once it has been established what buildings assets are surplus to the requirements of the Council and community after affordability considerations have been discussed and agreed upon by the Council.

6. Financial Summary

6.1 Financial Projection

6.1.1 Scenario A -CT Management Model (to maintain status quo)

The projections for this scenario are based upon the following assumptions:

- All 128 buildings will be retained.
- Council is in a position to increase expenditure progressively and in a sustained way throughout the period by:
 - doubling the expenditure (maintaining current day costs) from 2007/08 levels within a three year period; and
 - increasing expenditure to an average of \$750,000 (in current day costs) by 2013/14.
- Achieving an average condition rating for all the building stock over a 20 year forecast period at about the current average condition rating level of approximately 3.6.
- Regarding new and augmentation works as discretionary, and additional to the program.

BUDGET YEAR	OPERATIONS & MAINTENANCE	RENEWAL, REHABILITATION & REPLACEMENT	NEW & AUGMENTATION WORKS	DISPOSAL	TOTALS
2005/6	\$38,099	\$174,619	-	-	\$212,718
2006/7	\$28,454	\$132,496	-	-	\$160,950
2007/8	\$63,605	\$289,759	-	-	\$353,364
2008/9	\$81,606	\$371,758	-	-	\$453,364
2009/10	\$103,500	\$471,500	-	-	\$575,000
2010/11	\$127,211	\$579,517	-	-	\$706,728
2011/12	\$131,400	\$598,600	-	-	\$730,000
2012/13	\$133,200	\$606,800	-	-	\$740,000
2013/14	\$135,000	\$615,000	-	-	\$750,000
2014/15	\$135,000	\$615,000	-	-	\$750,000
2015/16	\$135,000	\$615,000	-	-	\$750,000
2016/17	\$135,000	\$615,000	-	-	\$750,000
2017/18	\$135,000	\$615,000	-	-	\$750,000
2018/19	\$135,000	\$615,000	-	-	\$750,000
2019/20	\$135,000	\$615,000	-	-	\$750,000
2020/21	\$135,000	\$615,000	-	-	\$750,000
TOTALS	\$1,787,075	\$8,145,049	0	0	\$9,932,124

6.1.2 Scenario B - Resource Increase (equating to 1% rate increase per year)

The projections for this scenario are based on the following assumptions:

- All 128 buildings will be retained.
- Council will remain committed to progressively increase funding by \$50,000 per year (in present day values) over the timeframe being considered.
- Achieving an average condition rating for all the building stock over a 20 year forecast period that will be somewhere between the value of the predicted 6.2 (based on no resource increase) and 3.6 (based on scenario A).
- Regarding new and augmentation works as discretionary, and additional to the program.

BUDGET YEAR	OPERATIONS & MAINTENANCE	RENEWAL, REHABILITATION & REPLACEMENT	NEW & AUGMENTATION WORKS	DISPOSAL	TOTALS \$
2005/6	\$38,099	\$174,619	-	-	\$212,718
2006/7	\$28,454	\$132,496	-	-	\$160,950
2007/8	\$42,480	\$193,520	-	-	\$236,000
2008/9	\$51,480	\$234,520	-	-	\$286,000
2009/10	\$60,480	\$275,520	-	-	\$336,000
2010/11	\$69,480	\$316,520	-	-	\$386,000
2011/12	\$78,480	\$357,520	-	-	\$436,000
2012/13	\$87,480	\$398,520	-	-	\$486,000
2013/14	\$96,480	\$439,520	-	-	\$536,000
2014/15	\$105,480	\$480,520	-	-	\$586,000
2015/16	\$114,480	\$521,520	-	-	\$636,000
2016/17	\$123,480	\$562,520	-	-	\$686,000
2017/18	\$132,480	\$603,520	-	-	\$736,000
2018/19	\$141,480	\$644,520	-	-	\$786,000
2019/20	\$150,480	\$685,520	-	-	\$836,000
2020/21	\$159,480	\$726,520	-	-	\$886,000
TOTALS	\$1,480,273	\$6,747,395	0	0	\$8,227,668

From the above exercise, Scenario A would provide an investment of about 20% greater than scenario B over a fifteen year timeframe. Running the 1% increase (Scenario B) over more than fifteen years will eventually show an investment that overtakes Scenario A.

A third scenario is discussed in **Section 6.2** below.

6.2 Funding Strategies

Should Council pursue a concerted effort to reduce its building stock, it would be in a position where it could achieve desired outcomes of a community-acceptable condition rating without having to increase rates every year for an extended period of time, or being in a position where it will have to find an ongoing amount of perhaps substantially less than the required funding of the order of three quarters of a million dollars (in today's values) over many years.

Another strategy that the Council may wish to research would be to identify those buildings that require major renewal and rehabilitation works over the mid-term (say), a three year period. From the CT Management Report (2007), the following buildings require short to medium term rehabilitation works:

- ❖ Kerang Shire Office rear portion flooring repack.
- ❖ Normanville public hall weatherboard replacement and frame stability works.
Quambatook Maternal and Child Health Centre floor and structural improvements.
- ❖ Leitchville Swimming Pool changeroom and toilet refurbishments.
- ❖ Koondrook Senior Citizens Centre foundations reinstatement.
- ❖ Koondrook Maternal and Child Health Centre foundations stabilisation.
- ❖ Kooroop Public Hall structural refurbishment and strengthening.
- ❖ Kerang Preschool foundations refurbishment.
- ❖ Kerang Senior Citizens Centre foundations refurbishment and brickwork repair.
- ❖ Kerang RSL Hall bargeboard renewal, foundation refurbishment, and roof leak repairs.
- ❖ Kerang Depot Machinery Shed roof renewal.
- ❖ Myall Public Hall framing repairs/refurbishment and flooring refurbishment.
- ❖ Cohuna Depot refurbishment.
- ❖ Cohuna Recreation Reserve Stock Pavilions refurbishment.
- ❖ Cohuna Public Reserve toilet block repairs.
- ❖ Cohuna Civic Centre Municipal offices foundations and brickwork reinstatement.
- ❖ Cohuna Civic Centre Amenities foundations and brickwork reinstatement.
- ❖ Cohuna Memorial Hall & Senior Citizens Centre foundations repair, reblocking and strengthening and airconditioning.
- ❖ Market Street Cohuna Maternal & Child Health Centre foundations underpinning and brickwork repairs.
- ❖ Kerang Memorial Hall foundations strengthening and replacement of eave lining boards and airconditioning.
- ❖ Kerang Museum Historic Dwelling bargeboards replacement, foundation refurbishment and roof sheeting replacement and airconditioning.

The list is indicative only and by no means exhaustive. Major cyclic maintenance items such as painting, floor covering, electrical, plant, and plumbing works should be undertaken as part of the program. The works could be undertaken using loan funds. The quantum of the required funding would be subject to detailed investigation and estimates. It is likely to be in the order of \$800,000 to \$1,000,000. There have been one-off grants provided by the State and Federal Governments from time-to-time for the refurbishment of public halls, but there is no ongoing program of sustained funding for these sorts of programs.

