City of Prospect

Asset Management Plan
Building

2026 | 2036



Adopted 25 August 2026

CITY OF PROSPECT

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Complete List of Council-owned Building Assets

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Building Component Renewal Profile

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Long Term Financial Plan Assumptions 2026-27 to 2035-36

Abbreviations

AMP	Asset Management Plan
AS	Australian Standard
BAMP	Building Asset Management Plan
DAIP	Disability Access and Inclusion Plan
DDA	Disability Discrimination Act
ELT	Executive Leadership Team
IIMM	International Infrastructure Management Manual
LOS	Level of Service
LTFP	Long Term Financial Plan
PLP	Prospect Lifestyle Precinct
SCP	Strategic Community Plan
WHS	Work Health and Safety

Executive Summary

City of Prospect owns and manages a diverse portfolio of building assets that support the delivery of essential civic, community, sporting, commercial and public services. These assets play a critical role in enabling community participation, supporting local identity, facilitating economic activity and ensuring the effective operation of Council services.

This Building Asset Management Plan (BAMP) sets out Council's approach to managing its building portfolio over the ten-year period from 2026-2027 to 2035-2036, ensuring buildings remain safe, functional, compliant and fit for purpose while supporting the objectives of the *Strategic Community Plan 2023–2027* and the *Long-Term Financial Plan*. The BAMP has been prepared in accordance with the requirements of the *Local Government Act 1999* and aligns with contemporary asset management practices, including the *International Infrastructure Management Manual* and ISO 55000 principles.

Council's building portfolio comprises **76 assets** with a total current replacement value of approximately **$65.23 million** (2024 revaluation). Assets include the Payinthi Civic and Community Hub, community halls, sporting facilities, commercial buildings, public amenities and ancillary structures such as sheds. Overall, the portfolio is performing well and reflects a relatively well-maintained but maturing asset base.

The most recent condition audit indicates that:

- Approximately 96% of building components are in Good to Fair condition (Condition 2–3)
- Around 3% are in Poor condition (Condition 4) and require prioritised renewal
- No assets were assessed as being in Very Poor Condition (Condition 5)

While current service levels are largely being met, the condition and remaining useful life profile highlights a growing renewal challenge over the next decade. Many components are approaching end-of-life and will require timely intervention to avoid escalating maintenance costs, service disruption or safety risks.

Total **building renewal demand** over the ten-year planning period is estimated at approximately **$5.48 million**, driven primarily by end-of-useful-life components in sporting facilities, community buildings and public amenities. Immediate renewal priorities (Condition 4 asset components) are largely concentrated within high-use precincts, particularly Prospect Oval and Memorial Gardens, reflecting ageing infrastructure and high utilisation.

The BAMP identifies several key drivers influencing future building investment, including:

- Population growth and urban infill increasing demand on Council facilities
- Rising community expectations for accessibility, inclusion, amenity and sustainability
- Increasing compliance obligations (DDA, WHS, fire safety and heritage requirements)
- Climate change impacts on building performance and lifecycle costs

To respond to these pressures, the BAMP adopts a risk-based, whole-of-lifecycle approach to managing building assets. Investment decisions are prioritised based on public safety, compliance risk, utilisation, asset condition and community value, and are integrated with the Council's financial planning frameworks.

Financial modelling indicates that Council's current Long-Term Financial Plan provides sufficient overall funding capacity to meet identified building renewal needs, with approximately **$10.20 million** allocated to renewal over the next decade. However, the timing of allocations does not always align with the relatively steady pattern of renewal demand identified through asset modelling. This presents an opportunity to further refine the Long Term Financial Plan to smooth year-to-year expenditure and improve predictability and delivery of renewal works.

In addition to renewal funding, the Council has committed to:

- Approximately **$6.4 million** in **building maintenance** over ten years
- An ongoing **new and upgrade** allocation of approximately **$500,000/per year**, equivalent to 0.8% of building replacement value, supporting accessibility upgrades, sustainability initiatives, public toilet renewals and targeted facility improvements. The $500,000/per year baseline sits within a total envelope of $9.63 million, which includes endorsed strategic projects and relevant indexation.

Major strategic projects, most notably the Prospect Lifestyle Precinct, sit outside the scope of standard renewal and upgrade allocations and will require separate business cases, staged delivery and alternative funding mechanisms. This approach ensures that city-shaping projects do not compromise investment in the broader building portfolio.

This BAMP also establishes a clear framework for continuous improvement, including actions to strengthen asset data confidence, enhance utilisation monitoring, improve integration with Community Land Management Plans, and progressively mature the Council's building asset management capability. The BAMP will be reviewed regularly to ensure it remains aligned with legislative requirements, financial planning cycles and evolving community needs.

Overall, this BAMP provides Council with a clear, evidence-based and financially responsible roadmap for managing its building assets over the next decade. It supports informed decision-making, protects community investment, and ensures that the Council's buildings continue to contribute positively to community wellbeing, service delivery and long-term sustainability.

Key Numbers at a Glance

Building Portfolio Snapshot (2024)

- Number of assets: 76
- Replacement value: ~$65.23 million
- Asset categories: Civic, Community, Sporting, Commercial, Public Amenities, Sheds

Condition Profile

- 96% of components in Good to Fair (Condition 2–3)
- ~3% in Poor condition (Condition 4)
- 0% in Very Poor condition (Condition 5)

10-Year Financial Outlook (2026/27–2035/36)

- Maintenance: ~$6.4 million total (~$640k p.a.)
- Renewal demand: ~$5.48 million
- Renewal funding allocated (LTFP): ~$10.20 million
- New / upgrade allocation: ~0.8% of replacement value (~$500k p.a.)

Key Strategic Projects

- Prospect Lifestyle Precinct (funded outside core renewal allocations)
- Depot Relocation

1 Introduction

The City of Prospect delivers a wide range of services to its community and visitors, supported by an extensive network of Council-owned infrastructure.

Under the *Local Government Act 1999* (the Act), Council is required to prepare and maintain Infrastructure and Asset Management Plans (AMPs) and a Long-Term Financial Plan (LTFP), each covering a minimum period of ten years. These documents form part of Council's suite of strategic planning documents and ensure that asset management decisions are aligned with Council's overarching strategic direction.

City of Prospect's suite of Asset Management Plans consists of four key documents, each addressing a major asset class of Council infrastructure: Transport, Stormwater, Building, and Recreation and Open Space. Together, these AMPs provide a coordinated and consistent approach to managing Council's asset base.

