



Buildings

Community Assets – At the Core of Your Neighbourhood

What are the community assets?

The City of Willoughby boasts a large range of services which contribute to our quality of life. Most of these services rely on a pool of assets with a combined replacement value of more than \$760M.

Assets in Willoughby include all buildings, footpaths, roads, stormwater infrastructure, parks, bushland, sportsgrounds and playgrounds. Without these assets Council could not provide its present array of services. These assets are located on Council-owned land as well as land under Council's care and control.

Asset Management has been identified as a federal priority for local government across Australia, as all councils begin to face the issue of aging infrastructure.

Strategic management of these assets, guided by an asset management policy and plans, will ensure the needs of communities are being determined and met, and funding sources for asset renewal are secured for the future.

Managing our assets

Much of the city's infrastructure was built in the first half of the 20th century and an intense period of construction of community buildings took place in the 1970s and again in the 1990s. Many of these assets are already due for replacement, and Council has been undertaking a continual replacement and upgrade program to meet the needs of a growing city. Planning has now begun for the large number of these assets that will be due for replacement around the same time, particularly over the next two decades.

Willoughby City Council has collected the vast majority of data required to produce its Asset Management Plans. They can be accessed from Council's website. These 20 year strategic plans provide scenario-based expenditure projections for nine classes of assets.

The next step for Willoughby is to ascertain the community's priorities and determine the acceptable condition, capacity, functionality, location and quantity of our assets.

Have Your Say

Willoughby Council is seeking feedback from the community to determine the acceptable level of service provision.

We need to know how you use community assets, whether they meet your expectations and how we should prioritise future works so we can develop strategies for their management.

Consultation will seek your opinions about community assets in terms of physical condition and appearance, capacity, fitness for purpose and whether there are enough of them in the right places.

Visit www.haveyoursaywilloughby.com.au to be involved in the online forum and to receive project updates. Council will also hold community workshops, public meetings and information stalls through 2013.



Buildings

Replacement value: \$296.7M

- 45 amenities
- 7 child care centres
- 23 commercial premises
- 17 community centres
- 3 council halls
- 22 council housing units
- 8 council libraries
- 1 council office
- 3 depots
- 1 investment property

Building assets provide facilities for council services such as child care, libraries, cultural activities, leisure and recreation, commercial and retail activities, council offices and public amenities.

Council's buildings and facilities are essential for Council to undertake its core duties, and provide the community with venues for community services, physical fitness and cultural enjoyment.

Some of the buildings under Council's care and control include:

- All libraries
- Willoughby Leisure Centre
- Willoughby Incinerator
- Willoughby Park Centre
- Dougherty Centre
- Zenith Theatre
- The Concourse

Physical condition

The majority of Council's buildings were constructed between 1970 and 1990 with some historical buildings dating back to 1910. Condition ratings for buildings are carried out at a component level so that assessments include structural elements, fit-out, fire and emergency services and moving parts such as lifts and air conditioning.

Average condition of buildings:



Building components are rated on a scale of zero to five, where zero means the asset is in brand new or excellent condition and five means the asset is at the end of its life and no longer able to provide service.

Operations and maintenance

A combination of maintenance, renewal and upgrade work is required to keep buildings operating at an acceptable and safe level. Some of this work includes:

- Painting
- Plumbing

- Electrical work
- Mechanical work
- Vandalism repair and graffiti removal
- Landscape maintenance

In the 2011/12 financial year, approximately \$2.82M was spent on the maintenance of community buildings.

Planning for the future

A large number of buildings will be due for renewal around the same time due to the condensed period of construction between 1970 and 1990. This will require significant funding and careful planning.

Buildings are divided into three hierarchical levels for the purposes of determining levels of service and to assist with programming of future works:

- Premium (9 buildings)
- High (50 buildings)
- Standard (72 buildings)

Willoughby's population is expected to age over the following 20 years and demand for aged care will increase. Even if Council does not provide aged care directly, it will play an advocacy role and perhaps partner with developers where necessary to ensure sufficient facilities exist to meet the community's changing needs.