Loan funds could be undertaken over three financial years in order to minimise the quantum of repayments in the initial phases of a programme to renew and replace the Building assets stock. The costs per annum, assuming that the interest is 9.5% per annum, and the loan amounts are \$300,000 in year 1, \$300,000 in year 2, and \$400,000 in year 3, each of 20 years duration, are as follows:

YEAR	LOAN AMOUNT	PRINCIPAL PAID	INTEREST PAID	TOTAL PAID
1	\$300,000	\$8,877.06	\$31,272.94	\$40,150
2	+\$300,000	\$19,966.82	\$61,557.18	\$81,524
3	+\$400,000	\$37,609.60	\$101,009.40	\$138,619
4		\$41,662.28	\$96,956.72	\$138,619
5		\$46,151.65	\$92,467.35	\$138,619
6		\$51,124.78	\$87,494.22	\$138,619
7		\$56,633.79	\$81,985.21	\$138,619
8		\$62,736.43	\$75,882.57	\$138,619
9		\$69,496.68	\$69,122.32	\$138,619
10		\$76,985.38	\$61,633.62	\$138,619
11		\$85,281.03	\$53,337.97	\$138,619
12		\$94,470.60	\$44,148.40	\$138,619
13		\$104,650.40	\$33,968.60	\$138,619
14		\$115,927.13	\$22,691.87	\$138,619
15		\$128,419.01	\$10,199.99	\$138,619
TOTALS	\$1,000,000	\$999,992.64	\$923,728.36	\$1,923,721

Should the above scenario be supported, the Council should still increase its overall resourcing of Buildings assets in order to continue to bridge the gap. It is suggested that in the short to medium term (that is, over the next 5 to 10 years), an extra \$20,000 per year above the 2007/08 level should be cumulatively increased. This will allow for planned and cyclic maintenance programs to be boosted, and should ultimately lead to the renewal gap being reduced. A major review should be undertaken in 10 years' time.

Impact of Drought

The CT Management Report (2007) has listed a large number of building stock that has foundation failures. The failures are indicating that the impact of the drought has substantially shortened the lives of Gannawarra Shire's Buildings assets stock. Extra measures will need to be put into place to establish and maintain optimum moisture contents of soils at existing buildings

where the foundations are indicating signs of damage due to soil movements caused by changes to moisture content.

When the drought breaks, any sudden or extreme changes in moisture content near foundations of existing buildings that are already showing signs of stress or heave may cause further damage and increase the possibility of failure.

The Council will have to concentrate on dealing with foundation issues caused by the drought in the immediate timeframe.

6.3 Key Assumptions in Depreciation Forecasts

The following assumptions apply to this plan.

All land supporting the built structures is either freehold, or it is assumed that the tenure of the land below the asset will not affect the purpose of the structure during its lifecycle. The Building Asset Management & Condition Review dated April 2007 forms the basis of general conditions for the appraisal, age and values of the assets.

The following table of depreciation is listed:

TYPE	NO. BUILDINGS	CLOSING VALUE AS AT 2007
Commercial		
Amenities	2	\$815,590
Saleyards	2	\$228,000
Municipal offices	17	\$3,608,654
Caravan Park	14	\$1,528,033
Aerodrome	2	\$165,425
Other	1	\$21,000
TOTAL	38	\$6,366,702

TYPE	NO. BUILDINGS	CLOSING VALUE AS AT 2007
Cultural, Recreational & Sport		
Amenities	16	\$635,899
Clock Tower	1	\$50,000
Recreation Reserves	17	\$2,576,780
Public Halls	13	\$3,483,293
Swimming Pools	4	\$405,950
Museum	3	\$273,125
Train Station	3	\$59,300
TOTAL	57	\$7,484,347
Industrial & Manufacturing		
Depot	12	\$1,286,570
Transfer Station	4	\$393,300
SES	1	\$111,300
TOTAL	17	\$1,791,730
Services, Public Education and Health		
Library	3	\$1,498,329
Maternal & Child Health Buildings	6	\$756,633
Preschools	3	\$578,400
Public Halls	1	\$1,433,064
Senior Citizens Centres	3	\$702,950
TOTAL	16	\$4,969,376
OVERALL TOTALS	128	\$20,611,595

7. Basis of Management Strategy and Financial Estimates

This section outlines the basis upon which the management strategy and the financial estimates have been premised.

7.1 Maintenance, Renewal and Augmentation Accounting

As a consequence of this Buildings Asset Management Plan, it is advocated that Gannawarra Shire Council introduce a revised ledger system that groups the following expenditures and incomes:

- operations and Maintenance-Planned;
- operations and Maintenance-Reactive;
- renewal, Rehabilitation and Replacement Costs;
- new and Augmentation Works (inclusive of “as constructed” costs reconciliation);
- additional operating costs as a result of new works, and
- disposal.

Once a detailed history of the expenditures on buildings assets has been established, future budget lines could be shown as summary lines (that can be backed up with projected estimates of particularly regular utilities costs, etc.) so that trends can be more easily tracked, and timely investigations and remedial actions can be undertaken as problems/issues occur.

7.2 Buildings Information Storage and Project Ranking

Gannawarra now has detailed information available about its Buildings Assets which was collected by CT Management Group. The information is stored electronically. It needs to be more readily available across the organisation, and in particular available to staff with buildings maintenance responsibilities.

The CT Management Report (2007) undertook a ranking system of priorities for work as follows:

- **U** = urgent
- **S** = short term (1-3 years)
- **M** = medium term (4-6 years) and
- **L** = long term (>6 years)

More detailed reports about the status of particular buildings that are filtered out of the above broad rankings, and/or as a result of particular concerns that the Council may become aware of, will allow the priorities to be refined as better information comes to hand.

Allowance should be made in each annual budget (as part of the planned works) for the engagement of a skilled and experienced buildings professional to undertake detailed investigations of buildings that will require major refurbishment over the short term.

Attached to this plan is CT Management’s “Summary of Maintenance Requirements” (**refer to Appendix 1**). The summary is useful as an initial list, which should be refined and adjusted on an annual basis. Also attached to the plan is CT Management’s list of buildings condition assessments for 2007 (**refer to Appendix 2**).

8. Plan Improvement and Monitoring

This section summarises what improvements can be made to the Buildings Asset Management Plan over time.

8.1 Action Plan and Plan Improvements

The following summary of actions to improve the management of buildings assets at Gannawarra is listed in the table below:

ITEM	PROPOSED ACTION/IMPROVEMENT	TIMEFRAME
1	Continuously improve accuracy of data gathered	Ongoing
2	Investigate alternatives to Council ownership of buildings where appropriate	2009
3	Investigate shifts in type of use, changes in use of buildings assets over last 15 years	2009
4	Devise strategies to retire buildings that are little-used, but are of historical and/or heritage significance to local communities	2010
5	Devise a program to analyse and strengthen foundations of buildings showing damage from prolonged drought	2009
6	Gather data and analyse population and demographic shifts impacting on public buildings use and relevance to future needs	2009
7	Investigate ability of the community to meet whole of life costs of targeted public buildings that no longer are used as much as first thought	2011
8	Undertake detailed analysis of each building to establish whether they may meet affordability criteria as set out in Section 3.5 of the Buildings Asset Management Plan	2009
9	Restructure ledgers so as to separate out routine and cyclic maintenance costs, renewal costs of roof cladding, mechanical plant, fit-out, and structure of buildings	July 2008
10	Update replacement costs of existing buildings	2009
11	List expenditure of upgrades/extensions/expansions over the last 5 years	2008
12	Establish a hierarchy buildings and affordable levels of service for each category	2008
13	Review and critically analyse anticipated replacement date for each building and its major component elements. Consider the consequences of failure for each building, and impact of failure on community	2011
14	Investigate technology tools and systems improvements that can reduce the cost and improve the effectiveness of buildings data collection	2009
15	Introduce a revised ledger system that groups expenditures and incomes as described in Section 7.1 of the Buildings asset Management Plan	July 2008
16	Analyse trends of groups of expenditures and incomes in Action 15 above	2009
17	Engage independent consultants to reassess the state of buildings assets	2010
18	Budget to engage a skilled and experienced buildings professional to assess in detail buildings listed for major refurbishment	Ongoing
19	Investigate possible funding sources from other levels of Government to assist the Shire in its endeavours to close the funding gap	2008