While the AMPs and the LTFP are interdependent, each document serves a distinct purpose. AMPs provide the framework for managing the Council's infrastructure and major assets across their entire lifecycle, including the identification of future renewal, upgrade and maintenance requirements. The LTFP outlines how these requirements will be funded by identifying and allocating the financial resources needed over time.

The Building Asset Management Plan (BAMP) provides the framework for how Council will manage its building portfolio so that assets remain safe, functional and aligned with community expectations. Council's building portfolio comprises of all Council owned civic, community and commercial buildings, sporting facilities, public amenities and sheds. It supports responsible long-term decision-making by outlining the lifecycle costs associated with operating, maintaining, renewing, upgrading and where appropriate, disposing of building assets.

The Council's buildings represent a significant community investment, with a total replacement value of approximately $65.23 million (2024 revaluation). These assets underpin key community services and activities, including civic administration, cultural programs, sport and recreation, learning, and social connection. Ensuring that they continue to perform effectively is essential to achieving Council's strategic goals and supporting community wellbeing.

This BAMP is a dynamic document with a ten-year planning horizon. It will be reviewed and updated on a regular basis to maintain alignment with legislative requirements, the Council's financial planning cycles and evolving community needs. The Plan provides a clear framework for guiding future investment in the Council's building infrastructure and for integrating asset management decisions into broader organisational planning.

1.1 Why Council needs Asset Management Plans

Asset Management Plans are essential tools that enable Council to manage its infrastructure in a coordinated, transparent and financially sustainable manner. They guide how assets are planned, maintained and renewed, ensuring that the services they support can be delivered safely, efficiently and in line with community expectations over the short, medium and long term.

For building assets, this involves adopting a structured lifecycle approach, from acquisition through to maintenance, renewal and eventual disposal. The BAMP outlines service levels, identifies risks, determines funding requirements, and sets long-term investment priorities. By adopting this approach, the Plan supports informed decision making and helps ensure Council's building portfolio remains safe, functional and fit for purpose over time.

The specific objectives of this BAMP are to:

- Apply contemporary asset management principles, informed by the International Standard for Asset Management ISO 55000.
- Strengthen alignment between building asset decisions and Council's strategic objectives.

- Improve transparency by outlining responsibilities and decision-making processes.
- Identify funding needs to support the sustainable delivery of building-related services.

Through this AMP, the Council continues to mature its asset management practices, placing emphasis on integrating renewal, upgrade and operational planning so that investment decisions maximise community value.

1.2 Background

The City of Prospect's building assets provide the physical spaces that enable civic administration, community programs, cultural activity, sport and recreation, and essential public services. These buildings contribute directly to the social, cultural and economic vitality of the City, supporting participation, community identity and quality of life.

This BAMP replaces the 2023 version and outlines how Council will manage its building portfolio over the next ten years. It provides an overview of the portfolio, identifies key challenges and opportunities, and describes the lifecycle strategies that will guide future maintenance, renewal and investment decisions.

The objectives of this plan are to:

- Deliver the required levels of service in the most cost-effective and sustainable manner for current and future users.
- Manage buildings efficiently throughout their lifecycle, including operation, maintenance, renewal, upgrade, and disposal, where appropriate.
- Meet all relevant statutory, regulatory and safety obligations.
- Align building asset management with Council's strategic goals and community expectations.
- Communicate funding requirements transparently to support responsible long-term financial planning.
- Integrate sustainability and resilience principles to support environmental and climate adaptation objectives.
- Monitor building performance and implement continuous improvement initiatives to enhance service delivery, efficiency, and sustainability.

This plan defines the scope of building-related services to be provided, how they will be delivered, and what resources are required to sustain them. It establishes a clear line of sight between asset decisions and the community outcomes articulated in the *City of Prospect Strategic Community Plan 2023-2027*.

The building assets included in this AMP are:

- **Civic Buildings** – including Payinthi, Council's civic and community hub.
- **Community Buildings** – multipurpose halls, community centres, and leased facilities that support cultural and social activities.
- **Sporting Facilities** – clubrooms, changerooms, and ancillary facilities that support sport and active recreation.
- **Commercial Buildings** – income-generating properties that support local economic activity and contribute revenue to community services.
- **Public Amenities** – standalone public toilets located across the City.
- **Sheds** – storage and utility buildings that support operations, maintenance, and club activities.

Together, these assets represent a community investment of approximately $65.23 million (2024 revaluation). Effective management of this portfolio is essential to ensure buildings remain safe, functional and responsive to the needs of the community into the future.

1.3 Plans, Strategies and Policies

This BAMP aligns with a number of Council's strategic and operational frameworks to ensure consistency in infrastructure investment and service delivery. This BAMP is to be read in conjunction with the key strategic documents and policies outlined in **Table 1**.

Table 1 - Plans, Strategies & Policies

Document	Relevance to the Building AMP
City of Prospect Strategic Community Plan2023-2027	Sets Council's vision and strategic priorities. The BAMP supports delivery through planned investment in safe, accessible and sustainable building assets.
Long Term Financial Plan (LTFP)	Ensures financial sustainability by aligning long-term funding forecasts with the lifecycle renewal, upgrade and maintenance requirements of Council's building infrastructure. The AMP informs and is informed by the LTFP.
Asset Management Policy (2023)	Establishes Council's commitment to responsible asset stewardship, guiding principles and governance structures that underpin the AMP.
Annual Business Plan & Budget	Operationalises BAMP priorities each year, by allocating funding for building renewals, upgrades, and maintenance
Community Facility Lease & Licence Policy	Establishes the framework for leasing and licensing the Council's buildings, ensuring equitable access, community benefit, and alignment with strategic goals like inclusion and cultural engagement
Community Land Management Plan	Governs the use and management of community land and associated buildings. The CLMPs establish requirements for leasing and licensing arrangements, maintenance expectations, and site-specific development constraints. These provisions guide renewal planning and ensure building upgrades remain consistent with approved land management objectives.
Economic Development Growth Strategy 2023-2027	Recognises the role of Council's buildings in supporting local economic activity, employment and precinct vitality.
Disability Access and Inclusion Plan 2026-2030	Ensures building renewals and upgrades deliver equitable, inclusive and accessible outcomes.
"Better Living Better Health" – Eastern Health Authority Public Health & Wellbeing Plan 2020-2025	Informs building design and upgrades that support health, wellbeing, accessibility and age-friendly environments.
Cities Power Partnership Pledge	Commitment to reducing emissions through initiatives like rooftop solar on civic buildings, renewable energy procurement, and energy-efficient retrofits.
Resilient East	A regional climate adaption partnership that informs how Council buildings are planned, designed, upgraded, adapted and maintained to respond to climate risks such as heatwaves, storms, and flooding.

