

Buildings and Structures Management Plan 2020 - 2030



What Council Provides

Council provides buildings which are used to deliver core services such as Council administration, library services, public halls, retirement village, house the Naracoorte Art Gallery and works depots.

Buildings and structures associated with Open Space are excluded from this Plan as are buildings on specific sites including the Naracoorte Regional Livestock Exchange, Naracoorte Waste Transfer Station, Naracoorte Aerodrome and Naracoorte Swimming Lake. Pump Sheds associated with the Lucindale Community Waste Management **Scheme** are also excluded from this Plan.

Council's buildings represent a significant past investment by the community, so it is important that this infrastructure meets a level of service acceptable to the community and other key stakeholders now and into the foreseeable future.

Strategic Context

By 2026 NLC will be:

The best place in regional South Australia to live, work, do business, raise a family and retire.

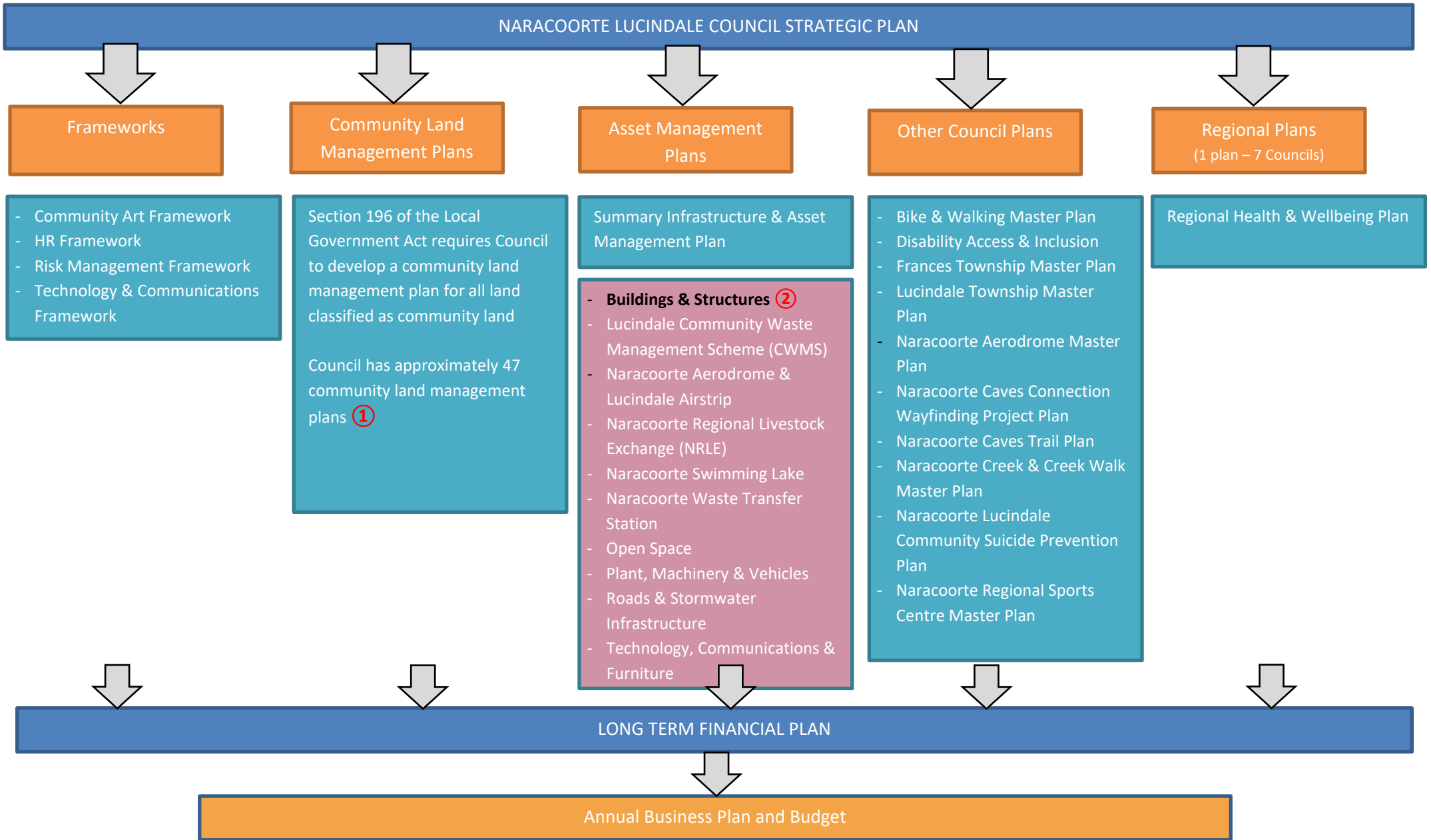
Created by having a Prosperous Community with Healthy Landscapes, Liveable Neighbourhoods and a focus on Harmony and Culture.