The following table is a Status Report as at the end of March 2008:

Key Action	Task	Priority	Responsible Officer	Target Date	Measure	Status
Know Asset	Ensure accuracy of asset data set	1	GISO	Apr-07	Review data	Complete
	Classify Building Types	1	AMG	Feb-07	Classification list	
	Carryout condition survey	1	Consultant	Apr-07	Condition report received	Complete
	Review database for completeness	1	AMG	Feb-08	review complete	
	Allocate Responsibilities for Building Manager, Asset Manager etc	1	AMG	Feb-08	Responsibility Table to EXEC	
Define Level of Service	Review current Condition	2	MOS	Mar-08		
	Review Action request System	2	GISO	Jan-08	No issues unresolved	
	Determine User requirements	2	Building Manager	May-08	Requirements documented	
	Determine Safety Requirements using Risk Management Techniques	2	MDA/RMO	May-08	Risk analysis complete	
	Determine Future Changes in LoS	3	Building Manager	May-08		
	Determine Legislative requirements	2	Building Manager	Feb-08	refer to MPRS/Building Surveyor	
	Negotiate Service Level Agreements between Asset Manager (MDA) and Building Managers	3	MDA	Dec-08	Agreement reached	
	Consistency with Corporate Goals	2	Exec	Mar-08	Council Plan	
Demand Management	Prepare Demand Management Plan	3	AMG	Jun-08	Plan complete	
Develop Operational and Maintenance Plan	Determine Useful Life	2	DIERS/MCCS	Feb-08	Documented	
	Examine Recurrent and Capital Expenditure	2	DIERS/DCCS	Feb-08	Report Complete	
	Develop Maintenance strategies	1	MOS	May-08	Plan	

Key Action	Task	Priority	Responsible Officer	Target Date	Measure	Status
	Prepare future operation and maintenance costs	2	MOS	May-08	Report	
Develop Renewal Plan	Document Known future Expenditure from Asset database condition	2	GISO	Apr-08	Report	
	Develop Renewal Strategies from Expected deterioration rates	3	MDA	Apr-08	Plan	
	Develop Renewal Plan Base on Council's Financial Plan	3	MOS/MDA	Apr-08	Plan	
	Carry out detailed Gap Analysis	1	MDA/GISO	Sep-07	Report	
Produce Creation and Augmentation Plan	Produce Community Development Plans public requests	1	CDO		Plan	
	Develop Long Range Financial Strategies	1	DCCS	Jun-07	Plan	
	Extract Projects form Council Plan	2	DIERS	Mar-08	Program	
	Develop Project Management System for Capital Works	1	DIERS	Dec-07	Implemented	
	Produce Asset Creation Plan and include in Capital Works and Major Projects Program	2	DIERS/DCCS	Mar-08	Program	
Building Rationalisation Plan	Review each Building Type critically to determine its current suitability for the users needs	1	MDA	Mar-08	Prioritised asset type to review	
	Hold Users Meeting to determine needs	2	Building Manager	Sep-08	community acceptance	
	Review Condition for adequacy	1	MDA	May-08	Plan	
	Develop Disposal Plan for Building Type	2	MDA	Dec-08	Plan	

8. References

The following references are listed:

CT Management Group (April 2007) *“Gannawarra Shire Council Building Asset Management & Condition Review All Buildings” (Draft).*

Internal Publication Geelong, Victoria

IPWEA (2002) *“International Infrastructure Management Manual”* INGENIUM, P.O.Box 118, Thames 2801 New Zealand

9. Appendices

Appendices to the plan are as follows:

- APPENDIX 1 “Summary of Maintenance Requirements” in CT Management’s April 2007 Draft Report.
- APPENDIX 2 “List of Buildings Conditions Assessments” in CT Management’s April 2007 Draft Report.

APPENDIX 1

CT Management's 'Summary of Maintenance Requirements' (April 2007)

LEGEND : *U=Urgent, S= Short Term (1-3 Years), O= Other*

ID No	Asset Description	Maintenance Requirement	Suggested Action	Priority	Approx. Cost
1	Patchell Plaza Shops	Extensive rusting to corrugated iron roof sheeting. Reports received of leaks in roof during rain events.	Reclad roof with new steel sheeting and check roof drainage	S	100,000
4	Kerang Shire Office - Rear Portion	Some cracking in lintel over window infill.	Keep under review. If movement increases check foundations for additional support requirements	O	3,000
4	Kerang Shire Office - Rear Portion	Some spring evident in timber flooring. Reports also received of previous termite problems.	Repack flooring. Check for further termite damage.	S	5,000
5	Dingwall Public Hall Toilets	Corrugated steel roofing sheets lifting and twisted at edges.	Refix steel roofing at edges where required.	S	200
6	Dingwall Public Hall	Lifting edges on skillion roof section- Refix roof cladding	Refix steel roofing at edges where required.	S	500
7	Normanville Public Hall	Floor on skillion section falls to rear.	Replace floor in skillion section	O	2,500
7	Normanville Public Hall	No lining to skillion section of roof.	Line skillion section ceiling	O	2,000
7	Normanville Public Hall	Extensive rust in end lap of skillion of roof.	Replace roof cladding to skillion section of roof.	S	1,500
7	Normanville Public Hall	Original weatherboards on two sides need repair / replacement.	Replace weatherboards two sides. Check frame for stability	S	12,000
9	Quambatook Depot	Some light rusting of walls steel frame.	Clean and paint steelwork where required	S	1,500
9	Quambatook Depot	Exposed powerboard	Provide cover to Power board	U	500
9	Quambatook Depot	Some minor edge lifting on roof.	Refix cladding	S	500
10	Quambatook Maternal & Child Health Centre	Floor has excessive fall from front to rear. Centre of building appears to have subsided due to moisture or loading.	Check sub floor and undertake structural analysis of foundations. Relevel and support as required	S	5,000
11	Quambatook Senior Citizens Centre	Extensive cracking around external and internal walls. External wall to toilets bowed out at top. Some lateral displacement of wall blocks	Undertake structural analysis of foundations and strengthen or rebuild brickwork as required.	U	13,000
17	Kangaroo Lake North End Toilet Block	Walls - Cracking and blocks missing over service access door.	Replace missing blocks and repoint joints	S	1,000
17	Kangaroo Lake North End Toilet Block	Plant - Incinerator installed in building.	Incinerator should be removed	S	500
17	Kangaroo Lake North End Toilet Block	Fitout - Tiles off walls over basin in womens toilet.	Repair tiles	S	500
17	Kangaroo Lake North End Toilet Block	Fitout - Cracked tiles at base of urinal.	Repair tiles	S	500
17	Kangaroo Lake North End Toilet Block	Roof - Edge rusting on steel sheets.	Replace roof cladding as required.	S	800
17	Kangaroo Lake North End Toilet Block	Roof - Some rusting of roof framework.	Clean rust areas and repaint	S	500
17	Kangaroo Lake North End Toilet Block	Roof - Guttering requires replacement	Replace guttering	S	1,000
18	Gorton Drive Toilet Block 1	Fitout - Disabled door requires repair	Repair disabled toilet door	S	300
19	Gorton Drive Toilet Block 2	Disabled door requires repair	Repair door	U	500
22	Macoma Public Hall	Hall built in 1945 is showing its age. All components of building require substantial replacement work.	Suggest building be demolished.	O	16,000
25	Leitchville Public Hall	Walls - Loss of mortar in lower section of walls.	Repoint brickwork where required.	S	1,000
28	Leitchville Depot	Steel colourbond she cladding to wall at rear of building requires some repair and refixing.	Refix and repair damaged cladding at rear of building	S	1,000
29	Leitchville Depot (Recycling Depot)	No downpipes-- Connect downpipes and discharge away from building			
30	Leitchville Swimming Pool Change Room and Toilet	Very old fittings to sanitary units to toilet areas.	Replace sanitary units to toilet areas. Install disabled toilet.	O	20,000
30	Leitchville Swimming Pool Change Room and Toilet	Fascia from roof has come adrift. Shade cloth has pulled from fascia - (MBS has been advised).	Replace fascia board and reinstall shade cloth with more rigid support.	U	2,000
30	Leitchville Swimming Pool Change Room and Toilet	Some minor cracking and loss of mortar in walls	Patch cracks to walls and paint over. Monitor or further cracking in walls.	S	500
31	Leitchville Swimming Pool Pump / Filtration Shed	Some rusting is evident at at edges of overlap area of corrugated steel roofing.	Replace roof cladding	S	1,500