Document	Relevance to the Building AMP
Open Space Strategy 2018	Guides the provision, renewal and upgrade of buildings and structures within parks and reserves to support community use, accessibility and long-term asset functionality.
Tree Strategy 2021–2026	Complements building and precinct planning by recognising the role of trees in cooling, shading, and improving resilience of the built environment.

1.4 BAMP Framework

Council has developed this Building Asset Management Plan to a *Core Asset Management* level, in accordance with the *International Infrastructure Management Manual* (IIMM). This approach provides a practical, risk-aware, and resource-efficient foundation for decision-making, while aligning with contemporary industry standards and the International Standard for Asset Management ISO 55000 series.

Core Asset Management focuses on the application of fundamental practices, including a comprehensive asset register, defined levels of service, condition and risk assessments, and long-term financial forecasts. This ensures that Council can deliver cost-effective building-related services using reliable data and structured planning, without the need for advanced optimisation tools.

The IIMM framework supports Council in managing building assets across their full lifecycle—from planning and acquisition through to operation, maintenance, renewal, and eventual disposal. It provides a structured approach that integrates technical, financial, and community service objectives, ensuring that investment decisions are robust, transparent, and responsive to both current and future community needs.

This AMP reflects the following IIMM-aligned components:

- **Strategic Alignment** – Ensures Council's building management is guided by the *City of Prospect Strategic Community Plan 2023-2027*, the Long-Term Financial Plan, and supporting strategies and policies.
- **Lifecycle Management** – Applies a whole-of-life approach to optimise the performance, cost, and condition of buildings over time.
- **Levels of Service** – Defines what the community can expect from the Council's buildings, balancing amenity, compliance, affordability, and risk.
- **Demand Forecasting** – Considers demographic change, community service trends, and expectations for facilities such as community centres, sports clubs, and public toilets.
- **Risk Management** – Identifies and manages risks to public safety, regulatory compliance, and service continuity in the building portfolio.
- **Financial Planning** – Integrates asset renewal, maintenance, and upgrade requirements into the Council's Long-Term Financial Plan.
- **Continuous Improvement** – Commits to ongoing monitoring, evaluation, and refinement of building asset practices, data, and systems.

By applying the IIMM framework, Council ensures that its building asset management practices support long-term sustainability, operational efficiency, and the evolving expectations of our community.

1.5 Key Stakeholders

Council's building assets support the daily activities of a broad and diverse cross-section of the community. These facilities must perform effectively, safely, and consistently for a wide range of users from residents and sporting clubs to businesses, community groups, and visitors.

To ensure the Council's investment decisions reflect both community priorities and regulatory obligations, it is essential to engage with stakeholders who are directly impacted by the condition and performance of these assets. Regular consultation helps define what "fit for purpose" means in practice, and supports the determination of service levels, maintenance standards, and upgrade priorities.

Table 2 outlines the key stakeholder groups for this Building Asset Management Plan. These groups are consulted to inform planning decisions, particularly in relation to levels of service, intervention thresholds, and long-term investment needs.

Table 2 - Key Stakeholders

Stakeholder	Roles in the Building Asset Management Framework
Council Elected Members	• Endorse the Building Asset Management Policy, Strategy and Plan. • Allocate funding in the Annual Budget to support building maintenance, renewal, upgrade and the acquisition of new buildings. • Allocate resources to deliver services while managing building-related risks. • Oversee strategic risks relating to compliance, safety and sustainability.
Executive Leadership Team (ELT)	• Provide organisational leadership and direction. • Align building related services with long-term planning and community expectations. • Integrate building asset risks into corporate risk frameworks. • Resource the management of buildings assets. • Support staff and Elected Member capability in asset management.
Building/Asset Management	• Lead the development and review of the BAMP. • Oversee building condition audits, inspections and risk-based investment planning. • Manage lifecycle delivery of renewal, maintenance and upgrade programs. • Ensure compliance with building codes, accessibility standards, and heritage obligations. • Promote continuous improvement and awareness of building asset practices.
Finance Department	• Ensure accurate valuations and audit-compliant financial reporting. • Support long-term financial sustainability through risk-informed planning. • Maintain financial policies for capitalisation, revaluation and depreciation of building assets.
Operations & Maintenance	• Conduct building programmed maintenance and minor works in line with service levels. • Report building risks, damages and service issues. • Engage with community users to align day-to-day operations with service expectation.
Community Users and Tenants	• Provide feedback on the suitability, safety, and accessibility of facilities. • Partner with Council to co-fund upgrades or manage shared risks.

Stakeholder	Roles in the Building Asset Management Framework
	• Manage the operations and maintenance of buildings in accordance with relevant occupancy agreements with Council. • Provide an annual Facility Management Report to inform Council on building performance, maintenance, and operational outcomes.
External Partners & Regulators	• Provide grants or funding for major projects. • Regulate compliance with building, heritage, environmental, and accessibility legislation • Collaborate on regional initiatives such as climate resilience (e.g. Resilient East).

1.6 Goals and Objectives

City of Prospect's Vision:

"Prospect, creating community."

This BAMP plays a key role in realising the vision by ensuring the City's building assets are safe, inclusive, sustainable, and responsive to community needs. The BAMP supports Council's long-term aspirations by aligning asset planning and investment with the strategic pillars outlined in Council's Strategic Community Plan. **Table 3** outlines how the goals of this BAMP directly support the delivery of Council's strategic priorities.

Table 3 Strategic Direction Alignment with Building Asset Management Plan

Strategic Direction (Strategic Community Plan)	Building AMP Alignment
Community Value – *Empowering a thriving, engaging and welcoming city*	Buildings provide safe, welcoming and accessible spaces for cultural, civic and recreational life. Building renewals strengthen community trust, heritage identity, and participation in events, learning and volunteering.
Quality Infrastructure – *Building a sustainable, connected city*	Civic, community and sporting facilities are kept fit-for-purpose, well-utilised and valued. Building upgrade/renewal programs focus on safety, accessibility, adaptive reuse, and protecting heritage character.
Sustainability – *Actively protecting and nurturing our environment*	Building projects integrate energy efficiency, renewable energy, water conservation and climate resilience. Facilities support community education and empower the community in sustainable practices.
Funding our Future – *Future-focused for the next generation*	Long-term renewal planning ensures affordability. Grants, partnerships and commercial leases diversify income, while efficient lifecycle management reduces costs and supports prosperity.