An organisation known for:

Progressive Leadership with strong community connections, efficiently managing our shared assets, services and natural resources.

The fifth theme, **Progressive Leadership**, focuses on Council as an organisation and what is required for it to be effective in the various roles that it has to play in the community.

- Progressive and representative Elected Member leadership
- Organisational excellence
- **Sustainable community finances and assets**
- **Effective delivery of projects and services**
- Effective community communication and engagement
- Engage external stakeholders to leverage local opportunities
- Council is a preferred employer



Assets

Buildings and Structures were revalued as at 1 July 2019 by Aaron Armistead, AAPI CPV #18353 of Preston Rowe Paterson based on the principle of written down replacement value. Accordingly, total replacement value, total economic working life and residual economic working life were reliably established for each asset and the financial records of Council were restated in accordance with applicable Australian Accounting Standards.

Buildings & Structures	Estimated Total Useful Life**	Estimated Remaining Life**	Estimated Replacement Cost as at 30.06.20
Carter's Road House	60	25	297,000
Hynam Hall			
- Hall	100	35	244,000
- Shelters	30	11	7,600
- Shelter	30	0	4,400
- Boiler Room	40	16	2,800
- Toilet Cubicles	50	15	32,500
Lucindale Caravan Park			
- Amenities	50	33	262,502
- Garden Shed	30	10	2,400
Lucindale Cemetery			
- Bore Pump Shed	40	6	4,000
- Mobile Chapel	30	6	9,600
- Columbarium	40	6	18,000
- Gardeners Shed	40	10	6,000
Lucindale Council Depot			
- Workshop	50	10	595,000
- Workshop (open front)	50	9	26,400
- Tyre/Vehicle Store	30	13	60,400
- Machinery Shed (old)	30	16	104,400
- Machinery shed (open)	40	16	31,200
- Office/Vehicle Store	50	25	260,551
- Dog Pound	40	29	7,000
- Wash Down Bay	30	19	7,500
- Shed	40	16	14,400
- Miscellaneous Structures	25	13	20,000
- Fuel Tank	40	33	50,000
- Rainwater Tank	40	33	10,000
Lucindale Council Offices			
- Office	60	31	666,000
- Records Room	50	23	44,000
Lucindale Harry Tregoweth Retirement Village			
- Units (6)	60	16	1,260,000
- Rainwater Tanks			

