

Asset Management Policy

Policy Author	General Manager – City Assets
Date of next review	January 2024

1. Statement of Intent

Council is responsible for the long term stewardship and management of a range of important community infrastructure assets such as roads, bridges, buildings, drains, parks, open space, plant, and equipment.

Council will exercise this responsibility through the implementation of an effective asset management framework over the whole asset lifecycle, to balance and manage cost, risk and performance of its infrastructure assets to provide the agreed level of service to the community.

To achieve this, Council will:

- Ensure compliance with all statutory requirements applying to physical assets and asset management.
- Ensure that adequate resources are provided to permit the achievement of agreed asset management objectives.
- Ensure that asset management decisions and activities consider and balance the needs of all relevant stakeholders, both within and external to the organisation.
- Ensure that Council's assets are managed in accordance with recognised asset management techniques that consider both short and long term community and business objectives.
- Ensure that asset purchase, replacement, refurbishment and disposal decisions are made based on an assessment of expected future demand, whole of lifecycle costs and risks.
- Ensure that 'single source of truth' asset data and information is managed and maintained in order to make evidence-base asset management decisions.
- Ensure alignment between all organisational functions that impact on asset management.
- Maintain assets and intervene at the optimal time such that infrastructure assets continue to meet operational requirements for the duration of their expected life.
- Support innovation in the use of new technologies particularly locally sourced recycled materials.
- Continually improve asset management processes and performance.

2. Scope

This policy applies to all physical assets owned, managed or under the care and control of Council other than green assets (trees, vegetation etc).

Asset categories covered by this policy include:

- Roads;
- Bridges;
- Major culverts;
- Stormwater infrastructure;
- Water delivery infrastructure;
- Footpaths and pathways;
- Buildings;
- Parks and recreation facilities;
- Land;
- Information technology assets (hardware and software);
- Fleet;
- Plant and equipment;
- Other physical assets.

3. Legislation and References

This Policy is to be read in conjunction with the Asset Management Procedure.

- *Local Government Act 1999*
 - Section 4 – Interpretation
 - Section 49 – Contracts and Tender Policies
 - Section 50 – Public Consultation Policies
 - Section 99 – Role of Chief Executive Officer
 - Section 122 – Strategic Management Plans
 - Section 123 – Annual Business Plans and Budgets
 - Section 124 – Accounting Records to be kept
 - Section 125 – Internal Control Policies
- *Roads (Opening and Closing) Act 1991*
 - Surveyor-Generals' Guidelines
 - Section 40 – Declaration of Public Road followed by Commencement of Road Closure Process.
- *Road Traffic Act 1961*
 - Section 6A – Roads and Road-Related Areas
 - Section 17 - Installation etc of Traffic Control Devices—General Provision
 - Section 32 – Road Closing by Councils for Traffic Management Purposes
- Australian Accounting Standards:
 - 116 Property, Plant and Equipment
 - 136 Impairment of Assets
 - 13 Fair Value Measurement
- Community Engagement Policy
- International Infrastructure Management Manual (IIMM) 2020
- Institute of Public Works Engineering Australia – NAMS.PLUS
- Asset Management Plan
- City of Playford Global Glossary

This Policy should not be considered as the only document that may relate to asset management, other tiers of government, agencies or organisations may have legislation or policies that also apply.

4. Application

Council Members	Adoption of the policy, procedure and asset management principles and ensuring that asset management requirements, as outlined in the asset management plans, are appropriately considered in decision making and catered for in council planning and financial management, including ensuring sufficient resources are applied to effectively manage assets.
Chief Executive Officer	Allocation of resources and development of sound asset management practice across the organisation as well as ensuring that all asset management activities are consistent with the objectives of Council's strategic plan, the integrated business plan and budget process and the long-term financial plan.
All General Managers and Senior Managers	Developing asset management plans, implementing asset management business processes, systems, organisational policies and procedures.
All Managers	Accountable for the management of assets within their areas of responsibility as determined under the asset management plans and Council's documented programs and services.
Workers	Will be tasked with delivering the levels of service defined in the various asset management plans and will be responsible for the timely completion of activities contained within these plans. Workers are also responsible for providing input in to the development of asset management plans where appropriate.
Asset Management Team	Is accountable for developing and maintaining asset management plans, providing professional advice and comment to other departments of Council in relation to asset management and developing and maintaining an asset management information system to facilitate efficient and effective asset management.

5. Relevance to Risk Appetite Statement

Financial Sustainability

The City of Playford has a **LOW** appetite for short-term financial risk that adversely impacts our financial sustainability. The adoption and support of this Policy, associated procedures and Asset Management Plans outlines the acceptable asset based parameters to be considered when making service driven decisions.

Reputation

The City of Playford has a **LOW** appetite for negative perceptions that compromise its credibility and reputation as a result of perceived financial and asset mismanagement. The adoption and support of this Policy, associated procedures, Asset Management Plans outlines the acceptable asset based parameters to be considered when making service driven decisions.

Regulatory Compliance

The City of Playford has **ZERO TOLERANCE** for non-compliance with applicable legislation, the Local Government Act and Australian Accounting Standards define parameters that need to be met by the City of Playford as a Local Government entity. The adoption and support of this Policy, associated procedure, Asset Management Plans outlines the acceptable asset based parameters to be considered when making service driven decisions.

6. Feedback

Your feedback on this policy is invited and can be directed to the Manager Governance via email to governance@playford.sa.gov.au or by calling the Customer Contact Team on 8256 0333.

Administration use only

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Endorsed by	Council
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Version history

Version no.	Approval date	Approval by	Change
1	26 June 2018	Ordinary Council Resolution No. 3179	New Policy
2	25 May 2021	Ordinary Council Resolution No 4617	Updated to reflect new asset management procedures.