2 Building Assets

2.1 Physical Parameters (What we have)

The Council owns and manages a diverse portfolio of 76 building assets, providing spaces for civic leadership, community gatherings, recreation, culture, commerce, and essential public services. These facilities range from the City's flagship civic hub Payinthi, through to community halls, sporting clubrooms, leased commercial premises, public amenities, and supporting sheds. Collectively, they represent a significant community investment with a current replacement value of approximately $65.23 million (2024 revaluation).

The portfolio is classified into six functional categories:

- **Civic Buildings (1):** The Payinthi building, incorporating the civic centre, library, and community spaces.
- **Community Buildings (10):** Facilities such as community centres, multipurpose halls, and leased clubrooms that support cultural, educational, and social activities.
- **Sporting Facilities (26):** Clubrooms, change facilities, and related structures that support a wide variety of sporting and recreational pursuits.
- **Commercial Buildings (4):** Income-generating properties leased to businesses, supporting local economic activity and contributing revenue to community services.
- **Public Amenities (8):** Standalone public toilet blocks located throughout the City's reserves and precincts.
- **Sheds (27):** Storage, maintenance, and ancillary structures that provide support for clubs, reserves, and Council operations.

Figure 1 shows the location and distribution of the Council-owned building assets across the City of Prospect. The map identifies the location of the civic, community, sporting, commercial, public amenity facilities and sheds within the portfolio, providing spatial context for the scale and spread of the building assets that support Council services and community uses across the municipality.

A complete list of the Council-owned building assets is contained in **Appendix A.**

Most buildings are constructed from brick, concrete, or steel, while newer facilities incorporate energy-efficient design features such as solar panels, double glazing, LED lighting, and high-efficiency HVAC systems. The 2024 Condition Audit confirms that the majority of buildings are in good to fair condition (ratings 2–3), with only a small number of poor-condition assets (ratings 4–5) identified for renewal in the short term.

The average useful life of the Council's buildings ranges from approximately 40 -150 years for large civic and community facilities to 20 - 60 years for smaller structures such as sheds and public toilets. The age profile indicates that a number of facilities constructed between the 1970s and 1990s will approach renewal within the next 10 to 15 years. **Table 4** outlines the indicative average useful life that is given to building assets and key building components.

Figure 1: Building Location Map



Table 4 - Indicative Average Useful Life of Building Assets

Asset Category	Asset Component	Average Useful Life (Years)
Building Structures*	Structure	40–150
Simple Assets**	Simple Assets*	20–60
Building Components	Air Conditioning	20
	External Works	40
	Fit-out	20–50
	Flooring	20–50
	Roofing	40-150
	Services	40-60
	Solar Panels	50

* *Building Structures include civic and community facilities*

** *Simple assets include minor ancillary structures such as sheds and public amenities.*

To ensure the reliability of the asset data and identify emerging issues early, Council undertakes regular building inspections and data collection activities. These inspections form the foundation for renewal forecasting, maintenance planning, and service level reviews.

Inspections are completed on a rolling four-year cycle, supported by targeted inspections following specific incidents, maintenance requests, or community feedback. Each inspection assesses the structural, functional, and compliance condition of the building and updates the asset register accordingly.

During inspections, Council appointed contractors record:

- Building identification details, including name, location, category, and use
- Primary construction materials, roof type, and key components
- Structural and aesthetic condition ratings
- Compliance information, including accessibility, fire safety, and asbestos management, and
- Service elements such as electrical, plumbing, and HVAC systems.

Accurate and timely inspection data ensures that renewal decisions are evidence-based, maintenance priorities reflect actual asset performance, and financial planning remains grounded in up-to-date information.

The following subsections summarise each category within the Council's building portfolio, outlining their purpose, condition, replacement value and key renewal priorities.

2.1.1 Civic Buildings

The Council's civic assets are anchored by Payinthi, the flagship civic and community hub. With a replacement value of $19.24 million and an average condition rating of 2 (Good), Payinthi is Council's most significant building. Future investment in Payinthi will focus on lifecycle renewals of plant, equipment, and building systems, with the building otherwise requiring minimal intervention in the short to medium term.

2.1.2 Community Buildings

Council manages ten (10) community buildings with a combined replacement value of $5.09 million and an average condition rating of 2.4 (Good to Fair). These facilities support cultural, educational and social activities, providing flexible spaces for local organisations, community groups and recreational programs.

Many community buildings were constructed between the 1970s and 1990s and are approaching key renewal milestones. Renewal priorities include improving accessibility, compliance and functionality to align with community expectations. This Asset Management Plan supports Council's strategic priorities by providing an evidence-based framework to guide future investment decisions. Over the longer term, it will be used to inform the development of a Building Strategy to guide investment prioritisation, rationalisation and potential partnership opportunities, ensuring facilities remain well utilised and financially sustainable.

2.1.3 Commercial Buildings

Council owns four (4) commercial buildings that provide a consistent revenue stream and support local business activity within the City, one of which is the building at 142–148 Main North Road. These buildings have a combined replacement value of approximately $6.57 million and are generally in good condition, with an average rating of 2.

Commercial buildings present a relatively low renewal liability compared with community and sporting facilities. Council's approach is to maintain compliance, safety and tenant amenity to ensure these assets remain attractive for lease. Adaptive reuse and redevelopment opportunities will continue to be explored where these can deliver broader community, cultural or economic benefits. As 142–148 Main North Road is planned for demolition within the next 10 years, no money has been allocated for renewal.

2.1.4 Sporting Facilities

Council manages 26 sporting facility buildings and structures across five (5) locations within the City, with a total replacement value of approximately $31.41 million and an average condition rating of 2.4 (Fair to Good). These assets include clubrooms, changerooms, and pavilions that support a range of sporting and recreational activities.

While the majority of facilities are in serviceable condition, several assets have been identified for renewal or upgrade, including:

- Prospect Oval Toilets (NE corner) – Condition 4
- Prospect Oval Air Raid Shelter (1 structure) – Condition 4

Council's renewal focus for sporting assets is on upgrading facilities and improving accessibility in accordance with universal design principles. This includes, where appropriate, gender-equitable changerooms, accessibility, and functionality, consistent with contemporary sporting and inclusion standards. Major projects, such as the Broadview Tennis Clubroom upgrade, is an example that requires support through external funding.