Buildings & Structures	Estimated Total Useful Life**	Estimated Remaining Life**	Estimated Replacement Cost as at 30.06.20
Lucindale Health Centre	60	39	1,172,000
Lucindale Memorial Hall	75	25	1,827,502
Lucindale RSL Hall	75	19	600,000
Lucindale Senior Citizens Hall			
- Hall	75	24	660,000
- Outbuilding	50	15	5,500
Lucindale Transfer Station			
- Shed	40	16	6,800
- Shed	40	10	1,600
- Infrastructure	40	16	13,000
Lucindale Urrbrae Avenue			
- Storage Shed	40	16	88,500
- Former Pump Shed	30	4	3,000
Naracoorte Art Gallery			
- Gallery	130	47	2,048,227
- Outbuilding	60	20	134,000
Naracoorte Cemetery			
- Gardener's Shed	30	9	7,500
- Gate House Sexton Cottage)	100	26	64,000
- Mobile Chapel	30	6	6,600
- Toilet Building	20	16	8,000
- Gazebo	30	19	4,000
- Sundry Structures	40	14	80,000
Naracoorte Council Depot			
- Meeting/Change/Vehicle Storage Shed	60	28	165,292
- Dog Pound	40	24	52,200
- Gardener's Shed	40	10	241,600
- Implement Shed	40	7	244,200
- Office & Workshop	60	15	828,250
- Car Shed 1	40	21	22,050
- Car Shed 2	40	10	36,750
Naracoorte Council Office			
- Offices	100	45	3,000,000
- Carport	40	24	24,500
- Pergola	40	19	18,200
- Storage Shed	40	37	10,000
- Records Room	100	39	100,000
Naracoorte Library (New)	60		458,106
Naracoorte Council Chamber - proposed			
- Library	60	28	1,035,000
- Carpark	50	35	28,000
Naracoorte Town Hall	80	44	6,001,186
TOTAL			\$23,042,216

** This is the estimated remaining life of the building shell, however components of the building (eg air conditioning) may require renewing sooner.

Building Hierarchy

Category	Description	Standard	Facility
Level 1	<ul style="list-style-type: none"> • Building is occupied as a work site by >10 council staff on a daily basis • Building provides a key community service • Facility providing accommodation for the aged 	<ul style="list-style-type: none"> • Building to be in best possible condition • Building to meet operational requirements 	<p><u>Naracoorte</u> Council Office New Council Chamber & Meeting Room Depot Office/Workshop Town Hall Library</p> <p><u>Lucindale</u> Harry Tregoweth Retirement Units Health Centre</p>
Level 2	<ul style="list-style-type: none"> • Building provides a community service 	<ul style="list-style-type: none"> • Building to be in good condition • Building to meet operational requirements. 	<p><u>Naracoorte</u> Art Gallery Records Building New Council Chamber & Meeting Room</p> <p><u>Lucindale</u> Council Office Depot Office/Workshop Memorial Hall RSL Hall</p>
Level 3	<ul style="list-style-type: none"> • Non-critical facilities • Council services 	<ul style="list-style-type: none"> • Building to be in fair condition • Building to meet minimum operational requirements 	<p><u>Naracoorte</u> Dog Pound Cemetery Gardener's Shed Depot Vehicle Storage Shed Depot Gardener's Shed Depot Maintenance Shed Depot Implement shed Depot Car Shed 1&2</p> <p><u>Lucindale</u> Senior Citizens Hall Cemetery Gardener's Shed Depot Vehicle shed Depot Wash Bay Shed Depot New Storage Shed</p>

Category	Description	Standard	Facility
Level 4	<ul style="list-style-type: none"> • Building is no longer operational • Building dormant, pending disposal or demolition 	<ul style="list-style-type: none"> • Building may be deteriorating • Building will be marginally maintained to meet minimum safety and aesthetic requirements. 	<p>Lucindale Dog Pound</p> <p>Hynam Hynam Hall</p>

