

2024 Asset Management Plan

Overview | Buildings

All councils in Australia own assets, which include infrastructure, property, plant and equipment. At PAE we manage our assets to provide a suitable level of service to current and future generations in the most cost-effective manner. Our approach is strategic and aligned with industry standards to ensure that we manage our assets effectively and sustainably.

Effective asset management for our building assets is a key contributor to our City Vision, in which we envision PAE as 'a welcoming, liveable City: made by people'.

What Type of Building Assets Are There in PAE?

A building asset is any permanent enclosed construction set over a fixed and permanent foundation and surrounded by at least two enclosed walls. It may be occupied and/or used for storage.

Our building assets, most of which are covered by the above definition, currently fall into the following categories:

- Amenities buildings
- Commercial buildings
- Outbuildings
- Community facilities
- Corporate buildings
- Structures

Building Network

- There are 279 building assets in PAE, as follows:
 - Amenities – 58
 - Commercial – 24
 - Outbuildings – 70
 - Community – 87
 - Corporate – 16
 - Structures – 24
- On a rating scale where 1 is excellent and 5 is poor, the average condition of our building assets is 2.3
- Total replacement value: \$260 million
- Accumulated depreciation: \$144 million

How Critical are PAE's Building Assets?

Overall, we have assessed our building assets to have a lower level of criticality. This makes building assets less critical in comparison with highly critical assets like stormwater or pump stations.

However, there are certain building assets – like the Kilburn Depot, the Civic Centre and Town Hall, and Yitpi Yartapuultiku – that have much higher criticality ratings than others, given the role they play in civic service delivery and/or emergency response. These buildings will therefore require priority intervention to ensure that their condition does not deteriorate.

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Levels of Service

Criteria	What Level of Service Do We Aim For?
Function	Our building network provides a suite of facilities that can meet the diverse needs of our community. (It is not necessary for every building to cater for every need, but across the network there should be a variety of facilities to meet most needs)
Condition	Our building network provides facilities that are in a fit-for-purpose condition
Safety	We maintain our building networks appropriately to enhance safety and minimise disruptions to users
Environmental Sustainability	We work to reduce our carbon footprint
Renewal Capacity/ Financial Sustainability	We structure our buildings program to ensure that today's asset users contribute fairly to the lifetime cost of the asset

Future Demand

Population and Demographics	- Based on the last Census undertaken in 2021, our population will have grown by approximately 22% from 134,000 to 164,000 over a projected 25 year period - Given that our community will grow, there will be an increase on the demand for, and use of, building assets - An estimated 26,000 people will be living with a disability by 2031, which will further increase the importance of the building network in providing safe and accessible facilities throughout the city
Environment and Climate Change	- To meet our sustainability goals, we will need to ensure that our buildings are efficient and environmentally sustainable - An increase in severe weather events, including heatwaves and storms, will result in people using our building assets more, as they seek refuge and relief indoors
Technology	- There will be an increased demand for technological integration into our buildings, but older buildings may not support new technology - We will need to implement/integrate technology to support energy-efficient systems - Our community's changing sport and recreation demands will alter the types of technology that we provide

