

Ku-ring-gai Council

# Asset Management Policy

Version Number 4

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# Asset Management Policy

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## Controlled Document Information

### Authorisation Details

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<b>Approval Type:</b>	Council Resolution		
<b>Version Start Date:</b>	19 July 2025	<b>Version End Date:</b>	July 2029

### Related Document Information, Standards & References

<b>Related Legislation</b>	NSW Local Government Act 1993	Provides the legal framework for an effective, efficient, environmentally responsible and open system of local government in NSW. To regulate the relationships between the people and bodies comprising the system, and to encourage and assist the effective participation of local communities in the affairs of local government. Includes the preparation of strategic plans and a long term financial plan supported by Asset Management Plans for sustainable service delivery.
	NSW Environmental Planning and Assessment Act 1979	Sets out to encourage the proper management, development and conservation of natural and artificial resources for the purpose of promoting the social and economic welfare of the community and a better environment and the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats.
	NSW Heritage Act 1977	To promote understanding of heritage issues and conservation of items of heritage significance.
	Work Health and Safety Act 2011	Sets out the responsibilities of Council to secure and promote the health, safety, and welfare of people at work.
	Disability Discrimination legislation including - Commonwealth Disability Discrimination Act 1992 (DDA) - NSW Anti-Discrimination Act 1997	Sets out the responsibilities of Council and staff in dealing with access and use of public infrastructure.
<b>Related Documents</b>	Community Strategic Plan Resourcing Strategy	The policy integrates with Council's Integrated Planning and Reporting documents.

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	<p>Delivery Program and Operational Plan</p> <p>Asset Management Strategy</p> <p>Asset Management Plans</p> <p>Procedures for new, upgraded, renewed and disposed assets</p>	<p>The Asset Management Policy guides the asset management strategy, plans and procedures.</p>
Other References	<p>Integrated Planning and Reporting Guidelines for Local Government in NSW September 2021</p> <p>Integrated Planning and Reporting Manual for Local Government in NSW September 2021</p> <p>Local Government Code of Accounting Practice and Financial Reporting</p> <p>Australian Accounting Standards</p> <p>IPWEA International Infrastructure Management Manual (IIMM) 2015</p> <p>Australian Infrastructure Audit Report May 2015</p>	<p>The policy was developed in accordance with the Integrated, Planning and Reporting Guidelines and Handbook for Local Government in NSW (September 2021).</p> <p>The accounting standards and code define how our assets are accounted for.</p> <p>The development of the Policy considered the IPWEA IIMM manual and Infrastructure Australia Strategic Policies &amp; Plans.</p>

**Version History**

<b>Version Number</b>	<b>Version Start Date</b>	<b>Version End Date</b>	<b>Author</b>	<b>Details and Comments</b>
1	04/02/2009	26/08/2014	Deborah Silva	Original
2	26/08/2014	26/06/2018	Vanessa Young	First review
3	27/06/2018	30/06/2025	Parissa Ghanem	Policy revised in line with Integrated Planning & Reporting processes.
4	19/07/2025	July 2029	G. Grewal/ P.Lichaa	Policy revised in line with Asset Management Strategy and Integrated Planning Guidelines.

## Policy

### Background

Asset management practices impact directly on the core business of Council and appropriate asset management is required to achieve our strategic service delivery objectives.

Sustainable service delivery ensures that services are delivered in a socially, economically and environmentally responsible manner that does not compromise the ability of future generations to make their own choices.

### Purpose and Objectives

The purpose of this policy is to demonstrate Ku-ring-gai Council's commitment to the responsible management of its assets. The policy sets out principles, requirements and responsibilities for implementing consistent asset management processes throughout Council. It also ensures that Council as the custodian of public infrastructure, has mechanisms in place to deliver infrastructure services in the most effective manner.

### Objective

To ensure that adequate provision is made for the long-term management of Council's 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 infrastructure assets, physical assets and employees by implementing appropriate asset management strategies and financial resources for those assets.
- implementing appropriate asset management strategies, plans and financial resources for the preservation of assets.
- creating an environment where all employees play an integral part in the overall management of infrastructure assets by creating and sustaining a culture of asset management awareness through training and development.
- meeting legislative requirements for asset management.
- ensuring resources and operational capabilities are identified and allocated for asset management.
- demonstrating transparent and responsible asset management processes that align with best practice.

## Scope

This policy applies to all asset classes owned by Council. Council's asset classes identified in the asset hierarchy are:

- Roads and Transport (Includes Footpaths, Kerb & Gutter, Car Parks and Bridges)
- Drainage (Includes Stormwater Pits and Pipes)
- Recreational Facilities (Includes Parks, Sports Fields and Open Space)
- Buildings (Includes Land, Community and Commercial Buildings)
- Fleet and Plant (Includes Passenger Vehicles and Operational Plants)
- Information Technology (Includes Hardware, Software and Digital Equipment)

## Responsibilities

The following key roles and responsibilities are identified in the management of this policy:

### Mayor and Councillors

Are responsible for adopting the completed policy objectives and ensuring sufficient resources are applied to manage the assets.