Maintenance response & service levels

Activity	Intervention Level	Response Times			
		Hierarchy	Inspection	Make Safe	Completion
<u>Reactive Painting</u>	<ul style="list-style-type: none"> • Area has damage and requires repainting to return to appropriate condition 	Level 1	2 days	n/a	5 days
		Level 2	2 days	n/a	14 days
		Level 3	2 days	n/a	14 30 days
		Level 4	n/a	n/a	60 days
<u>Cyclic Painting</u>	<ul style="list-style-type: none"> • Programmed 	Level 1	n/a	n/a	15 years
		Level 2	n/a	n/a	15 years
		Level 3	n/a	n/a	20 years
		Level 4	n/a	n/a	n/a
<u>Floor Covering Maintenance</u>	<ul style="list-style-type: none"> • Replace damaged floor coverings/concrete. • Worn floor surfaces, torn, broken, deformed, chipped or delaminated, creating a safety hazard. 	Level 1	2 days	1 day	60 days
		Level 2	2 days	1 day	60 days
		Level 3	2 days	1 day	90 days
		Level 4	n/a	n/a	n/a
		<i>Note: Make safe when defect is a potential trip hazard. For defected areas greater than 30%, Capital Works.</i>			
<u>Cyclic Floor replacement</u>	<ul style="list-style-type: none"> • Programmed 	Level 1	Annual	n/a	25 years
		Level 2	Annual	n/a	30 years
		Level 3	n/a	n/a	n/a
		Level 4	n/a	n/a	n/a
<u>Graffiti and Vandalism</u>	<ul style="list-style-type: none"> • Repair any damage caused by vandalism on building components. • broken windows, fixtures or fittings • graffiti 	Level 1	2 days	1 day	10 days
		Level 2	2 days	1 day	10 days
		Level 3	2 days	1 day	21 days
		Level 4	2 days	1 day	21 days
		<i>Note: Offensive Graffiti response time is 2 days</i>			

Activity	Intervention Level	Response Times			
		Hierarchy	Inspection	Make Safe	Completion
<u>Plumbing</u>	<ul style="list-style-type: none"> Kitchen and/or bathroom fittings have been identified as leaking or not fit for use. Blockage reported. 	Level 1	2 days	1 day	10 days
		Level 2	2 days	1 day	10 days
		Level 3	2 days	1 day	10 days
		Level 4	n/a	n/a	n/a
		<i>Note: Make Safe when leaks reported or identified as free flowing or major component failure (i.e. broken cistern).</i>			
<u>Hot Water System</u>	<ul style="list-style-type: none"> Hot water system has been reported as deficient. Repair, replace or relocate, reinstall hot water system, urns or boilers. 	Level 1	2 days	1 day	5 days
		Level 2	2 days	1 day	10 days
		Level 3	n/a	n/a	n/a
		Level 4	n/a	n/a	n/a
		<i>Note: Make safe due to gas leak at system reported.</i>			
<u>Air Conditioning System</u>	<ul style="list-style-type: none"> Air conditioning system has been reported as not working. Repair and service air conditioning system. 	Level 1	2 days	1 day	5 days
		Level 2	2 days	2 days	10 days
		Level 3	5 days	5 days	10 days
		Level 4	n/a	n/a	n/a
		<i>Note: The response times may be affected by the fact of sourcing spare parts.</i>			
<u>Minor Structural Maintenance</u>	<ul style="list-style-type: none"> Evidence of minor cracking and wall movements or floor subsidence. Repair section of building structure that shows signs of fatigue. 	Level 1	2 days	2 days	60 90 days
		Level 2	10 days	2 days	60 90 days
		Level 3	10 days	2 days	90 days
		Level 4	n/a	n/a	n/a
		<i>Note: In some cases, these works can be referred to a forward Capital Works Program dependent upon findings of inspection.</i>			

What Does It Cost

There are two key indicators of cost to manage the Building assets. The average **life cycle** cost of **existing assets** for the term of this plan and the total planned expenditure on existing assets required to deliver **existing current** service levels in the next 10 years.

The average **life cycle** cost of **existing assets** for the term of this plan (maintenance and depreciation) of **Naracoorte Lucindale Council's existing** Buildings is estimated at \$787,839 per annum.

Council's average planned expenditure on existing assets (maintenance and capital renewal) over the life of this plan is \$483,957 which gives a sustainability index of 61% (this is because **no the** renewal expenditure **has been** identified **as warranted** over the period of this plan **is less than depreciation for the same period**).

The total forecast expenditure required to provide the Building network service over the period of this plan is \$12,374,426 (incorporates maintenance, operating, debt servicing and capital [renewal & new]).

This is an average of \$1,237,443 per annum.