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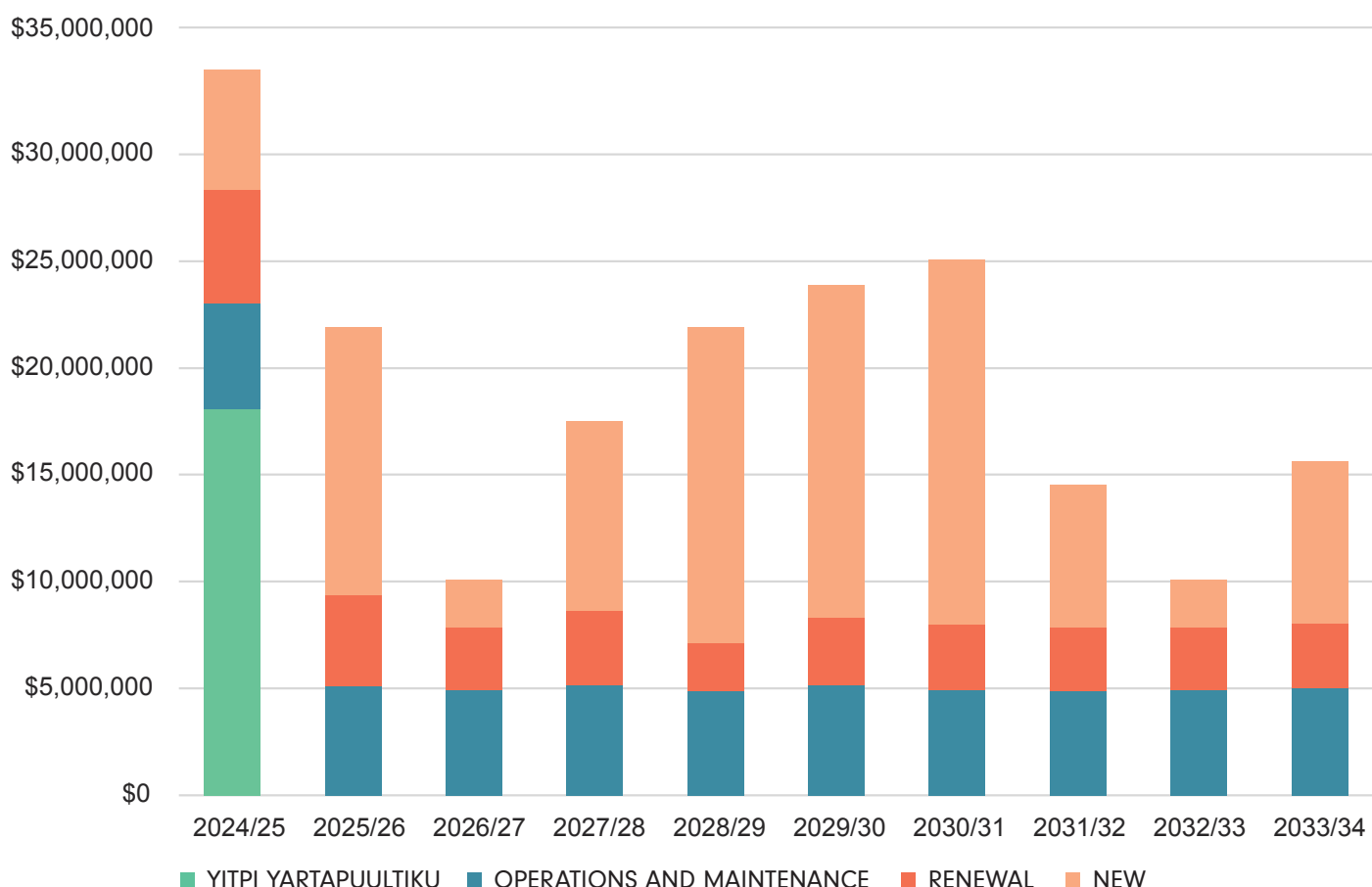
Financial Summary

Financial Year	Maintenance	Capital Renewal	Capital New	Total
2024–25	\$4,925,590	\$5,261,500	\$22,926,090	\$33,113,180
2025–26	\$4,925,590	\$3,563,000	\$10,718,385	\$19,206,975
2026–27	\$4,925,590	\$2,320,300	\$3,176,500	\$10,422,390
2027–28	\$4,925,590	\$2,922,200	\$9,225,050	\$17,072,840
2028–29	\$4,925,590	\$1,648,300	\$15,473,210	\$22,047,100
2029–30	\$4,925,590	\$3,226,600	\$10,798,449	\$18,950,639
2030–31	\$4,925,590	\$3,216,500	\$10,537,000	\$18,679,090
2031–32	\$4,925,590	\$3,135,000	\$6,597,700	\$14,658,290
2032–33	\$4,925,590	\$3,135,000	\$1,803,400	\$9,863,990
2033–34	\$4,925,590	\$3,135,000	\$4,114,600	\$12,175,190
Total	\$49,255,900	\$31,563,400	\$95,370,384	\$176,189,684

The table above shows the financial summary outlining the projected costs and budget allocations for building maintenance, capital renewal and capital for new or upgraded building assets over the next decade. These figures are in present value and are subject to CPI increase annually. The total amount that we need to spend across all categories of building assets over the next 10 years is \$176,189,684.

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Building Operations and Maintenance Forecast

The LTFP allocates a total of \$49,255,900 over the next 10 years for building operations and maintenance. This translates to an annual budget of approximately \$4,925,590. Critical factors that will impact maintenance expenditures include the rising costs of labour, materials, electricity and water.

Building Renewal Forecast

We project that we will need to spend a total of \$31,563,400 to renew our building assets over the next decade. We will focus primarily on assets that are reaching the end of their useful life and/or are in poor to very poor condition.

Building Capital New Forecast

The LTFP has allocated \$95,370,384 over the next 10 years for Capital New and Upgrade. Key projects to be completed over the next 10 years include a significant program of Inclusive Sports Facility upgrades as well as new toilets and Changing Places facilities in alignment with the Public Toilet Plan.