2.1.5 Public Amenities

Council manages eight (8) standalone public toilets, with a combined replacement value of ~$2.29 million and an average condition score of 2.6 (Good to Fair). These facilities are essential for community wellbeing and visitor amenity. However, both the audit and the Council have highlighted issues of age, location, vandalism, and accessibility. To address this, Council has established a Public Toilet Upgrade Program, delivering one renewal or new toilet replacement at least every two years. Priority sites include Charles Cane Reserve and Memorial Gardens, identified as the poorest performing toilet facilities in the City.

2.1.6 Sheds

Council owns 27 sheds, with a total replacement value of $641,663 and an average condition of 2.6 (Good to Fair). These assets are low-value but provide essential storage and support functions for sporting clubs and reserves. Many are reaching end-of-life, and Council's strategy is to rationalise or replace sheds where justified, ensuring that renewal funding is directed towards higher-priority civic, community, and sporting facilities.

2.2 Heritage Buildings

Council's building portfolio includes a number of heritage-listed buildings that are subject to statutory heritage protections and planning controls.

These heritage buildings contribute significantly to the City of Prospect's cultural identity and sense of place. Their management requires a tailored asset management approach to ensure compliance with relevant heritage legislation while conserving identified heritage values and supporting ongoing functional use.

Maintenance, renewal and upgrade interventions for heritage assets may differ from standard building assets. Works typically prioritise repair, conservation and adaptive reuse over replacement, and may involve additional design, approval and construction requirements. As a result, heritage buildings can attract higher unit costs, longer planning timeframes and increased project complexity.

Lifecycle planning for heritage buildings is informed by applicable heritage policies and planning controls, supported by specialist advice. These considerations are embedded within Council's broader building renewal, risk and financial planning processes outlined in this BAMP.

2.3 Alignment with Community Land Management Plan

A large proportion of Council's building assets are located on Community Land and are therefore subject to the Council's adopted Community Land Management Plans (CLMPs). The CLMPs specify the permissible land uses, built form parameters, and intended community outcomes for each site, providing a framework to guide the Council's asset investment decisions. The planning, renewal, upgrade and management of building assets must be consistent with the objectives and provisions of the relevant CLMP, ensuring that investment supports the intended function of the land, manages risk, and protects long-term community values.

The BAMP recognises this framework and is intended to operate in alignment with the relevant CLMPs. While the BAMP guides the planning, renewal, replacement, and maintenance of building assets, any proposals involving changes to building footprint, expansion, or upgrades must be considered in the context of CLMP provisions and any associated statutory or consultation requirements. This approach ensures that building asset management supports the intended function of the land, safeguards long-term community outcomes, and integrates capital works planning with broader land management objectives.

2.4 Portfolio Composition

As outlined in Section 2.1, Council's building portfolio is grouped into six functional categories, reflecting the diverse role and purpose of the assets. **Table 5** summarises the number of assets in each category, their average condition, estimated useful life, and total replacement value. The table provides a snapshot of the current state of the portfolio, highlighting the scale, value, and condition of the Council's buildings and supporting evidence-based planning for maintenance, renewal, and investment decisions.

Table 5 - Building Asset Portfolio

Building Category	Number of Assets	Average Condition	Average Useful Life (yrs)	Total Replacement Value ($ million)
Civic Buildings	1 (Payinthi)	2.0 – Good	~60	$19.24
Community Buildings	10	2.4 – Good to Fair	~40	$5.09
Sporting Facilities	26	2.4 – Good to Fair	~45	$31.41
Commercial Buildings	4	2.0 – Good	~50	$6.57
Public Amenities	8	2.6 – Good to Fair	~30	$2.29
Sheds	27	2.6 – Good to Fair	~35	$0.64
TOTAL	**76**			**$65.23 Million**

Note: The Values are rounded to two decimal places. As a result, the total may differ slightly from the sum of the individual values.

3 Levels Of Service

3.1 Legislative and Regulatory Requirements

The management of building infrastructure is guided by a range of legislative and regulatory obligations at local, State and Federal Government levels. These frameworks ensure that all civic, community, sporting, commercial and public amenity buildings are planned, constructed, maintained and reported in a manner that is safe, accessible, financially accountable and legally compliant. While heritage-listed buildings are subject to these legislative and regulatory requirements, they are also subject to additional statutory heritage and planning controls that can influence the scope, timing and cost of maintenance, renewal and upgrade works.

Compliance with these frameworks is achieved through ongoing monitoring, regular inspections, and alignment with current building codes and Australian Standards. **Table 6** outlines the key legislation, standards and technical guidelines relevant to this Building Asset Management Plan. **Table 7** outlines how the legislative framework described above applies specifically to the Council's building assets and the minimum service standards that must be met.

Table 6 Legislative Framework

Legislation	Purpose of the Legislation
Aboriginal Heritage Act 1988	Provides for the protection and preservation of Aboriginal heritage in South Australia.
Australian Accounting Standards	Establishes the standards applied in preparing financial statements, relating to the valuation, revaluation, and depreciation of building assets.
Building Code of Australia	Sets minimum standards for the design, construction, performance and occupancy of buildings.
Climate Change and Greenhouse Emissions Reduction Act 2007 (SA)	Encourages the incorporation of energy efficiency, renewable energy and climate resilience measures into the design and management of buildings to reduce greenhouse gas emissions and improved climate resilience.
Disability Discrimination Act 1992	Provides protection for everyone in Australia against discrimination based on disability and promotes equitable access to buildings and services.
Environmental Protection Act	Provides for the protection of the environment and the prevention or minimisation of environmental harm and establishes the Environment Protection Authority and defines its functions and powers.
Heritage Act 1993 and Heritage Places Act 1993	Provides for the framework for identification, protection and conservation of State and Locally listed heritage places.

Legislation	Purpose of the Legislation
Local Government Act 1999.	Sets out the role, purpose, responsibilities, and powers of local government including the preparation of a Long-Term Financial Plan supported by Asset Management Plans for sustainable asset and financial management.
Planning, Development, and Infrastructure Act 2016	Regulates the use, development, and management of land and buildings through South Australia's planning system, including rules for the design, construction, and use of buildings and the facilitation of infrastructure and community-focused development.
Retail and Commercial Leases Amendment Act 2019	Regulating the leasing of certain retail and commercial properties.
Work Health and Safety Act 2012	Provides for the health, safety, and welfare of persons at work; and for other purposes.