Staff costs associated with providing the service associated with the reason for owning the asset (eg. library service and Naracoorte Town Hall) are included in the calculations.

Staff costs associated with the Council office and Council depot are excluded from calculations.

Forecast Income

Operating

The current forecast operating income for the term of the plan is \$1,174,317.

Operating income includes rental income, hire fees and commission from hosting movies at the Naracoorte Town Hall.

Capital

There is no forecast capital income for the term of the plan.

Loan Borrowing

New loan borrowings of \$1,000,000 are forecast for the latter part of 2020-21.

Forecast Expenditure

Operating

Operating includes costs associated with operating the building asset. This can vary for each asset but includes costs such as cleaning, consumables, electricity, telephone, water and security monitoring. ~~Staff costs associated with providing the service (eg. library service) are excluded from the calculations.~~

Staff costs associated with providing the service associated with the reason for owning the asset (eg. library service and Naracoorte Town Hall) are included in the calculations.

Staff costs associated with the Council office and Council depot are excluded from calculations.

The current forecast operating expenditure for the term of the plan is \$5,699,855.

Maintenance

Maintenance includes costs associated with maintaining the building asset. This can vary for each asset but includes costs such as cleaning, septic tank pumping, fire equipment inspections, minor services and repairs (air conditioning, electrical, etc). This can also include internal costs (staff and plant) to maintain the land and buildings.

The current forecast maintenance expenditure for the term of the plan is \$2,985,648

MAINTENANCE EXPENDITURE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Carters Road House										
- General maintenance	1k	1k	1k	1k	1k	1.1k	1.1k	1.1k	1.2k	1.2k
- Specific maintenance										
o <i>Paint external & internal walls</i>						22.1k				
o <i>Repair/seal floor coverings (timber / tiles)</i>						5.5k				
o <i>Sand & seal decking</i>		5.1k								
Hynam Hall										
- General maintenance										
- Specific maintenance										
Lucindale Caravan Park										
- General maintenance	1k	1k	1k	1k	1k	1.1k	1.1k	1.1k	1.2k	1.2k
- Specific maintenance										
Lucindale Cemetery										
- General maintenance										
- Specific maintenance										
Lucindale Depot										
- General maintenance	10k	10.2k	10.4k	10.6k	10.8k	11k	11.3k	11.5k	11.7k	11.9k
- Cleaning	7.3k	7.4k	7.6k	7.8k	7.9k	8.1k	8.3k	8.4k	8.6k	8.8k
- Specific maintenance										
o <i>Office / Lunch Rooms – repaint internal walls</i>					7k					
Lucindale Council Office										
- General maintenance	3k	3k	3.1k	3.2k	3.2k	3.3k	3.4k	3.4k	3.5k	3.6k
- Cleaning	4.2k	4.3k	4.4k	4.4k	4.5k	4.6k	4.7k	4.8k	4.9k	5k
- Specific maintenance										

MAINTENANCE EXPENDITURE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Lucindale Harry Tregoweth Retirement Village										
- General maintenance	10k	10.2k	10.4k	10.6k	10.8k	11k	11.3k	11.5k	11.7k	11.9k
- Garden maintenance	9.4k	9.6k	9.8k	10k	10.2k	10.4k	10.6k	10.8k	11k	11.2k
- Specific maintenance										
o Unit 1 – internal paint				6.9k						
o Unit 2 – internal paint		6.6k								
o Unit 3 – internal paint										7.8k
o Unit 4 – internal paint			6.8k							
o Unit 5 – internal paint										7.8k
o Unit 6 – internal paint						7.2k				
o External Paint										
Lucindale Health Centre										
- General maintenance	2k	2k	2.1k	2.1k	2.2k	2.2k	2.3k	2.3k	2.3k	2.4k
- Specific maintenance										
Lucindale Memorial Hall										
- General maintenance	10k	10.2k	10.4k	10.6k	10.8k	11k	11.3k	11.5k	11.7k	12k
- Cleaning	2k	2k	2.1k	2.1k	2.2k	2.2k	2.3k	2.3k	2.3k	2.4k
- Specific maintenance										
o Painting - internal		10.2k								
Lucindale RSL Hall										
- General maintenance	1.5k	1.5k	1.6k	1.6k	1.6k	1.6k	1.7k	1.7k	1.8k	1.8k
- Specific maintenance										
Lucindale Senior Citizens Hall										
- General maintenance	1.5k	1.5k	1.6k	1.6k	1.6k	1.6k	1.7k	1.7k	1.8k	1.8k
- Specific maintenance										
o Internal paint					5.4k					
o Lighting						2.2k				
o External paint						11k				

