BUILDINGS AND STRUCTURES ASSETS

Your feedback will help shape the development of our Asset Management Plans so that we offer the right levels of service for our assets for the future.

The key questions are:

- **How well do they perform?**
- **Are they delivering our Community Levels of Service?**
- **What can be improved?**



Find out more and provide feedback at
makingmarion.com.au

Comments close on 9 September 2020.

Buildings and Structures assets support the delivery of community, sporting and recreational activities and provide accommodation for Council's administration and operations.

COMMUNITY AND RECREATIONAL FACILITIES

The City of Marion delivers a range of community services and supports the operations of community groups in Libraries, Community Centres and Community Halls.

Council facilitates organised Sport and Recreation activities in the community through the provision of playing facilities and associated change rooms, clubrooms and function spaces. These are made available through ongoing leases to sporting and community clubs.

Purpose-built Administration and Operations facilities are fully owned and occupied by Council.

The City of Marion owns a number of buildings which are leased to commercial enterprises or the State Government including Residential Care accommodation (Abbeyfield House), Kindergartens, a Café (Boat Shed Café, Heron Way Hallett Cove) and Marion Golf Course.

WHAT YOU TOLD US

Our 2019 Community Satisfaction Survey revealed that Buildings and Structures assets are highly valued by the community. There is a high level of satisfaction with their standard of facilities and upkeep.

HOW WE HAVE LISTENED

By listening and understanding what is important to you, we have developed Community Levels of Service:

SAFETY	Provide safe facilities for all occupants whether they be community members, visitors or staff
QUALITY	Provide quality infrastructure
FUNCTION	Provide facilities that are fit for purpose
CAPACITY	Assets are designed to cater for current demand
SUSTAINABILITY	Operational requirements are safely and effectively met, whilst minimising impact on the environment

We are reviewing the City of Marion City Property portfolio to better meet the needs of the changing community. These include increased demands for a diversity of recreation options for all ages, changing expectations of Libraries and Community Centres, and an increasing range of options for social interaction and community buildings.

The community response to the COVID-19 pandemic has highlighted both the need for and the opportunities to be gained from alternative modes of work and community support.

We will optimise our spending through better asset management to deliver these service levels in the most affordable and efficient way.

WHAT WE ARE DELIVERING

Operate and maintain Buildings and Structures assets to best practice industry standards.

Efficient use of water, energy and other resources essential to building operation including making better use of renewable sources.

Undertake the City Property Portfolio Review.

Measure utilisation to drive data driven decision making around future planning and service provision.

Apply Ecologically Sustainable Development (ESD) Guidelines for New Buildings and Refurbishments and a Sustainable Building Maintenance Guide.

Assess the condition of Buildings and Structures assets through routine visual inspections, maintenance reports and safety and operational audits.

Program renewal of Buildings and Structures assets based on current condition and vulnerability of location.

HAVE YOUR SAY

makingmarion.com.au

BUILDINGS AND STRUCTURES ASSET MANAGEMENT PLAN

EXECUTIVE SUMMARY

Assets covered by this plan



Community Services Buildings
Sports and Recreation Activities Buildings
Buildings Leased to Commercial Enterprises
Administration and Operations Buildings

Gross replacement cost $141.8M
Reliable asset data

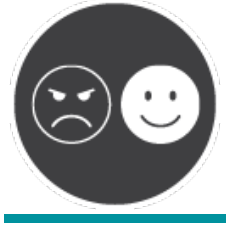
What it will cost over the 10-year planning period



Creation	$4.871M
Operation	$17.740M
Monitoring	$0.470M
Maintenance	$9.299M
Renewal	$20.048M
Total	$52.428M

Other financial considerations over the 2020-30 period will be added following the City Property Portfolio Review

Levels of Service



- Provide safe facilities for all occupants whether they be community members, visitors or staff
- Provide quality infrastructure and facilities that are fit for purpose
- Regular upkeep and security of buildings
- Efficient use of water, energy and other resources essential to building operation

Funding levels are sufficient to continue to provide identified Community Levels of Service

Risk Management



Controls manage the major risk of a renewal funding shortfall

Funding levels are sufficient to continue to manage risks in the medium term

Future Demands managed through ongoing monitoring



- Community Expectations
- Environmental Sustainability
- Improvement Initiatives
- Legislation
- Technology

Improvement Plan



- Measure utilisation to drive data driven decision making around future planning and service provision.
- Undertake City Property Portfolio Review
- Better define roles to align with the Asset Management Lifecycle
- Apply ESD Guidelines for New Buildings and Refurbishments and a Sustainable Building Maintenance Guide