Table 7 - Application of Legislation to Council's Building Assets

Legislation	Application to Building Assets	Legislative Service Standards
Aboriginal Heritage Act 1988	Applies to building works and maintenance activities where Aboriginal heritage may be present, requiring due diligence and statutory approvals prior to disturbance.	Building works do not adversely impact Aboriginal heritage and statutory approval processes are followed.
Australian Accounting Standards	Governs the valuation and depreciation of Council building assets for financial reporting purposes.	Building assets are valued and depreciated in accordance with applicable accounting standards and audit requirements.
Building Code of Australia	Applies to the design, construction, upgrade and change of use of Council buildings.	Buildings comply with minimum standards for safety, health, amenity, accessibility and structural performance.
Climate Change and Greenhouse Emissions Reduction Act 2007 (SA)	Influences the design, operation and upgrade of buildings to improve energy efficiency and climate resilience.	Buildings incorporate energy-efficient measures and are managed to reduce emissions and climate-related risks where practicable.
Disability Discrimination Act 1992	Requires Council buildings to be accessible and usable by people with disability.	Buildings provide equitable access and comply with applicable accessibility requirements.
Environmental Protection Act	Applies to construction, operation and maintenance activities to prevent or	Building activities comply with environmental protection

Legislation	Application to Building Assets	Legislative Service Standards
	minimise environmental harm (energy, waste, noise pollution etc).	requirements and minimise adverse environmental impacts.
Heritage Act 1993 and Heritage Places Act 1993	Applies to State and locally heritage-listed Council buildings, requiring conservation and appropriate management.	Heritage-listed buildings are maintained in a manner that conserves identified heritage values.
Local Government Act 1999	Requires sustainable management of building assets through Asset Management Plans supported by long-term financial planning.	Building assets are managed in accordance with adopted Asset Management Plans and Long-Term Financial Plans.
Planning, Development and Infrastructure Act 2016	Regulates planning and building approvals and ongoing compliance for Council buildings.	Buildings comply with current planning, building and regulatory approval requirements.
Retail and Commercial Leases Amendment Act 2019	Applies where Council buildings are leased for retail or commercial purposes.	Lease arrangements comply with statutory retail and commercial leasing requirements.
Work Health and Safety Act 2012	Applies to the Council buildings as workplaces and public facilities, requiring the management of health and safety risks.	Buildings provide safe environments for workers and the public in accordance with WHS legislation.

3.2 Levels of Service

Levels of Service (LOS) provide the foundation for how Council manages its building assets and delivers services to the community. They establish a clear connection between community expectations, service delivery priorities and the investment required to support safe, functional and fit-for-purpose facilities. LOS guide day-to-day operational decisions as well as long-term planning, ensuring Council's approach remains customer-focused and financially responsible.

Council's Levels of Service outline:

- the service outcomes Council intends to provide through its building assets
- the required quality, functionality and performance of those assets
- the measures used to assess whether services are being delivered effectively
- the targets that inform maintenance, renewal and upgrade planning.

To support consistent decision-making, LOS are presented through two (2) complementary perspectives:

- **Community Levels of Service** – describing how the community experiences buildings, including safety, accessibility, comfort, amenity and overall satisfaction.
- **Technical Levels of Service** – setting the measurable standards, such as condition thresholds, maintenance frequencies and response times, that enable Council to achieve the community outcomes.

3.3 Community Levels of Service

Community Levels of Service (LOS) describe how people experience the Council's buildings and facilities, and what they value most in terms of safety, accessibility, functionality, amenity, comfort, responsiveness and sustainability.

The building portfolio plays a vital role in supporting community life providing spaces for civic leadership, recreation, learning, connection, and cultural expression. The community's expectations for these facilities are drawn from a combination of ongoing engagement, feedback received through customer requests and consultations, and broader community visioning undertaken as part of the *Strategic Community Plan 2023-2027*.

Community insights consistently highlight the importance of:

- Buildings that are safe, well-maintained and compliant, ensuring public confidence in their use
- Accessible and inclusive facilities that accommodate all ages, abilities and backgrounds
- Spaces that are functional, comfortable and fit for purpose, supporting diverse community and commercial activities
- Buildings that reflect the City's heritage and historic character while incorporating sustainable and modern design, and
- Responsive communication about maintenance, closures and upgrades to minimise disruption to users.

In response, Council has established a set of Community Service Objectives outlined in **Table 8** that reflect both community aspirations and operational capacity. These objectives guide how building-related services are delivered and improved over time.

Table 8 - Community Levels of Service

Key Service Outcome		Levels of Service	How Service is Measured	Service Target
	**Safety**	Buildings are safe, compliant and well-maintained to protect public users, staff and tenants.	Number of safety incidents reported, or claims made. Compliance audit results. Community feedback.	Council buildings are managed to provide a safe environment for users and to meet applicable safety requirements. Zero successful claims due to building hazards.
	**Accessibility**	Facilities are inclusive and provide equitable access for all users, including people with disabilities, mobility aids and prams.	Building assessments. Access improvement programs. User feedback.;	Principles of Universal Design are considered in the planning, design and upgrade of all Council buildings, with improvements prioritised where barriers are identified. All new builds to comply with current standards.

Key Service Outcome		Levels of Service	How Service is Measured	Service Target
	**Functionality**	Buildings are designed and maintained to support their intended use and community demand.	User and stakeholder feedback. Utilisation rates and service reviews. Alignment with building purpose.	Buildings continue to support their intended purpose and community activities. Facilities meet functional requirements for service delivery and building use.
	**Amenity & Comfort**	Facilities are clean, visually appealing, comfortable and support a positive user experience.	Community and user group feedback and requests. Building cleanliness audits. Maintenance records.	Buildings are presented and maintained at a standard appropriate to their use and community expectations. Cleaning schedules completed ≥ 90% on time.
	**Responsiveness**	Requests, maintenance issues and feedback are managed promptly and communicated effectively to users.	Customer requests. Community feedback. Satisfaction with the Council's communication.	Building-related requests are responded to in accordance with the Council's adopted service standards.
	**Sustainability**	Buildings are managed to minimise environmental impact and operating costs through energy-efficient design and maintenance.	Delivery of sustainability initiatives to minimise environmental impact and operating costs through energy-efficient design and maintenance. Progress against related strategies.	Sustainability principles are incorporated into the planning, design and renewal of Council buildings where feasible and aligned with adopted strategies. Sustainability features are incorporated into all new and renewed buildings.

These service outcomes reflect the community's expectations that buildings will remain safe, inclusive and welcoming while continuing to meet modern standards of design, functionality and sustainability.

Council will continue to monitor satisfaction levels through community surveys, tenant feedback, and operational reporting to ensure that building assets continue to deliver services that support a thriving, connected and sustainable city.

3.4 Technical Levels of Service

Technical Levels of Service define the measurable standards and performance indicators that guide how Council manages its building assets. These technical measures ensure that the community outcomes identified in Section 3.3 are achieved through consistent operational practices, risk management, and evidence-based investment decisions.