MAINTENANCE EXPENDITURE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Lucindale Transfer Station										
- General maintenance	2k	2k	2.1k	2.1k	2.2k	2.2k	2.3k	2.3k	2.3k	2.4k
- Specific maintenance										
Lucindale Urrbrae Avenue										
- General maintenance										
- Specific maintenance										
Naracoorte Art Gallery										
- General maintenance	5k	5.1k	5.2k	5.3k	5.4k	5.5k	5.6k	5.7k	5.8k	6k
- Specific maintenance										
o <i>Paint fascia</i>		5.1k								
o <i>Repair & paint window frames</i>		15.3k								
o <i>Repair cracks in walls and paint</i>					54k					
o <i>Patch & paint ceiling</i>				5.3k						
o <i>Structural engineering report - cracking</i>				10.6k						
o <i>Paint external walls</i>						27.6k				
Naracoorte Cemetery										
- General maintenance	2k	2k	2.1k	2.1k	2.2k	2.2k	2.3k	2.3k	2.3k	2.4k
- Specific maintenance										
o <i>Gatehouse – paint fascia</i>		1k								
o <i>Gazebo – external paint</i>		1.8k								
o <i>Mobile Chapel – paint</i>		1.5k								
o <i>Toilet – internal / external paint</i>		1k								
o <i>Toilet – replace fittings</i>					1k					
o <i>Gardeners Shed – external paint</i>		1.6k								

MAINTENANCE EXPENDITURE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Naracoorte Council Office										
- General maintenance	20k	20.4k	20.8k	21.2k	21.6k	22k	22.5k	23k	23.4k	23.9k
- Cleaning	13.5k	13.8k	14k	14.3k	14.6k	14.9k	15.2k	15.5k	15.8k	16.1k
- Specific maintenance										
o <i>Roof – pressure clean</i>		5.1k								
o <i>Structural engineering report – cracking</i>			10.4k							
o <i>Repair internal cracking and paint</i>				25.5k	26k	26.5k	27k			
o <i>Paint external walls</i>								52k		
Naracoorte Council Office – Records Room										
- General maintenance	2k	2k	2.1k	2.1k	2.2k	2.2k	2.3k	2.3k	2.3k	2.4k
- Specific maintenance										
o <i>Replace southern door</i>		1.5k								
Naracoorte Depot										
- General maintenance	40k	40.1k	41.6k	42.4k	43.3k	44.2k	45k	45.9k	46.9k	47.8k
- Cleaning	16k	16.3k	16.6k	17k	17.3k	17.7k	18k	18.4k	18.7k	19k
- Specific maintenance										
o <i>Office / workshop – paint internal & fascia</i>		10.2k								
Naracoorte Library										
- General maintenance	3k	3k	3.1k	3.2k	3.2k	3.3k	3.4k	3.4k	3.5k	3.6k
- Cleaning	16.5k	16.8k	17.2k	17.5k	17.9k	18.2k	18.6k	19k	19.3k	19.7k
- Specific maintenance										
Naracoorte Council Chamber (proposed)										
- General maintenance	10k	10.2k	10.4k	10.6k	10.8k	11k	11.3k	11.5k	11.7k	12k
- Specific maintenance										
Naracoorte Town Hall										
- General maintenance	25k	25.5k	26k	26.5k	27k	27.6k	28.1k	28.7k	29.2k	29.9k
- Cleaning	18k	18.4k	18.7k	19.1k	19.5k	19.9k	20.3k	20.7k	21.1k	21.5k
- Specific maintenance										
o <i>Bar Area – improve lighting</i>		2k								
TOTAL	\$234k	\$305k	\$262k	\$297k	\$347k	\$360k	\$291k	\$321k	\$274k	\$295k

Depreciation

The current forecast depreciation for the term of the plan is \$4,883,733.

