



Service 4: Asset Management

1. Purpose

The purpose of this policy is to define the requirements for management of the City of Kalamunda's (the City) physical assets.

2. Policy Statement

The City will manage its assets with a financially sustainable approach to service delivery and to meet current and future needs of the community in accordance with adopted Strategic Community Plan, Corporate Business Plan and annual budgets.

3. Planning

Priority 3: Kalamunda Develops

Objective 3.2 - To connect community to key centres of activity, employment and quality amenities.

Strategy 3.2.1 - Ensure existing assets are maintained to meet community expectations

4. Detail

The City will:

- a) Manage asset performance, aligned with the levels of service, such that assets are cost effective, safe, capable, usable, high in amenity, and supportive of community values.
- b) Consider the life cycle cost, environmental and social impact, and sustainability implications of decisions relating to the maintenance of assets, renewal of assets, upgrade of assets and new assets.
- c) Manage assets to support optimised service delivery.
- d) Undertake asset management practices, valuation and reporting as specified by accounting standards and relevant legislation.
- e) Follow contemporary asset management practices such as provided by the Institute of Public Works Engineers Australasia's International Infrastructure Management Manual and associated publications.
- f) Where possible, in a constrained funding environment, prioritise funding towards maintaining existing assets that are to be retained rather than creation of new assets.
- g) Investigate alternative service and funding models including "non-asset" solutions, private partnerships, service sharing, and benefit cost models, as part of asset management decision making.

5. Community Consultation

The City will consult with the community and customer groups to determine the acceptable levels of service that are provided by assets, including willingness to pay.



6. Governance

The City will develop procedures and processes for asset management practices as part of an asset management system, including data management, condition inspections, asset valuations, maintenance planning, consultation, capital works planning, performance management, asset management plans, and definition of roles and responsibilities.

The strategic approach to asset management will be reviewed every five years or earlier, including the financial ratios.

Asset management planning will be practiced across the organisation in support of the City of Kalamunda Strategic Community Plan.

Council will be asked to endorse Asset Management Plans for the various classes of assets on a five-yearly basis.

7. Measures of Success

The success of the policy will be measured through the:

- a) Publication and review of Asset Management Plans for all key asset classes.
- b) Level of community engagement during review periods for each specific asset class
- c) Achievement of the Asset Management Strategy's primary objectives, and
- d) Achievement of Asset Ratios.

8. Definitions

Asset Management Plan: A report of assets managed by an organisation that follows an internationally accepted format defined by the Institute of Public Works Engineering Australasia.



Status	Adopted		
Related Local Law	N/A		
Related Council Policies	Nil		
Relevant Delegation	CEO		
Related Internal Procedures	Govern the City's Asset Management Practices Asset Management Guiding Process		
Related Budget Schedule	Operating Budget Business Unit 411 Asset Management and Forward Planning		
Legislation	Local Government Act 1995 (WA) Local Government (Administration) Regulations 1996 Integrated Planning and Reporting Framework and Guidelines		
Notes and Conditions	N/A		
Authority	Council		
Adopted	12 October 2021	Next Review Date	12 October 2023