Performance targets are reviewed periodically to reflect asset condition trends, community expectations, available resources and legislative requirements. Data is drawn from condition audits, building inspections, maintenance logs, customer service requests and energy performance monitoring.

Table 9 outlines the Council's Technical Levels of Service in relation to its building assets.

Table 9 - Technical Levels of Service

Key Service Outcome		Levels of Service	How Service is Measured	Service Target
	**Condition**	Building assets are maintained in a good serviceable and structural condition that supports safe and reliable use.	Regular proactive and reactive maintenance programs in place. Average building condition rating (0 = Excellent, 5 = Very Poor). Completion of inspection cycles	Building condition is maintained through planned and unplanned maintenance to sustain the expected service life. ≥ 80 % of buildings rated "Good" or better. 100 % of scheduled condition audits completed within each 4-year cycle.
	**Renewal**	Renewal works are prioritised and delivered in line with lifecycle needs, risk and utilisation.	Asset Sustainability Ratio (actual vs. planned spend). Compliance with capital works program.	Renewal planning and delivery is undertaken to maintain building functionality and prioritise high-risk assets. Asset Sustainability Ratio ≥ 90 % (rolling 4-year average).
	**Utilisation**	Building use aligns with intended purpose and community demand. Under-used assets are identified for optimisation or rationalisation. Network provides adequate coverage	Occupancy/utilisation rates for community and sporting buildings. Tenant and user feedback. Booking data. Community Satisfaction Survey	Community building utilisation is regularly reviewed to inform optimisation, renewal, or rationalisation decisions consistent with Council priorities and service needs.

Key Service Outcome		Levels of Service	How Service is Measured	Service Target
		and performance for intended users.		Annual review of leased assets via Facility Management Report submitted by lessees Community survey rating of buildings is "good" or better.
	**Safety & Compliance**	Buildings comply with WHS, fire safety, accessibility and structural requirements.	Completion of corrective actions arising from incident investigations. Safety inspections undertaken. Fire safety certification and asbestos and risk registers.	Safety and compliance obligations are met through scheduled inspections and maintenance, in accordance with legislative and regulatory requirements. 100 % completion of annual WHS and fire safety inspections.
	**Maintenance Responsiveness**	Reactive and preventive maintenance is completed within established timeframes to maintain structural integrity and prevent asset failure.	Maintenance request and completion logs. Preventive maintenance schedules. Inspection outcomes.	Maintenance activities are delivered in accordance with Council's adopted maintenance standards and prioritisation guidelines.
	**Sustainability & Efficiency**	Buildings are operated to minimise environmental impact and reduce lifecycle costs.	Energy and water consumption metrics. inclusion of energy-efficient design in new and renewed buildings. Number of sustainability upgrades implemented.	Sustainability principles are incorporated into planning, design, renewal and operation of Council buildings where feasible.

These technical standards are reviewed through the Council's asset management systems and reported annually through service planning, budget processes and condition audit updates. Together, they ensure that the City of Prospect's building assets continue to provide safe, functional and sustainable facilities that meet the expectations of the community.

4 Future Demands

The City of Prospect's building asset portfolio must continue to evolve in response to emerging social, environmental and legislative changes. This section identifies the key drivers influencing future demand for building assets and outlines the implications for how Council will plan, renew and invest over the next ten (10) years.

4.1 Demand Drivers

4.1.1 Population growth and infill

The Greater Adelaide Regional Plan identifies strategic infill areas within the established Adelaide metropolitan area that are well-serviced by infrastructure and public transport and prioritises higher-density development in these locations to meet long-term housing needs. Within this framework, the City of Prospect is designated as both a State Significant Infill Area and a Local Infill Investigation Area, reflecting its strategic role in accommodating population growth through redevelopment and urban consolidation.

As infill development continues across the City of Prospect and the surrounding council areas, population growth is expected to place increased demand on Council-owned building assets, including civic, community, sporting and amenity facilities. The City's buildings increasingly serve a broader catchment beyond local residents due to their accessibility and central location, which means higher utilisation and greater reliance on shared infrastructure.

These trends have direct implications for building asset planning and management. Council's building assets must be capable of supporting higher levels of use, expanded service delivery, and cross-council catchment demand, while continuing to meet accessibility, safety and service standards. Ensuring assets remain fit-for-purpose, well-maintained and appropriately upgraded is therefore critical to sustaining service delivery and community amenity as urban consolidation continues.

4.1.2 Changing community expectations and accessibility standards

As the City's population grows and becomes more diverse, community expectations for inclusive, flexible and high-quality facilities rise. Council needs to ensure that its building assets comply with the *Disability Discrimination Act 1992* and the City's *Disability Access and Inclusion Plan 2026-2030*, while maintaining high levels of amenity and functionality.

Council has adopted the principles of Universal Design through its *Disability Access and Inclusion Plan 2026–2030*, recognising the importance of creating environments that are accessible, inclusive and usable by all people, to the greatest extent possible, without the need for adaptation or specialised design. These principles will continue to inform the planning, renewal, upgrade and delivery of Council building assets.

All of Council's buildings need to be capable of accommodating a broader demographic profile, including families, older residents, and multicultural groups. These trends emphasise the need to integrate accessibility, inclusivity, and adaptability into both renewal programs and new asset design to meet current and future community expectations.

4.1.3 Sustainability, climate resilience and energy efficiency

Increased population density and infill development place greater demands on infrastructure, energy, stormwater and service delivery. Council's building renewal and upgrade programs need to respond to these challenges by incorporating climate change adaptation, energy efficiency, and sustainable construction principles.

Building assets must be capable of handling higher occupancy, multi-use programming and efficient servicing while minimising environmental impact. Proactive consideration of sustainable materials, energy-efficient systems, and resilient infrastructure will ensure that buildings remain functional, cost-effective, and responsive to the challenges of urban intensification and climate change.

4.1.4 Regulatory and legislative change

Future updates to building codes, heritage protection requirements, accessibility standards and environmental regulations will continue to influence building asset renewal and upgrade priorities. Ensuring compliance with current and emerging legislation requires ongoing monitoring and may increase costs associated with retrofitting older building assets.

Council's *Asset Management Policy* reinforces the importance of proactive planning to ensure all building investments remain safe, compliant with regulatory obligations and financially responsible.

4.1.5 Service delivery and functionality shifts

As buildings experience higher utilisation within an increasingly dense urban environment, they must be capable of supporting multiple functions across both day and evening operations. Many facilities also serve broader catchments, including neighbouring councils or regional organisations, which increase their strategic importance and functional demand.