### Council

Council is responsible for:

- Providing stewardship
- Adopting a corporate asset management policy and strategy
- Considering the impact of financial and service level decisions on Council's assets
- Ensuring that organisational resources are allocated to safeguard sustainable service delivery.

### Asset Management Steering Group

The Asset Management Steering Group is made up of representatives from Finance and Technical Services and is responsible for:

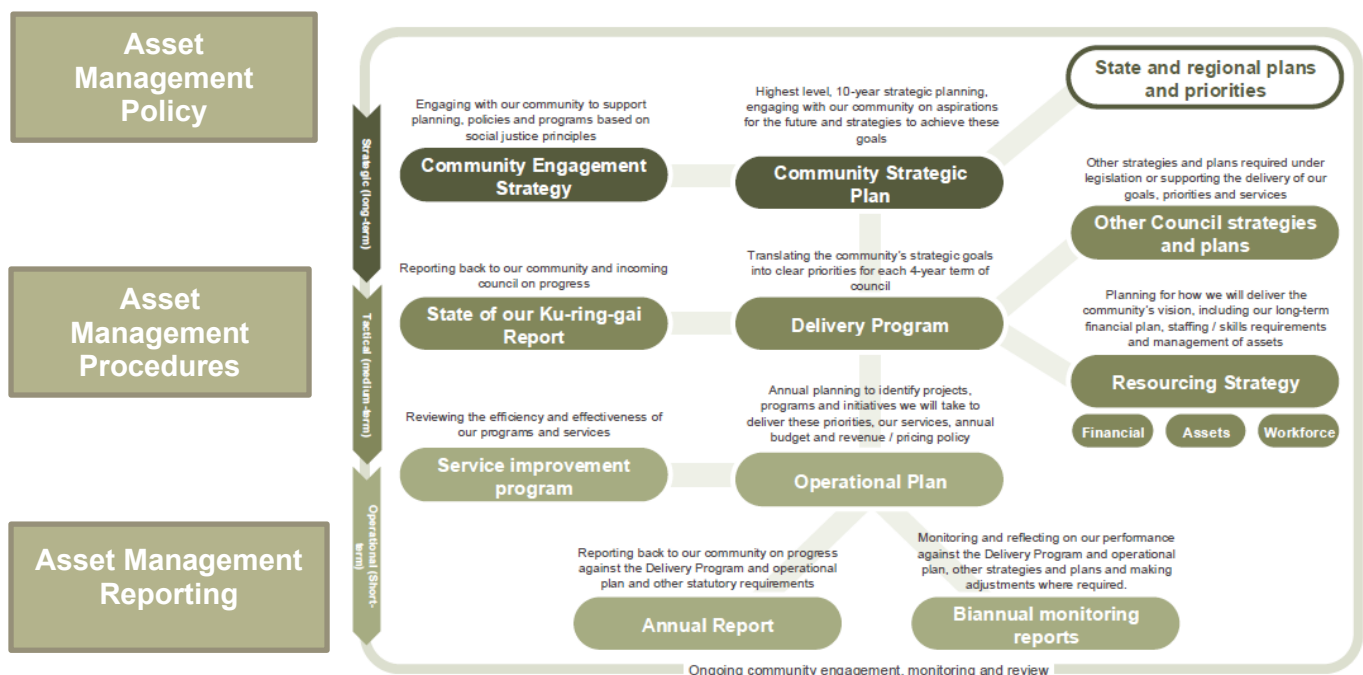
- Reviewing the Asset Management Policy and Asset Management Strategy and ensuring integration with the Long Term Financial Plan and other Integrated Planning & Reporting documents
- Monitoring the implementation of Asset Management Policy, Strategy and Plans
- Developing and reviewing processes and practices to ensure assets are managed effectively
- Ensuring that asset information is captured and updated into asset registers
- Operating within an agreed 'Terms of Reference'.

## Directors/Managers

Directors and Managers are responsible for:

- Allocating resources to the implementation of the Asset Management Strategy and Asset Management Plans
- Ensuring that actions identified in the Asset Management Strategy are completed within timeframes
- Integrating asset management principles and practices into the organisation's business processes
- Developing and implementing maintenance and capital works programs in accordance with the Integrated Planning and Reporting documents
- Delivering Levels of Service to agreed risk and cost standards
- Managing infrastructure assets in consideration of long-term sustainability
- Presenting information to Council on lifecycle risks and costs
- Ensuring that individual asset management responsibilities are identified in relevant staff position descriptions.