Debt Servicing Costs

The current forecast debt servicing costs for the term of the plan are: -

Principal:	\$560,270
Interest:	\$147,427

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Library - Principal	-	56.9k	58.2k	59.5k	60.8k	62.2k	63.5k	64.9k	66.3k	67.8k
Library - Interest	-	21.7k	20.4k	19.1k	17.8k	16.4k	15.1k	13.7k	12.3k	10.8k
TOTAL	-	\$78.6k	\$78.6k	\$78.6k	\$78.6k	\$78.6k	\$78.6k	\$78.6k	\$78.6k	\$78.6k

Capital - Renewal

Capital - Renewal are capital costs associated with renewing or replacing current assets.

Building Assets were revalued as at 1 July 2019. The Asset Revaluation undertaken by Aaron Armistead, AAPI CPV #18353 of Preston Rowe Paterson based on the principle of market value or written down replacement value. Accordingly, total replacement value, total economic working life and residual economic working life were reliably established for each asset and the financial records of Council were restated in accordance with applicable Australian Accounting Standards. These records, and inspections by Council's Building Maintenance Officer, were have been used to establish the expected timeframe for renewal of assets.

The current forecast capital (renewal) expenditure for the term of the plan is \$1,853,926.

RENEWAL / REPLACEMENT EXPENDITURE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Carters Road House										
Hynam Hall										
Lucindale Caravan Park -										
Lucindale Cemetery - Mobile Chapel						10.6k				
Lucindale Depot - Open Workshop	15k								30.9k	
- Vehicle / Implement Shed - roof					21.6k					
- Office / Workshop - lockers					6.5k					
Lucindale Council Office										
Lucindale Harry Tregoweth Retirement Village - Unit 1 – carpet & fitout				10.8k						
- Unit 2 – carpet & fitout		10.4k								
- Unit 3 – carpet & fitout										12k
- Unit 4 – carpet & fitout			10.6k							
- Unit 5 – carpet & fitout										12k
- Unit 6 – carpet & fitout						11k				
Lucindale Health Centre - External Wall		8.2k								
Lucindale Memorial Hall - Meeting Room – airconditioner								8k		
- Meeting Room / Foyer - carpet		10.2k								
- Men’s Toilets – urinals				8.5k						
- Roof (partial)					21.6k					
Lucindale RSL Hall										

RENEWAL / REPLACEMENT EXPENDITURE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Lucindale Senior Citizens Hall										
- Airconditioner								16.5k		
- Back Room – floor coverings										3k
- Kitchen Cabinetry										6k
- Toilets - fitout					5.4k					
Lucindale Transfer Station										
Lucindale Urrbrae Avenue										
Naracoorte Art Gallery										
- Airconditioner				53.8k						
- Floor Coverings		20.4k								
- Café - roof					5.4k					
- Café - gutters					5.4k					
Naracoorte Cemetery										
- Gatehouse – roof & gutters			3.1k							
Naracoorte Council Office										
- Floor Coverings					43.3k					
- Airconditioning					54.1k					
Naracoorte Council Office – Records Room										
Naracoorte Depot	12k									
- Gardeners Shed			104k							
- Office & Workshop – services					42.8k					
- Workshop - air-conditioning					4k					
- Vehicle / Implement Shed – rear wall										17.9k
Naracoorte Library	1 m									
Naracoorte Council Chamber (proposed)	10k									

RENEWAL / REPLACEMENT EXPENDITURE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Naracoorte Town Hall										
- Airconditioner								167.9k		
- Gas Boiler										34.9k
- Stairs / first floor - carpet		30.6k								
- Change Rooms – fitout (toilets / cisterns)			5.2k							
TOTAL	\$1,037k	\$79.8k	\$123k	\$73.1k	\$210k	\$21.6k	-	\$192.4k	\$30.9k	\$85.8k

Capital - New

Capital - New are capital costs associated with upgrading current assets or adding new assets.

