



Council Policy (WCC.019)

Asset Management

Responsible Officer: GENERAL MANAGER

Date of Issue: July 2019

Review Date: 31 December 2023

Version	Document produced	Approved by GM	Policies Repealed	Approved by Council
1	13 July 2015	13 July 2015	Nil	21 July 2015
2	11 June 2019	11 June 2019	WCC.003 Asset Management Version 1	23 July 2019
Note		New policy review process implemented. Result – new policy numbering & modified review		26 October 2021

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1. Purpose

To set guidelines for implementing consistent asset management processes throughout the West Coast Council. The policy will also provide direction as to how Council, as custodians of community assets, will sustainably manage current and future assets.

2. Objective

To ensure adequate provision is made for the long-term replacement of major assets by:

- Ensuring that Council's services and infrastructure are provided in a sustainable manner, with the appropriate levels of service to residents, visitors and the environment.
- Safeguarding Council assets including physical assets and employees by implementing appropriate asset management strategies and appropriate financial resources for those assets.
- Creating an environment where all Council employees take an integral part in overall management of Council assets by creating and sustaining asset management awareness throughout the Council.
- Meeting legislative requirements for asset management.
- Ensuring resources and operational capabilities are identified and responsibility for asset management is allocated.
- Demonstrating transparent and responsible asset management processes that align with demonstrated best practice.

3. Scope

This policy applies to the management of all Council assets.

4. Policy

4.1. Introduction

Asset Management is vital for ensuring the longevity, safety and financial stability of our asset base. Additionally, the information that comes from appropriate Asset Management systems allows the best decisions to be made about investing in the maintenance or creation of assets. Therefore, Asset Management is a major corporate function within the organisation that staff and Councilors are committed to supporting in line with this policy.

4.2. Background

- 4.2.1 Council is committed to implementing a systematic asset management methodology in order to apply appropriate asset management best practices across all areas of Council. This includes ensuring that assets are planned, created, operated, maintained, renewed and disposed of in accordance with Council's priorities for service delivery.
- 4.2.2 Council owns and uses approximately \$101 million worth of non-current assets to support its core business of delivery of service to the community.
- 4.2.3 Asset management practices impact directly on the core business of Council and appropriate asset management is required to achieve our strategic service delivery objectives.
- 4.2.4 Asset management relates directly to Council's Strategic Plan (West Coast Community Plan 2025) which states that Council will pursue the following Strategic Outcomes and Strategies;

Fig 4.2.4

Strategic Outcomes	Strategy
Ensure that communities are accessible and safe for residents and visitors to the region	<ul style="list-style-type: none"> • Create and maintain community spaces and infrastructure • Investigate the case for developing and expanding major airport infrastructure for Strahan Airport
Aid in the development of a resilient and strong tourism sector	<ul style="list-style-type: none"> • Plan and provide appropriate infrastructure and services to support tourism.
Provide well planned and resourced assets and Infrastructure.	<ul style="list-style-type: none"> • Coordinate and sequence plan for provision of new infrastructure in the region with long-term strategic perspective. • Create and continually improve Council asset management plans and systems to manage and maintain all assets in a sustainable manner. • Plan accordingly for Council buildings and facilities to meet community needs.
Provide a safe and reliable transport system to and around the Region.	<ul style="list-style-type: none"> • The rural road network meets the economic and social needs of the community. • Identify and protect investment in existing and planned major infrastructure corridors and sites against encroachment and threat to operation from other land uses and from natural hazards.
Provide environmentally sensitive development to achieve sustainability in water and waste management.	<ul style="list-style-type: none"> • Development of a Waste Management Strategy for the Region and implemented for domestic recycling, green waste collection, processing and industry waste reduction plans. • Waste depots comply with standards and regulations relating to pollution control and climate change.

4.3. Principles

- 4.3.1. A consistent Asset Management Strategy must exist for implementing systematic asset management and appropriate asset management best-practice throughout all Departments of Council.
- 4.3.2. All relevant legislative requirements together with political, social and economic environments are to be taken into account in asset management.
- 4.3.3. Asset management principles will be integrated within existing planning and operational processes.
- 4.3.4. An inspection regime will be used as part of asset management to ensure agreed service levels are maintained and to identify asset renewal priorities.
- 4.3.5. Council will create Asset Management Plans and Strategies to;
 - 4.3.5.1 Analyse and present the current costs of providing asset services;
 - 4.3.5.2 Guide the process of asset data collection to assess current asset condition;
 - 4.3.5.3 Implement strategies to guide asset investment and asset rationalization to ensure the greatest cost benefit for the West Coast Community;
 - 4.3.5.4 Implement long-term plans to optimize ongoing maintenance and to provide guidance on future maintenance costs; and,
 - 4.3.5.5 Produce up to date and accurate outputs to inform Councils Long Term Financial Plan
- 4.3.6 Council will implement a system where cyclical reviews will be applied to all asset classes to ensure that the assets are managed, valued and depreciated in accordance with appropriate best practice and applicable Australian Standards.

5. Legislation

Local Government Act 1993 – S70C (1) and (2).

Local Government Division, 2014. Local Government (Contents of Plans and Strategies) Order 2014, Clause 8 (2)

Local Government Association Tasmania – Practice Summary 2.

Local Government (Building and Miscellaneous Provisions) Act 1993

Local Government (Highways) Act 1982

Urban Drainage Act 2013

6. Related Council Documents

West Coast Community Plan 2025

Asset Management Strategy (currently being developed)

Asset Management Plans (currently being developed)

Long Term Financial Plan

7. Responsibility

7.1. Councillors

- Provide stewardship.
- Make decisions on services that have asset implications in accordance with the adopted Asset Management Policy.
- Approve the Asset Management Policy.
- Approve the Asset Management Strategy when developed.
- Approve individual Asset Management Strategies when developed.

7.2. General Manager

- Ensure that sound business principles are reflected in the Asset Management Strategies and Plans that are developed.
- Approve the Asset Management Plans when developed.
- Develop and maintain an Asset Management Strategy.
- Develop and maintain Asset Management Plans.
- Review the Asset Management Policy annually.
- Engage up to date technologies, methodologies and continuous improvement processes.
- Facilitate 'Best Appropriate Practice in Asset Management'.