

# INFRASTRUCTURE ASSET MANAGEMENT

## POLICY

POL-CPM 04

### Objective:

Sustainable service delivery through optimised lifecycle management of public infrastructure assets.

### Statement:

As custodians of a substantial investment in municipal infrastructure assets, the City will endeavour to meet the service needs of the Community, in a manner that does not place undue economic, social or environmental burden on future generations. Decisions relating to the provision and management of public infrastructure shall reflect the City's core values, statutory responsibilities and accountability to the Mandurah Community.

The policy will also provide clear direction as to how the City of Mandurah, as custodians of infrastructure assets, will manage those assets within a consistent management framework that is aligned to International Standard AS/NZS/ISO 55000:2014, Asset Management – Overview, Principles and Terminology, integrated with the City's business practices, and is consistent with the State Government's Integrated Planning and Reporting requirements.

To achieve these objectives the City will:

1. Ensure that appropriate infrastructure assets are acquired, maintained and renewed to meet the needs of current and future stakeholders, at equitable intergenerational cost.
2. Take into account whole of life costs associated with asset ownership when considering proposed capital investment or other infrastructure related expenditure.
3. Quantify and communicate the true cost of operating, maintaining, renewing and upgrading assets, as a basis for setting service level standards and making informed decisions on whole of life infrastructure costs.
4. Consult with key stakeholders to establish agreed service standards that reflect community expectations and willingness / propensity to pay.
5. Implement appropriate business practices and procedures to ensure that infrastructure assets are operated, maintained and renewed in accordance with agreed standards, at lowest whole of life cost to the community.
6. Where appropriate, engage the private sector and Government agencies to explore opportunities for alternative "non asset" service delivery solutions, including public private partnerships and integrated / shared servicing arrangements.
7. Ensure that statutory and legal obligations with respect to the operation and maintenance of public infrastructure assets are effectively met, particularly with regard to public safety and security.
8. Provide appropriate asset data and reporting to meet the needs of the end users/key stakeholders.

9. Develop and implement long term Asset Management Plans for the six (6) key asset classes:

- Buildings and Community Facilities
- Roads and Transport Infrastructure
- Coastal and Marine Infrastructure
- Parks and Open Space Assets
- Stormwater Drainage Infrastructure
- Bridges

10. Develop and implement an Asset Management Practice Improvement Strategy detailing proposed business improvement actions and projects aimed at enhancing organisational effectiveness with respect to the management of infrastructure assets.

#### **Training and Development:**

The Asset Management Working Group will assess the training requirements of Officers and Elected Members annually, with recommendations submitted to the Executive Leadership Team.

#### **Evaluation and Review:**

This policy will be evaluated and reviewed annually to determine its effectiveness in achieving its objectives, with recommendations for amendments being submitted to the Executive Leadership Team if required.

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<b>Responsible Directorate:</b>	Works and Services
<b>Reviewer:</b>	Manager Technical Services
<b>Creation date:</b>	Minute G.43/12/09 15 December 2009
<b>Amendments:</b>	Minute G.57/2/12, 28 February 2012 Minute G.35/2/15, 24 February 2015 Minute G.12/7/19, 23 July 2019
<b>Related Documentation:</b>	Australian Accounting Standard 27 City of Mandurah Integrated Asset Management Plans City of Mandurah Asset Management Improvement Strategy Works and Services Strategic Plan City of Mandurah 10 Year Capital Plan International Infrastructure Management Manual Aust Infrastructure Financial Management Guidelines