The current forecast capital (new) expenditure for the term of the plan is \$1,127,300.

NEW / UPGRADE EXPENDITURE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Lucindale Council Depot	25k									
Lucindale Memorial Hall										
- Rainwater Tanks (2)		15.3k								
- Rear Exit Door from State Area		21k								
Naracoorte Depot	57k									
Naracoorte Library	1 m									
Naracoorte Town Hall	9k									
TOTAL	\$1,091k	\$36.3k	-	-	-	-	-	-	-	-

Summary

Income is indicated by () in the tables below.

Buildings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Operating Income	(107,680)	(109,734)	(111,828)	(113,965)	(116,144)	(118,367)	(120,634)	(122,947)	(125,306)	(127,712)	(\$1,174,317)
Operational Expenses	513,464	525,262	537,335	549,688	562,328	575,262	588,497	602,040	615,899	630,080	\$5,699,855
Maintenance	233,943	305,177	262,121	296,578	346,889	360,452	290,519	320,747	274,102	295,120	\$2,985,648
Depreciation	393,166	459,679	470,688	480,102	489,704	499,498	509,488	519,677	530,071	540,672	\$4,892,745
Debt Servicing Costs	-	78,633	78,633	78,633	78,633	78,633	78,633	78,633	78,633	78,633	\$707,697
Internal Loan	-	-	-	-	-	-	-	-	-	-	-
Capital Income	-	-	-	-	-	-	-	-	-	-	-
New Loans	(1,000,000)										(\$1,000,000)
Renewal / Replacement	1,037,000	79,764	122,975	73,197	210,203	21,640	-	192,479	30,932	85,736	\$1,853,926
New / Upgrade	1,091,000	36,300	-	-	-	-	-	-	-	-	\$1,127,300
NET	\$2,160,893	\$1,375,082	\$1,359,924	\$1,364,233	\$1,571,613	\$1,417,118	\$1,346,502	\$1,590,630	\$1,404,330	\$1,502,529	\$15,092,853

	Cost of Existing Assets for Term of This Plan	Planned Expenditure on Existing Assets	Sustainability Index	Total Forecast Expenditure
Operating Income	-	-		-
Operational Expenses	-	-		\$5,699,855
Maintenance	\$2,985,648	\$2,985,648		\$2,985,648
Depreciation	\$4,892,745	-		-
Debt Servicing Costs	-	-		\$707,697
Internal Loan	-	-		-
Capital Income	-	-		-
Renewal / Replacement	-	\$1,853,926		\$1,853,926
New / Upgrade	-	-		\$1,127,300
TOTAL	\$7,878,393	\$4,839,574		\$12,374,426
AVERAGE	\$787,839	\$483,957	61%	\$1,237,443

Notes and Assumptions

- Income and expenditure increase by Adelaide Consumer Price index as at 31 December (which incorporates data from the preceding 12 months from 1 January) – forecast is 2% annually for the term of the Plan
- Employee costs increase by 2.5% annually
- Depreciation for new assets is calculated at 5% per annum

Capital projects are identified by: -

- Customer requests (external & internal)
- Asset data
- Inspections and audits
- Meetings with Lessees

Opportunities for Improvements

- Mobile App for inspection and documentation of building assets
- Consistent, regular inspections resulting in comparative data that provides a more mature assessment of planned renewals and programmed maintenance
- **Review service level response times to ensure they are achievable and appropriate for each Category**

Revision History

Comments	Date	Minute Reference
2020 - 2030 version 1 Specific Plan for Buildings developed		
2017 – 2027 version Summary document included supporting plans	28 August 2018	Council – Resolution 47/19