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ID No	Asset Description	Maintenance Requirement	Suggested Action	Priority	Approx. Cost
32	Leitchville Recreation Reserve Sporting Complex	Floor - trip hazard in toilet area	Rectify trip hazard	U	500
32	Leitchville Recreation Reserve Sporting Complex	Exit signs not placed above all exits.	Exit requirements need to be reviewed for building and exit signs placed where required.	U	800
34	Leitchville Recreation Reserve Afternoon Tea Pavillion and Pump Shed	Roof - Guttering and fascia needs repair and/or replacement	Replace roof guttering	S	800
36	Koondrook Senior Citizens Centre	Exit signs not placed above all exits.	Exit requirements need to be reviewed for building and exit signs placed where required.	U	800
36	Koondrook Senior Citizens Centre	Some cracking in vinyl floor covering in kitchen area due to reflective cracking in the concrete slab.	Repair cracking with fill material and monitor for further racking	S	500
36	Koondrook Senior Citizens Centre	Cracking in brick wall in store room.	Check stability of foundations by structural analysis. Patch and repaint as necessary. Monitor for further cracking.	S	2,500
37	Koondrook Maternal & Child Health Centre	Walls - Multiple cracking in wall as a result of foundation movement.	Check stability of foundations and stabilise if required. Repair brickwork as required.	S	3,000
38	Koondrook Tramway Station & Platform	Roof - Corrugated sheeting needs painting.	Clean and repaint roof cladding	O	800
41	Koondrook Caravan Park Office	White ant infestation in timber ceiling corners- Building generally in poor condition .	Suggest building be demolished. (Council to decide design and size of replacement building.)	S	5,000
42	Koondrook Depot	Steel cladding to wall at rear of building is in need of repair near ground level.	Replace damaged wall cladding.	S	800
42	Koondrook Depot	Electrical switchboard is exposed with no cover.	Enclose switchboard	U	300
44	Koorup Public Hall	Roof - Timber frame - possible movement.	Check stability of roof frame Strengthen repair as required	S	8,000
44	Koorup Public Hall	Structural lateral movement at top of wall and roof edge edge. Prop has been installed to restrict movement but has moved off bottom of wall.	Remove wall cladding and determine damage to wall frame. Rebuild wall and stabilise building.	S	10,000
45	Kerang Pre-School	Walls - Cracking evident above front wall window. Cracking above doorway in office area.	Check foundations and strengthen as necessary. Restore plasterwork where cracks have developed.	S	4,000
45	Kerang Pre-School	Walls - Some plaster cracking - moisture entry.	Check source of water infiltration and repair.	S	1,500
46	Kerang Maternal & Child Health Centre	Walls - Multiple cracking evident mainly along western and northern walls	Check condition of foundations under largest cracks. Strengthen if necessary. If stable, repoint walls where necessary. Needs work on drainage around footings.	S	8,000
47	Kerang Kindergarten	Roof - Some moisture evident in eave area at south western corner and northern sides of building.	Check for cause of water damage and repair as required	S	1,000
47	Kerang Kindergarten	Walls - Some minor cracking in brickwork.	Undertake structural analysis of foundations and strengthen or rebuild brickwork as required	O	3,000
47	Kerang Kindergarten	Walls - Internal wall cracking above office entry wall	Fill cracking and paint over and monitor for further cracking.	S	500
48	Kerang Senior Citizens Centre	Walls - Multiple cracking on most external walls.	Undertake structural analysis of foundations and strengthen or rebuild brickwork as required.	S	10,000
48	Kerang Senior Citizens Centre	Walls - Cracking to internal plaster wall above entry into main hall area.	Repair plaster work and monitor for further cracking.	S	500
49	Kerang RSL Hall	Roof - Barge boards and timber lining board for eave have come loose and pose a danger to passing pedestrians.	Renew and fix new barge boards and secure new lining to eaves.	U	8,000
49	Kerang RSL Hall	Floors - Some cracking in vinyl floor coverings in main foyer area.	Repair damaged vinyl floor coverings. Monitor for possible further cracking.	S	500
49	Kerang RSL Hall	Roof - Evidence of moisture into plaster ceiling in Kitchen area.	Check roof cavity for cause of leak and repair as necessary	S	1,000
49	Kerang RSL Hall	Walls - Cracking in brickwork at entrance due to foundation settlement. Minor cracking in brickwork, eastern wall. Significant cracking on southern wall. Internal wall cracking.	Check foundation conditions by structural analysis. If cracking worsens may require underpinning	S	8,000
52	Kerang Depot Machinery Shed No 1	Some rusting is evident at ends of corrugated steel roofing sheets. One third of roofing area has already been replaced.	Replace roof cladding to two thirds of the remaining roof area not recently re-clad.	O	11,000
53	Kerang Depot Machinery Shed No 2	Some rusting at ends of corrugated steel roofing sheets ends is evident.	Replace roof cladding.	O	3,500

