

POLICY			
TITLE:	ASSET MANAGEMENT	CODE:	FM.07
PURPOSE or OBJECTIVE:	To establish Council's approach to the sustainable management of its assets through balanced consideration of technical standards, levels of service, whole of life asset costs and available resources.		
REFERENCE DOCUMENTS:	<i>Local Government Act 1995 (WA)</i> <i>Local Government (Administration) Regulations 1996 (WA)</i> City of Canning Strategic Community Plan City of Canning Corporate Business Plan City of Canning Sustainability Policy		

POLICY STATEMENT
<p>The City is committed to consistent and thorough asset management practices to ensure appropriate life cycle provision is made for the immediate, medium and long-term maintenance and replacement of assets. These processes will provide the City with the appropriate knowledge of the current and future requirements of its assets and enable the achievement of the goals set out in the City of Canning’s Strategic Community Plan.</p>

1. Background

- (1) List or a description of the people or employees to whom the policy applies, or the area intended to be covered The City acknowledges that its physical assets support its core business of delivering services to the community. It is committed to ensuring that infrastructure and services are provided in a sustainable manner, with appropriate levels of service to both residents and visitors of the City.
- (2) The City must ensure that service delivery is well targeted and aligns with the Community’s aspirations identified via the development of the Strategic Community Plan.
- (3) The City of Canning is committed to implementing a systematic asset management methodology in order to apply appropriate asset management practices across all areas within the City. This includes ensuring that assets are planned, created, operated, maintained, renewed and disposed of in accordance with the City’s priorities for service delivery.
- (4) To assist with making informed decisions in relation to this issue, the City will put in place the following:
 - a) Adopt Asset Management Framework and Guidelines as endorsed by Government of Western Australia Department of Local Government and Communities. The document reflects a nationally consistent approach to asset management that will assist the City embedding asset management principles into their Integrated Planning and Reporting functions.
 - b) Develop, maintain and regularly review an Asset Management Strategy that clearly articulates a sustainable path for continuous improvement.
 - c) Develop, maintain and regularly review asset management plans.
 - d) Processes that enable council to perform its oversight function with regard to asset management and long term financial planning.

2. Definitions

In managing its assets, the City will:

- (1) Deliver financial sustainability by making decisions that lead to a cost effective asset base by focussing on asset renewal, rationalising under-utilised assets and limiting asset expansion unless justified.
- (2) Determine appropriate levels of service and providing services and infrastructure that supports those standards.
- (3) Consideration for whole of life costs in its decision making.
- (4) Identify funding and resources to support and maintain infrastructure.
- (5) Use asset management data and systems to inform long-term financial planning.
- (6) Ensuring it understands the implications any funding gaps will have on the delivery of infrastructure and services.
- (7) Meet its statutory and reporting obligations.

3. Responsibilities

- (1) Council
 - a) Adopt the principles to be applied to asset management at the City (through its asset management policy).
 - b) Ensure sufficient resources are allocated to the management of assets in accordance with those principles.
 - c) Ensure that any investment decisions for new or upgraded infrastructure give appropriate regard to technical standards, levels of service, whole of life costs and available resources.
- (2) Chief Executive Officer
 - a) Ensure the preparation of a detailed asset management strategy that includes key performance measures.
 - b) Ensure the Asset Management Policy and Asset Management Strategy are implemented and outcomes are monitored.
 - c) Ensure Asset Management Plans are developed and implemented for key assets and asset classes.
 - d) Develop and implement asset management systems, procedures and financial models required to ensure efficient and effective management of the City's assets including maximising the utilisation of existing assets.
 - e) Determine the responsibilities of staff in respect to asset management.

4. Review Date and Audit

This policy has a life of 4 years. It will be reviewed on or prior to December 2023 in conjunction with review of the Asset Management Strategy and Asset Management Plans.

GOVERNANCE REFERENCES

Statutory Compliance	<i>Local Government Act 1995 (WA) - s.1.3(3), s.3.18(3), s.5.56, s.6.2(2) Local Government (Administration) Regulations 1996 (WA) – r.19C, r.19DA)</i>
Process Links	<i>City of Canning Strategic Community Plan City of Canning Corporate Business Plan City of Canning Asset Management Strategy City of Canning Policy FM.04</i>

POLICY ADMINISTRATION

Program responsible		Officer Title	
Canning Community & Commercial		Director Canning Community & Commercial	
Version	Decision Reference	Meeting type and date	Delegation No. (or N/A)
1	December 2012	Original policy ET539 adopted at OCM	
2	OCM 14 July 2015 (IE-042-15)	Adopted	
3	ARC-020-19 10/12/2019	Policy amended	N/A