



Council Policy Manual

WEST WIMMERA SHIRE COUNCIL

COUNCIL POLICY	
ASSET MANAGEMENT POLICY 2022	Policy No:
	Adopted by Council: 20 April 2022
	Next review date: 20 April 2025
Senior Manager:	Director Infrastructure Development & Works
Responsible Officer:	Assets and GIS Coordinator
Functional Area:	Asset Management
Introduction & Background	<p>The Asset Management Policy is the framework that enables strategic and quality governance of Council's owned/controlled assets.</p> <p>The Policy reflects Council Plan objectives pertaining to Asset Management and service delivery.</p>
Purpose & Objectives	<p>The purpose of the Asset Management Policy, is to ensure that Council manages its assets in accordance with:</p> <ul style="list-style-type: none"> National and State legislation, guidelines, frameworks and codes, Council's policies and procedures, and Council's current Council Plan. <p>The primary objective is to provide 'fit for purpose' assets to enable sustainable service levels.</p>
Definitions	
	<p>An Asset is a physical item (e.g., roads, drainage, buildings, parks, etc.) owned/controlled by Council that contribute to meeting community need for services.</p> <p>For the purpose of this policy and Council's Asset Management Strategy, the assets include, but are not limited to:</p> <ul style="list-style-type: none"> Land and land improvements Roads Buildings Other Structures Parks, Open Space and Streetscapes Plant and Equipment



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	<ul style="list-style-type: none"> • Furniture and Fittings • Bridges • Drainage • Footpaths and Kerb and Channel <p>Asset Management is the combination of management, financial, economic, engineering, and other practices applied to physical assets with the objective of providing the required level of service in the most cost-effective manner over the life of the asset.</p> <p>An Asset Management Plan is a plan developed for the management of specific asset categories that outlines the activities, programs and resources applied to sustainably providing defined levels of service in the most cost-effective manner.</p> <p>The Council Plan is a legislative requirement where each local government must develop a four-year strategic plan. The Council Plan is a key component in the corporate planning framework. It provides guidance and direction to the organisation by setting organisational goals, outcomes, strategies, actions, resource requirements and performance measures for the next four years.</p> <p>Levels of Service is a relevant measurable standard that reflects the required performance of the asset to meet agreed community expectations and usually relate to quality, quantity and reliability.</p> <p>Life cycle cost is the total cost of an asset throughout its life including planning, design, construction, acquisition, operation, maintenance, rehabilitation, and disposal costs.</p> <p>Long-Term Financial Plan contains 10 year budgeted financial statements and associated key financial performance indicators that assesses the financial integrity of the plan.</p>
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Policy Details

1.	<p>Asset Management Principles</p> <p>Council will, as part of its consideration of asset management:</p> <ul style="list-style-type: none"> • Provide the priority to renewal of assets over new, expansion and upgrades • In the implementation of the Council Plan, provide quality assets that support services that are appropriate, accessible, responsive, and sustainable to the community • Provide the priority to renewal of assets over new, expansion and upgrades • Undertake to develop industry standard and financially sustainable asset management plans that: <ul style="list-style-type: none"> a. Assess the capacity of the assets to provide the required level of service b. Assess future asset needs based on likely changes in demographics, demand and technology c. Assess future asset replacement needs
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	<ul style="list-style-type: none"> d. Assess future asset maintenance needs to provide approved service levels e. Identify likely sources of funding for future asset requirements • Undertake a critical needs analysis where necessary and whole-of-life cost analysis before allocation of funds on all major capital projects for new or existing assets. • Develop and implement a framework for the evaluation and prioritisation of capital projects. • Allocate appropriate resources for asset management practices. • Consult with the community and key stakeholders in determining service standards. • Ensure asset information is timely, and accurate, allowing for informed decision making and appropriate asset planning, both in the short and long term. • Manage its assets utilising a multi-discipline cross-functional asset management group. • Promote environmentally sustainable practices in future capital investments.
2.	<p>Associated Documents</p> <ul style="list-style-type: none"> • Council Plan 2021-25 • Asset Management Plan 2022-2032 • International Infrastructure Management Manual • Australian Infrastructure Financial Management Manual • Asset Management Strategy
3.	<p>Roles and responsibilities</p> <p>Councillors</p> <ul style="list-style-type: none"> • To act as stewards for the assets • To develop and maintain a long-term organisation wide Asset Management Plan that satisfies the Local Government Act 2020 • To set corporate Asset Management Policy and vision with linkage to the Council Plan • To set levels of service, risk and cost standards • Approve and review Asset Management Plans for individual assets • To ensure appropriate resources and funding for asset management activities are made available to integrate Asset Management Policies, Asset Management Strategies and Asset Management Plans into the corporate



	<p>governance framework</p> <ul style="list-style-type: none">• Provide consistent and transparent decision making based on adopted criteria; and• To provide an advocacy role with State and Federal Governments and the community. <p>Chief Executive Officer and Senior Leadership Team (SLT)</p> <ul style="list-style-type: none">• To continually promote asset management across the Council and with the community• To validate and challenge proposals to ensure they meet the Corporate Plan objectives and community service needs• To develop and continue to refine the overarching Asset Management Policy and Asset Management Strategy with linkage to the Corporate Plan for consideration by Council• To develop and support the multi discipline cross functional Asset Management Steering Committee• To support staff and monitor the performance of the staff implementing asset management• To ensure the community and key stakeholders' inputs are integrated into Asset Management Plans and monitor the outcomes• To ensure staff are appropriately trained and skilled to perform the required asset management functions• To ensure that accurate and reliable information is presented to Council for decision making• To provide effective communication between staff, Council and the community• In consultation with the community and key stakeholders identify asset management Levels of Service for Council consideration <p>Asset Management Steering Committee</p> <ul style="list-style-type: none">• Development and implementation of Asset Management Strategy• To develop, implement, review, and monitor the outcomes for the Asset Management Plan• Continually seek innovative ways of meeting service needs
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	<ul style="list-style-type: none"> • Continual review of Asset Management Policy • In consultation with key stakeholders and managers, assist with development of levels of service • Assist in the delivery of levels of service • Ensure efficient and effective use of Council funds and optimise life cycle cost of all assets • To provide effective communication between staff and Senior Management • To develop and implement maintenance, refurbishment, and capital works programs in accordance with Asset Management Plans and report to Senior Management and Council • To develop and implement procedures that ensure the asset database is maintained and updated and provide required reports to Council to meet statutory and legal responsibilities • Promote and raise awareness of asset management to the Council, staff and users.
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Policy Adopted:	Ordinary Meeting 16/07/15	Minute Book Page 31424	RecFind 15/003528
Policy Reviewed:	Asset Management Steering Committee	2017 09 18	
	Asset Management Steering Committee	2018 02 05	
	Councillor Workshop	2018 02 14	
	Council Forum	2018 03 07	
	Ordinary Meeting 21/03/18	Minute Book Page 37704	RecFind 18/001104
	Council Meeting 18/06/20	Minute Book Page.....	RecFind E20/000146
	Council Forum	6 April 2022	
	Council for adoption	20 April 2022	RecFind E22/000144