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ID No	Asset Description	Maintenance Requirement	Suggested Action	Priority	Approx. Cost
53	Kerang Depot Machinery Shed No 2	Termite infestation to some horizontal timber supports.	Check for active termites. Remove and replace damaged sections.	S	2,500
54	Koroop Public Hall Toilets	Roof - Edge rust evident in male and female areas.	Replace roof cladding	S	800
54	Koroop Public Hall Toilets	Walls - Significant crack with vertical displacement in internal wall between male & female areas. Floors - Crack in centre of slab along centreline of building	Check stability of floor slab. Stabilise if required and repair brickwork.	S	1,500
56	Myall Public Hall	Some bowing in N/E wall has been supported by props.	Remove cladding and inspect internal framing repair replace as required.	S	10,000
56	Myall Public Hall	Some rusting of roof sheeting.	Remove existing roofing sheets and replace with new roofing sheets.	O	11,000
56	Myall Public Hall	Flooring displays steep fall to road frontage and across building (reflected in stage	Check sub-floor for termite infestation and/or dry rot. Allow for repair work to footings. Replace or repair flooring as required.	S	10,000
60	Murrabit Public Hall Amenities Block 2	Walls - Some minor rusting of frames for roof support.	Clean and repaint	S	500
61	Murrabit Public Hall	Walls - some dry rot at ends of boards and some board are split..	Remove and replace broken and rotted boards.	S	3,500
61	Murrabit Public Hall	Floor uneven in kitchen and storage area.	Reblock and level. Allow for new floor coverings in kitchen area.	O	11,000
61	Murrabit Public Hall	Kitchen cupboards are very old and in poor condition	Replace kitchen cabinets in supper room	S	6,000
62	Cohuna Transfer Station Workshop / Garage	Walls - Some rust at bottom of wall sheets and columns	Check condition of bottom of wall frames, clean and treat. Replace lower section of wall cladding where necessary.	S	1,500
63	King George St Toilet Block	Ceiling lining at rear of disabled toilets has dropped indicating water penetration.	Check for water penetration and repair as necessary.	S	1,500
63	King George St Toilet Block	Walls - Some minor cracking evident in male area at rear	Fill in cracks and monitor for further cracking	S	500
65	Cohuna Depot Machinery Shed	Walls - Some damage to sheet cladding and some surface rust evident.	Repair/replace wall cladding where damaged.	S	500
65	Cohuna Depot Machinery Shed	Roof - some surface rust evidence in steel substructure.	Clean and paint.	S	1,000
66	Cohuna Depot Storage Shed	Roof - Some minor edge lap rust.replace roof cladding			
66	Cohuna Depot Storage Shed	Roof - Guttering pulled off fascia.	Refix or replace guttering.	S	1,500
67	Cohuna Depot Ashpalt Shed	Walls - Some minor damage to sheeting.	Repair damaged sheeting	S	500
68	Cohuna Recreation Reserve Stock Pavillions 1	Some steel replacement of wooden support posts.	Check structural condition of remaining timber posts	S	1,000
68	Cohuna Recreation Reserve Stock Pavillions 1	No guttering or downpipes.	Install guttering and down pipes to drain water away from building	O	3,000
68	Cohuna Recreation Reserve Stock Pavillions 1	Roof - Sheets of steel lifted in several location.	Refix cladding	S	500
68	Cohuna Recreation Reserve Stock Pavillions 1	Walls - No bracing.	Add cross bracing to end panels	S	1,500
69	Cohuna Recreation Reserve Stock Pavillions 2	Some rusting evident to steel posts supporting roof structure. No bracing to posts supporting roof structure.	Clean up rusted areas and repaint as necessary Provide steel bracing to posts.	S S	1,000 3,000
69	Cohuna Recreation Reserve Stock Pavillions 2	Some surface rust evident to steel roof substructure.	Clean up rust areas and repaint	S	1,000
70	Cohuna Recreation Reserve Stock Pavillions 3	Steel posts supporting roof structure - Some surface rust needs repaint	Clean up rust areas and repaint steelwork.	S	2,000
70	Cohuna Recreation Reserve Stock Pavillions 3	Roof - No guttering or downpipes	Install guttering, downpipes and drainage.	O	5,000
71	Cohuna Recreation Reserve Public Toilets No 1 Oval	Roof - Rusting at base of roof support columns.	Clean and repaint. Alternately if insufficient metal, add additional supports for roof frame.	S	500
72	Cohuna Recreation Reserve Public Toilets No 2 Oval	Walls - cracking in front and rear walls at approx same location.	Review annually. Stabilise foundations and repair damaged sections of walls if required	S	1,500

ID No	Asset Description	Maintenance Requirement	Suggested Action	Priority	Approx. Cost
73	Cohuna Recreation Reserve Public Toilet Blocks x 2	Floor - Extensive cracking in both toilets	Review annually. Stabilise foundations and repair damaged sections of flooring.	S	1,500
73	Cohuna Recreation Reserve Public Toilet Blocks x 2	Walls - Cracking in rear wall of male unit	Review annually. Stabilise foundations and repair damaged sections of walls if required	S	1,500
74	Cohuna Recreation Reserve Bird Pavillion	Walls - Some surface rusting.	Clean rusted areas and repaint.	S	500
75	Cohuna Civic Centre Municipal Offices	Walls - some cracking in brick panels and in corner of eastern end wall.	Undertake structural analysis of foundations and rebuild brick work where cracking has occurred.	S	5,000
76	Cohuna Civic Centre DSE Building	Walls - External timber needs repainting.	Paint external timber to walls	S	1,000
78	Cohuna Civic Centre Amenities	Significant cracking in outside wall block-work. Major crack in internal wall between male service area of Floor. Large Crack approx along centreline of Male toilets.	Arrange for structural review of foundations and re-blocking if required. Check for strengthening of floor slab under walls also.	S	20,000
79	Cohuna Memorial Hall & Senior Citizens Centre	Building Code: Handrails to stairs to mezzanine floor not sufficient height.	Check height and extend if required.	S	500
79	Cohuna Memorial Hall & Senior Citizens Centre	Roof - Some rusting in patches.	Replace rusted roof cladding as required.	S	1,500
79	Cohuna Memorial Hall & Senior Citizens Centre	Significant cracking and movement in internal walls to stairwell to mezzanine floor in and on mezzanine floor.	Requires structural checking of foundations in the area of cracking. Repair cracked areas and monitor for future cracking.	S	3,500
79	Cohuna Memorial Hall & Senior Citizens Centre	Evidence of termites in landing in stairs to mezzanine floor.	Check for extent of termite infestation and treat as necessary.	S	3,000
81	Market Street Maternal & Child Health Centre	Cracking in both internal and external walls. Cracking in south east corner more extensive.- Older building. Suspect foundations inadequate for soil conditions.	Investigate foundations under South east corner and underpin if necessary. Repair brickwork.	S	3,000
81	Market Street Maternal & Child Health Centre	Floor - some evidence of movement in sections of flooring.	Check sub-floor area. Re-block and repair as required.	S	3,000
85	Cohuna Caravan Park Ablution Blocks 1	Spouting requires cleaning	Clean out spouting	S	200
89	Cohuna Recreation Reserve Olympic Pavillion	Some rust evident in steel framework to walls and ceiling.	Clean and repaint steel frame work where required.	S	1,000
90	Cohuna Recreation Reserve Sports Complex	Walls - superficial damage to vents, doors etc.	Repair damaged openings.	S	800
90	Cohuna Recreation Reserve Sports Complex	Roof - fascia needs repaint	Paint fascia	S	1,000
90	Cohuna Recreation Reserve Sports Complex	Evidence of previous water penetration through roof in cantilever section.	Check for cause of water penetration and repair as required.	S	500
90	Cohuna Recreation Reserve Sports Complex	Fitout - tiles off floor in change rooms.	Refix tiles	S	500
91	Kerang Memorial Hall	Walls - Some internal cracking. Large crack in external southern wall.	Investigate foundations and strengthen if required.	S	6,000
91	Kerang Memorial Hall	Roof - Eave lining boards rotting at end.	Refix / Replace eave lining boards.	S	5,000
96	Kerang Museum Historic Dwelling	Timber bargeboard to roof are rotting and loosening at ends.	Replace timber bargeboards and fascia. Refix new steel capping over bargboards.	S	5,000
96	Kerang Museum Historic Dwelling	Corrugated roof sheets are showing evidence of rusting and loosening at edges.	Replace roof sheeting	O	6,000
96	Kerang Museum Historic Dwelling	Wall - Cracking in brickwork to southern and northern wall.	Undertake structural analysis of foundations and strengthen where necessary. Repair brickwork	S	7,000
99	Kerang Aerodrome Hangar	Roof - Aluminium sheets have been pop riveted. Sheets have been known to loosen during strong wind conditions.	Aluminium sheets need to be screw fixed.	S	1,000
99	Kerang Aerodrome Hangar	Hangar doors at both ends are difficult to open. Bolts and guides to door are deteriorating with wear and tear.	Investigate and replace with more appropriate doors.	O	12,000
100	Kerang Aerodrome Clubrooms / Former SES Shed	Evidence of dry rot in posts supporting roof structure at front verandah area.	Replace rotted posts	S	500
100	Kerang Aerodrome Clubrooms / Former SES Shed	Roof guttering requires refixing at front of building.	Refix guttering.	S	500
100	Kerang Aerodrome Clubrooms / Former SES Shed	Pitch of roof too low. Reports received of water infiltration during significant rain events.	Reconstruct skillion section of roof to increase pitch.	S	8,500