## Asset Management Framework



**Figure 1: Ku-ring-gai Council's integrated and planning reporting framework**

## Policy Statement

### Asset Management Principles

The organisation's sustainable service delivery requirements will be met by adequately providing for the long-term planning, financing, operation, maintenance, renewal, upgrade, and disposal of assets. This is accomplished by ensuring that:

- All relevant legislative requirements together with social, political and economic environments are taken into account in asset management
- The Asset Management Strategy outlines the implementation of systematic asset management and appropriate best practice throughout Council
- The Asset Management Plans are revised to align with the Resourcing Strategy. The Plans are informed by community consultation, technical and financial planning and reporting
- Service levels are developed and defined in each asset management plan. The Service Levels will form the basis of annual budget estimates
- Inspection programs are developed for each asset class and regular inspections are carried out to maintain the agreed service levels and to identify asset renewal priorities
- Assets are managed, valued, and accounted for in accordance with appropriate best practice
- Future service levels are determined in consultation with the community
- Renewal plans are developed based on service levels, conditions and risk
- Future life cycle costs are reported and considered in all decisions relating to new services and assets and upgrading existing services and assets
- An organisational culture is promoted whereby all employees with asset management responsibilities are provided the necessary training and professional development
- The required operation capabilities and resources are provided and asset management responsibilities are effectively allocated.

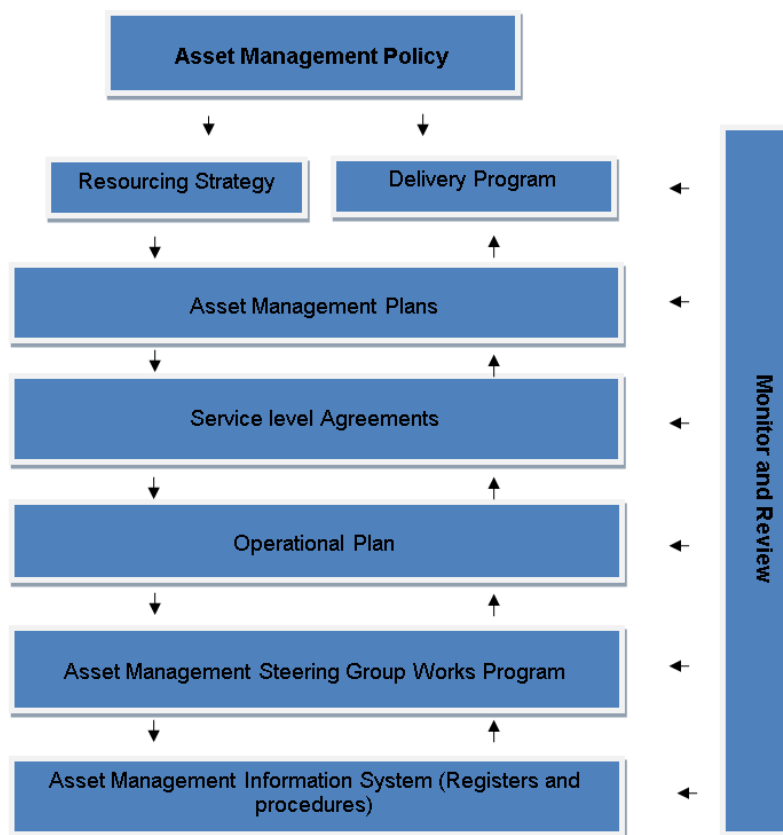
### Policy implementation

Council's assets will be managed in the most cost-effective manner, driven by defined service levels and performance standards. This will require ongoing assessment of the following key issues:

- Customer and community expectations
- Strategic and corporate goals
- Long term financial model
- Legislative requirements.

This should be achieved through strategic planning, service level review, output review, and development/ implementation of the asset management framework.

The Asset Management Steering Group will oversee the implementation of the asset management reporting framework as identified in Figure 2.



**Figure 2: Asset management reporting framework**

## Definitions

Term	Definition
Asset	A physical item owned by council that has economic value and enables services to be provided.
Asset life cycle	The life of an asset; from its acquisition to disposal.
Asset Management Information System	An asset management information system is a combination of processes, data and software applied to provide the essential outputs for effective asset management such as reduced risk and optimum infrastructure investment.
Asset management	Asset management (AM) is a systematic process to guide the planning, acquisition, creation, operation and maintenance, renewal and disposal of assets.
Asset Management Plan	A plan developed for the management of an asset class that combines multi-disciplinary management techniques (including technical and financial) over the life cycle of the asset, in the most cost-effective manner to provide a specified level of service.
Asset Management Strategy	The Asset Management Strategy is a component of the Resourcing Strategy. It demonstrates how our assets support service delivery in consultation with the community and within available funding.
Asset register	A record of asset information including inventory, historical, financial, condition, construction, technical, and financial details.
Infrastructure asset	Infrastructure assets are typically large, interconnected networks or portfolios of composite assets, comprising components and sub-components
Level of service	The defined service quality for a particular activity or service area against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental acceptability and cost.
Life cycle cost	The total cost of an asset throughout its useful life.
Operational Plan	The Operational plan comprises detailed implementation plans and information with a 1-year outlook (short-term). The plans typically cover operational control to ensure delivery of asset management policy, strategies and plans. The plans also detail structure, authority, responsibilities, defined levels of service and emergency responses.
Useful life of an asset	The period over which a depreciable asset is expected to be used