ID No	Asset Description	Maintenance Requirement	Suggested Action	Priority	Approx. Cost
108	Cohuna Recreation Reserve No 1 Oval Ticket Shed	Some minor rusting in roof support columns.	Clean and repaint steelwork.	S	300
110	Cohuna Swimming Pool Changeroom & Toilets	Floor - Extensive cracking in ladies where there is most of wall cracking. Suggest N/E corner of block has dropped.	Stabilise N/E corner of slab to ladies to prevent further movement.	S	1,000
110	Cohuna Swimming Pool Changeroom & Toilets	Wall - Some cracking in both areas (M&F)	Undertake structural analysis of foundations and strengthen where necessary. Repair brickwork.	S	1,000
111	Cohuna Recreation Reserve Morton Garner Pavillion	Roof- Some lifting at edges of sheets.	Refix as required.	S	500
111	Cohuna Recreation Reserve Morton Garner Pavillion	Walls- Some lifting at edges of sheets.	Refix and repair as required	S	500
115	Kerang Saleyards Canteen / Office Building	Walls - Cracking in brickwork outer toilet block wall.	Check foundations and strengthen.	S	2,000
115	Kerang Saleyards Canteen / Office Building	Walls - Some loose weatherboards.	Refix loose boards	S	500
115	Kerang Saleyards Canteen / Office Building	Roof - Generally in poor condition.	Replace roof	S	5,000
118	Kerang Transfer Station Works Depot Buildings 2	Roof - Capping missing along front of building.	Replace capping	S	500
120	Kerang Table Tennis Centre Toilet Block	Cracking in slab floor.	Grout crack and grind to level.	S	500

Note: The above costs shown are estimates only based on today's costs. They represent the individualised visual assessments of each of the buildings during the recent inspection period. They differ from the model predicted costs that provide an overview of the buildings over a period of time.

A summary of the above maintenance total costs can be shown as follows:

U = Urgent	\$ 22,100
S = Short Term (1 – 3 years)	\$193,900
M = Medium Term (4 – 6 years)	\$ 90,800
L = Long Term (> 6 years)	<u>\$ 90,400</u>
Total:	\$397,200

APPENDIX 2

CT Management's List of Buildings Assessments 2007

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Build No.	Name	Location	Replacement Value	Structure Long Life	Structure Short Life	Roof Structure	Mechanical Services	Building Fit Out	Structure Long Life	Structure Short Life	Roof Structure	Mechanical Services	Building Fit Out	Total Comp Less Replacement Val. (Must be Zero)
41	Apex Park Cohuna Toilets	Cohuna Island Road	40500	N	4	4	N	4	0	29,842	2,132	0	8,526	0
	Atkinson Park Kerang	Murray Valley Highway	146200	3	N	3	N	4	107,726	0	7,695	0	30,779	0
110	Channel Street Pre-School	28 Channel Street	217800	N	3	4	3	3	0	152,460	10,890	10,890	43,560	0
68	Cohuna Caravan Park Ablution Block 2	58 Cohuna Island Road	321750	4	N	4	N	3	237,079	0	16,934	0	67,737	0
66	Cohuna Caravan Park Ablution Blocks 1	57 Cohuna Island Road	967500	1	N	1	N	1	712,895	0	50,921	0	203,684	0
67	Cohuna Caravan Park Camp Kitchen & Shelter	58 Cohuna Island Road	15680	N	1	1	N	3	0	11,554	825	0	3,301	0
101	Cohuna Caravan Park Dwelling/Office	58 Cohuna-Island Road	311220	N	0	0	N	0	0	229,320	16,380	0	65,520	0
26	Cohuna Civic Centre Amenities	23 King Edward Street	150750	N	7	4	N	4	0	111,079	7,934	0	31,737	0
5	Cohuna Civic Centre DSE Building	23 King Edward Street	269500	4	N	4	N	4	198,579	0	14,184	0	56,737	0
204	Cohuna Civic Centre Municipal Offices	23 King Edward Street	908500	4	N	4	3	4	635,950	0	45,425	45,425	181,700	0
2	Cohuna Civic Centre Office Building Detached	23 King Edward Street	705600	3	N	3	3	2	493,920	0	35,280	35,280	141,120	0
30	Cohuna Depot Ashpalt Shed	6377 Murray Valley Highway	5700	N	3	3	N	N	0	5,320	380	0	0	-0
42	Cohuna Depot Machinery Shed	6375 Murray Valley Highway	29640	N	4	4	N	N	0	27,664	1,976	0	0	-0
29	Cohuna Depot Storage Shed	6376 Murray Valley Highway	18620	N	5	5	N	N	0	17,379	1,241	0	0	-0
158	Cohuna Depot Workshop	6374 Murray Valley Highway	97500	N	4	4	N	5	0	71,842	5,132	0	20,526	0
108	Cohuna Memorial Hall & Senior Citizens Centre	21 King Edward Street	223200	7	N	5	3	5	1,562,400	0	111,600	111,600	446,400	0
203	Cohuna Recreation Reserve Bird Pavillion	Cohuna Island Road	23380	4	N	4	N	N	21,821	0	1,559	0	0	-0

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Build No.	Name	Location	Replacement Value	Structure Long Life	Structure Short Life	Roof Structure	Mechanical Services	Building Fit Out	Structure Long Life	Structure Short Life	Roof Structure	Mechanical Services	Building Fit Out	Total Comp less Replacement Val. (Must be Zero)
95	Cohuna Recreation Reserve Grandstand	Cohuna Island Road	50740	N	3	3	N	N	0	47,357	3,383	0	0	-0
94	Cohuna Recreation Reserve Morton Garner Pavillion	Cohuna Island Road	113750	N	4	5	N	N	0	106,167	7,583	0	0	-0
91	Cohuna Recreation Reserve No 1 Oval Ticket Shed	Cohuna Island Road	6230	N	3	4	N	4	0	4,591	328	0	1,312	0
69	Cohuna Recreation Reserve No 2 Oval Pavillion	Cohuna Island Road	21560	4	N	4	N	4	15,886	0	1,135	0	4,539	0
70	Cohuna Recreation Reserve Olympic Pavillion	Cohuna Island Road	51750	N	5	5	N	N	0	48,300	3,450	0	0	-0
202	Cohuna Recreation Reserve Public Toilet Blocks x 2	Cohuna Island Road	72000	N	5	4	N	4	0	53,053	3,789	0	15,158	0
100	Cohuna Recreation Reserve Public Toilets No 1 Oval	Cohuna Island Road	90000	N	5	3	N	4	0	66,316	4,737	0	18,947	0
201	Cohuna Recreation Reserve Public Toilets No 2 Oval	Cohuna Island Road	92250	N	4	3	N	4	0	67,974	4,855	0	19,421	0
71	Cohuna Recreation Reserve Sports Complex	Cohuna Island Road	122550	4	N	5	4	5	857,850	0	61,275	61,275	245,100	0
120	Cohuna Recreation Reserve Stock Pavillions 1	Cohuna Island Road	32340	N	7	7	N	N	0	30,184	2,156	0	0	-0
118	Cohuna Recreation Reserve Stock Pavillions 2	Cohuna Island Road	36480	N	5	5	N	N	0	34,048	2,432	0	0	-0
121	Cohuna Recreation Reserve Stock Pavillions 3	Cohuna Island Road	52920	N	4	4	N	N	0	49,392	3,528	0	0	-0
60	Cohuna Ski Run Toilets	Cohuna Island Road	63000	N	3	3	N	4	0	46,421	3,316	0	13,263	0
93	Cohuna Swimming Pool Changeroom & Toilets	Cohuna	209250	N	6	4	N	4	0	154,184	11,013	0	44,053	0
92	Cohuna Swimming Pool Kiosk & Office	Cohuna	29250	N	5	4	N	4	0	21,553	1,539	0	6,158	0
12	Cohuna Transfer Station Workshop / Garage	Lot 1, Chuggs Road	37500	N	4	3	N	4	0	27,632	1,974	0	7,895	0
110	Dingwall Public Hall		267840	N	4	5	N	4	0	197,356	14,097	0	56,387	0

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Build No.	Name	Location	Replacement Value	Structure Long Life	Structure Short Life	Roof Structure	Mechanical Services	Building Fit Out	Structure Long Life	Structure Short Life	Roof Structure	Mechanical Services	Building Fit Out	Total Comp less Replacement Val. (Must be Zero)
109	Dingwall Public Hall Toilets		34425	N	5	6	N	4	0	25,366	1,812	0	7,247	0
155	Gannawarra Public Hall	Cohuna-Koondrook Road	558000	N	4	3	N	4	0	411,158	29,368	0	117,474	0
52	Gorton Drive Toilet Block 1	Gorton Drive	74250	N	2	2	N	2	0	54,711	3,908	0	15,632	0
39	Gorton Drive Toilet Block 2	Gorton Drive	94050	N	4	3	N	3	0	69,300	4,950	0	19,800	0
57	Hinksons Tramway Siding	Koondrook-Krang Road	5130	N	3	4	N	N	0	4,788	342	0	0	-0
143	Kangaroo Lake North End Toilet Block	Kangaroo :Lake	121500	N	5	5	N	5	0	89,526	6,395	0	25,579	0
	Kerang Aerodrome Clubrooms / Former SES Shed	Airport Road	417500	N	5	5	N	4	0	307,632	21,974	0	87,895	0
	Kerang Aerodrome Hangar	Airport Road	36000	N	5	5	N	N	0	33,600	2,400	0	0	-0
68	Kerang Aerodrome Toilet Block	Airport Road	63000	3	N	3	N	3	46,421	0	3,316	0	13,263	0
104	Kerang Clock Tower	Cnr Victoria & Wellington Streets	20000	3	N	3	N	N	18,667	0	1,333	0	0	-0
91	Kerang Depot Machinery Shed No 1	Vaughan Street	112480	N	5	5	N	N	0	104,981	7,499	0	0	-0
115	Kerang Depot Machinery Shed No 2	Vaughan Street	22800	N	5	6	N	N	0	21,280	1,520	0	0	-0
90	Kerang Depot Office	Vaughan Street	351850	N	1	1	1	3	0	246,295	17,593	17,593	70,370	0
54	Kerang Depot Workshop	Vaughan Street	103500	0	N	0	N	1	762,632	0	54,474	0	217,895	0
48	Kerang Kindergarten	2 Murray Street	393120	N	5	5	3	4	0	275,184	19,656	19,656	78,624	0
97	Kerang Maternal & Child Health Centre	34 Scoresby Street	220220	N	5	4	N	5	0	162,267	11,591	0	46,362	0
72	Kerang Memorial Hall	Nolan Street	155496	5	N	5	4	4	1,088,472	0	77,748	77,748	310,992	0
140	Kerang Museum Canopies	18 Museum Drive	22400	N	5	4	N	N	0	20,907	1,493	0	0	-0
67	Kerang Museum External Toilet	18 Museum Drive	11250	N	3	3	N	4	0	8,289	592	0	2,368	0
145	Kerang Museum Historic Dwelling	18 Museum Drive	209760	N	6	6	N	4	0	154,560	11,040	0	44,160	0

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Build No.	Name	Location	Replacement Value	Structure Long Life	Structure Short Life	Roof Structure	Mechanical Services	Building Fit Out	Structure Long Life	Structure Short Life	Roof Structure	Mechanical Services	Building Fit Out	Total Comp less Replacement Val. (Must be Zero)
160	Kerang Museum Showroom / Garage	18 Museum Drive	146250	N	4	4	N	N	0	136,500	9,750	0	0	-0
109	Kerang Pre-School	40 Scoresby Street	226050	N	4	3	N	3	0	166,563	11,897	0	47,589	0
93	Kerang RSL Hall	Nolan Street	329220	5	N	5	N	4	242,583	0	17,327	0	69,309	0
98	Kerang Saleyards Canteen / Office Building	Markets Road	168000	N	6	7	N	5	0	123,789	8,842	0	35,368	0
96	Kerang Saleyards Liveweight Selling Centre	Markets Road	276150	3	N	2	N	N	257,740	0	18,410	0	0	-0
97	Kerang Saleyards Site Office / Canteen	Markets Road	43400	N	4	4	N	4	0	31,979	2,284	0	9,137	0
144	Kerang Senior Citizens Centre	169 Boundary Street	559860	N	5	4	3	3	0	391,902	27,993	27,993	111,972	0
106	Kerang Shire Council - Front Portion	49 Victoria Street	901600	4	N	3	2	4	631,120	0	45,080	45,080	180,320	0
108	Kerang Shire Office - Rear Portion	49 Victoria Street	425500	5	N	2	4	3	297,850	0	21,275	21,275	85,100	0
	Kerang Swimming Pool Changeroom & Toilets	Shadforth Street	270000	N	3	2	N	3	0	198,947	14,211	0	56,842	0
	Kerang Swimming Pool Clubroom	Shadforth Street	171700	N	4	4	N	4	0	126,516	9,037	0	36,147	0
	Kerang Swimming Pool Kiosk & Office	Shadforth Street	40500	N	3	3	N	4	0	29,842	2,132	0	8,526	0
102	Kerang Table Tennis Centre Hall & Mess Room	Ratray Street	373600	N	3	3	N	4	0	275,284	19,663	0	78,653	0
103	Kerang Table Tennis Centre Toilet Block	Ratray Street	24750	N	4	3	N	5	0	18,237	1,303	0	5,211	0
99	Kerang Transfer Station Transfer Depot	197 Kerang Murrabit Road	88000	N	3	3	N	N	0	82,133	5,867	0	0	-0
100	Kerang Transfer Station Works Depot Buildings 1	196 Kerang Murrabit Road	63000	N	4	4	N	N	0	58,800	4,200	0	0	-0
101	Kerang Transfer Station Works Depot Buildings 2	196 Kerang Murrabit Road	61000	N	4	4	N	4	0	44,947	3,211	0	12,842	0
43	King George St Toilet Block	King George Street	139500	N	4	5	N	4	0	102,789	7,342	0	29,368	0

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Build No.	Name	Location	Replacement Value	Structure Long Life	Structure Short Life	Roof Structure	Mechanical Services	Building Fit Out	Structure Long Life	Structure Short Life	Roof Structure	Mechanical Services	Building Fit Out	Total Comp less Replacement Val. (Must be Zero)
40	Koondrook Caravan Park Communal Ablution Block	Keene Street	202500	N	5	4	N	4	0	149,211	10,658	0	42,632	0
8	Koondrook Caravan Park Ensuite Block x 2	Keene Street	40500	N	3	3	N	4	0	29,842	2,132	0	8,526	0
27	Koondrook Caravan Park Office	Keene Street	22050	N	9	7	N	6	0	16,247	1,161	0	4,642	0
28	Koondrook Depot	12 View Street	36250	N	4	3	N	N	0	33,833	2,417	0	0	-0
66	Koondrook Maternal & Child Health Centre	Station Street	98280	N	5	3	N	4	0	72,417	5,173	0	20,691	0
65	Koondrook Senior Citizens Centre	Station Street	664020	5	N	4	N	4	489,278	0	34,948	0	139,794	0
7	Koondrook Tramway Station & Platform	Main Street	11020	N	5	5	N	N	0	10,285	735	0	0	-0
50	Koorup Public Hall	Koroop	358980	N	8	5	N	3	0	264,512	18,894	0	75,575	0
116	Koroop Public Hall Toilets	Koroop	45000	N	5	5	N	4	0	33,158	2,368	0	9,474	0
76	Lake Charm Public Hall	Lake Charm	362700	N	3	3	N	4	0	267,253	19,089	0	76,358	0
15	Lake Charm Public Hall Toilets	Lake Charm	49500	N	3	3	N	2	0	36,474	2,605	0	10,421	0
154	Lalbert Depot	Wood Avenue	42750	N	3	3	N	N	0	39,900	2,850	0	0	-0
149	Leitchville Depot	Railway Avenue	5700	N	4	3	N	N	0	5,320	380	0	0	-0
85	Leitchville Depot (Recycling Depot)		16500	N	3	3	N	N	0	15,400	1,100	0	0	-0
51	Leitchville Library	King Albert Avenue	94830	N	3	3	N	3	0	69,875	4,991	0	19,964	0
150	Leitchville Maternal & Child Health Centre	Kitchener Street	198380	N	3	1	1	2	0	138,866	9,919	9,919	39,676	0
3	Leitchville Public Hall	Hawken Street	717960	4	N	3	N	N	670,096	0	47,864	0	0	-0
38	Leitchville Public Hall Supper Room	Hawken Street	220255	N	0	0	0	0	0	154,178	11,013	11,013	44,051	0
106	Leitchville Public Hall Toilets	Hawken Street	76500	4	N	3	N	4	56,368	0	4,026	0	16,105	0
62	Leitchville Recreation Reserve Afternoon Tea Pavillion and	Kerang-Leitchville Road	25750	N	4	4	N	N	0	24,033	1,717	0	0	-0

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Build No.	Name	Location	Replacement Value	Structure Long Life	Structure Short Life	Roof Structure	Mechanical Services	Building Fit Out	Structure Long Life	Structure Short Life	Roof Structure	Mechanical Services	Building Fit Out	Total Comp less Replacement Val. (Must be Zero)
	Pump Shed													
117	Leitchville Recreation Reserve Sporting Complex	Kerang-Leitchville Road	1120150	4	N	3	4	4	784,105	0	56,008	56,008	224,030	0
148	Leitchville Recreation Reserve Toilet Block 1	Kerang-Leitchville Road	87750	4	N	3	N	3	64,658	0	4,618	0	18,474	0
64	Leitchville Recreation Reserve Toilet Block 2	Kerang-Leitchville Road	37800	3	N	3	N	5	27,853	0	1,989	0	7,958	0
86	Leitchville Swimming Pool Change Room and Toilet	Leitchville	258750	5	N	5	N	6	190,658	0	13,618	0	54,474	0
32	Leitchville Swimming Pool Pump / Filtration Shed	Leitchville	23200	4	N	6	N	N	21,653	0	1,547	0	0	-0
33	Macoma Public Hall	Macoma	567300	N	5	6	N	7	0	418,011	29,858	0	119,432	0
1	Main Street Toilet Block	Guthrie Street	63000	N	0	0	N	1	0	46,421	3,316	0	13,263	0
98	Market Street Maternal & Child Health Centre	16 Market Street	198380	N	6	4	1	3	0	138,866	9,919	9,919	39,676	0
56	Murrabit Market Site	Murrabit	24500	N	1	1	N	N	0	22,867	1,633	0	0	-0
9	Murrabit Public Hall	Murrabit	498480	N	5	1	N	6	0	367,301	26,236	0	104,943	0
55	Murrabit Public Hall Amenities Block 1	Murrabit	72000	N	2	2	N	3	0	53,053	3,789	0	15,158	0
61	Murrabit Public Hall Amenities Block 2	Murrabit	40500	3	N	3	N	3	29,842	0	2,132	0	8,526	0
58	Myall Public Hall	Myall	316200	N	8	5	N	6	0	232,989	16,642	0	66,568	0
59	Myall Public Hall Toilets	Myall	54000	N	3	3	N	4	0	39,789	2,842	0	11,368	0
49	Normanville Public Hall		228780	N	6	6	N	N	0	213,528	15,252	0	0	-0
	Old Water Tower	Wellington Street	60000	5	N	3	N	N	56,000	0	4,000	0	0	-0
107	Patchell Plaza Municipal Offices & Surgery	47 Victoria Street	4630500	3	N	3	1	1	3,241,350	0	231,525	231,525	926,100	0
105	Patchell Plaza Shops	47 Victoria Street	1176000	5	N	6	0	0	823,200	0	58,800	58,800	235,200	0

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Build No.	Name	Location	Replacement Value	Structure Long Life	Structure Short Life	Roof Structure	Mechanical Services	Building Fit Out	Structure Long Life	Structure Short Life	Roof Structure	Mechanical Services	Building Fit Out	Total Complete Replacement Val. (Must be Zero)
99	Quambatook Caravan Park Bunkhouse No 1	Boort Road	107160	N	3	4	N	3	0	78,960	5,640	0	22,560	0
9	Quambatook Caravan Park Bunkhouse No 2	Boort Road	107160	N	3	4	N	3	0	78,960	5,640	0	22,560	0
25	Quambatook Caravan Park Ensuite Blocks x 2	Boort Road	103500	N	1	2	N	4	0	76,263	5,447	0	21,789	0
107	Quambatook Caravan Park Laundry Block	Boort Road	31500	N	2	2	N	4	0	23,211	1,658	0	6,632	0
105	Quambatook Depot	43 Meering Road	47500	N	4	4	N	N	0	44,333	3,167	0	0	-0
53	Quambatook Maternal & Child Health Centre	26 Guthrie Street	149240	N	5	3	N	4	0	109,966	7,855	0	31,419	0
4	Quambatook Senior Citizens Centre	Olive Street	531650	6	N	3	N	4	391,742	0	27,982	0	111,926	0
	Scoresby Street Toilets	13 Scoresby Street	204750	4	N	3	N	3	150,868	0	10,776	0	43,105	0
73	SES Centre	Lot 3 Tate Drive	127200	N	2	2	N	3	0	93,726	6,695	0	26,779	0
	Sir John Gorton Library	Shadforth Street	1863750	0	N	0	1	1	1,304,625	0	93,188	93,188	372,750	0