Ongoing monitoring of asset utilisation is critical to identify under-utilised or overburdened facilities. Where appropriate, joint use, adaptive reuse, or strategic partnerships should be pursued to optimise functionality, maximise value from existing assets, and ensure that buildings continue to meet evolving community needs efficiently and effectively.

4.1.6 Technology and Innovation

Advances in building-related technologies are shaping how Council's assets are operated, maintained, and used. This includes building management systems, security and access controls, audio-visual infrastructure, energy monitoring, and digital connectivity. Community facilities are increasingly expected to support flexible, technology-enabled service delivery.

These changes have implications for renewal and investment planning. Council's building assets must be capable of integrating new technology over time while managing outdated and ageing infrastructure and whole-of-life costs. Renewal and upgrade of building assets should consider technology adaptability alongside the core building materials and services to ensure assets remain functional, efficient, and fit-for-purpose.

4.2 Implications for Building Asset Management

Given these drivers, the following implications will shape the management of the building portfolio over the next ten (10) years:

- Renewal and upgrade programs must prioritise high-use, high-community-value buildings which are capable of accommodating population growth.
- Flexibility, accessibility and sustainability must be built into design and renewal scopes to ensure that assets can support greater intensity and changing usage patterns.
- Monitoring of building utilisation, particularly in response to increased community demand and to a lesser degree, use by residents of neighbouring councils or shared catchments, will inform decisions on whether to adapt or expand assets.
- Investment planning must reflect the increased cost burden associated with high-density usage, retrofit compliance and sustainability upgrades.
- Data collection relating to building usage hours, external user groups, and shared-regional use, must be more consistently applied to ensure asset planning aligns with the new infill-led context.
- New or repurposed facilities may be required to support the population growth, however, investment in new assets must be balanced against the renewal of existing assets to maintain long-term financial sustainability.

4.2.1 CLMPs Strategic Precincts

The Council's two Community Land Management Plans (CLMPs) – namely City of Prospect and Prospect Lifestyle Precinct, identify the following key reserves, Prospect Oval, Broadview Oval, George Whittle Reserve and Charles Cane Reserve as Regional or District Level open space precincts and priority areas for future improvements. These designations inform renewal timing and investment focus within this BAMP, ensuring building upgrades align with adopted masterplans, broader open space improvements and community expectations.

4.2.2 Prospect Lifestyle Precinct

The Prospect Lifestyle Precinct (PLP) is a transformative, Council-led initiative guided by an endorsed Masterplan centred on Prospect Oval and encompassing the area bounded by Main North Road, Memorial Gardens and Willcox Avenue. Integrating community, mixed-use and residential land uses, the PLP is envisaged as a vibrant destination for health, wellness, fitness and sport that encourages participation, strengthens community connection and supports local economic growth.

As Council's most significant integrated open space and community infrastructure project, the PLP Masterplan establishes a coordinated framework for the renewal, replacement and potential expansion of building assets to improve functionality, accessibility and sustainability. While specific details of the PLP are still being finalised, future iterations of the BAMP will support its delivery by aligning asset lifecycle planning, renewal timing, and investment priorities with the staged implementation of the Masterplan.

Funding and delivery considerations are addressed separately under Section 6.6.2 (Works Outside the Allocation – Prospect Lifestyle Precinct), recognising that delivery may require significant capital investment to ensure that major strategic projects do not compromise resources for ongoing building upgrades elsewhere in the City.

4.3 Approach to Addressing Future Demands

Council's response to these emerging pressures will be achieved through:

1. **Managing existing assets effectively** – by maintaining accurate condition and usage data, applying risk-based maintenance, and maximising remaining useful life.

2. **Upgrading and renewing assets** – to ensure the Council's buildings continue to meet evolving standards of accessibility, sustainability and community functionality under increased load.

3. **Providing new or repurposed assets** – only where evidence of demand, catchment expansion or service gaps exist; exploring partnerships and shared-use models to reduce financial burden and optimise outcomes.

The Long-Term Financial Plan and Annual Business Plan will reflect this approach, ensuring that building investment decisions remain aligned with community needs, regional growth, and sustainable service delivery.

Table 10 summarises the key drivers of future demand for the Council's building assets, along with the associated impacts and the broad strategies that may be used to respond.

Table 10 - Future Demands

Drivers	Current Position (Evidence-Based)	Demand Forecast (Evidence-Based)	Demand Impact	Demand Management Plan (Linked to Council Strategies)	Impact on Assets
Population Growth & Demographic Change	• Population 21,559 (ABS 2021) • +6.7% growth since 2016 • 33% born overseas • 13.8% aged 65+ • Avg. household size 2.3	• Projected ~23,000 by 2036 • 20% growth of 65+ group • Increasing cultural diversity	• Higher demand for inclusive, flexible and age-friendly buildings	• Strategic Community Plan 2023 – 2027 • DAIP 2026-2030 • Community Land Management Plans	• Increased renewal scope • Accessibility and functional upgrades
Urban Infill & Regional Growth (Greater Adelaide Regional Plan)	• State Significant Infill Area • Local Infill Investigation Area • Increased infill in neighbouring councils	• 70% of new dwellings via infill • Greater regional facility use	• Higher utilisation of community & sporting facilities	• Greater Adelaide Regional Plan alignment • Shared-use planning • LTFP integration	• Increased wear & demand • Potential need for added capacity
Changing Community Expectations	• Growing expectations for safety, comfort, accessibility & modern amenity • Universal Design principles adopted in DAIP	• Rising expectations for universal access. Inclusive design & contemporary facility standards	• Higher maintenance, renewal & upgrade standards • Increased focus on accessibility, adaptability and user experience	• DAIP compliance • Universal Design principles integrated into new asset planning and renewal • Strategic Community Plan objectives • Community Land Management Plans review and engagement	• Upgrades to accessibility, finishes, ICT, lighting & amenities • Increased integration of inclusive and adaptable design features
Sustainability & Climate Resilience	• Solar, LED & efficiency upgrades underway • Environmental Action Plan active	• Increasing demand for low-emission and	• Need for sustainable retrofits & climate adaptation works	• Resilient East climate principles	• Reduced running costs • Higher upfront investment

Drivers	Current Position (Evidence-Based)	Demand Forecast (Evidence-Based)	Demand Impact	Demand Management Plan (Linked to Council Strategies)	Impact on Assets
	• Resilient East partnership	climate-ready facilities			
Regulatory & Legislative Change	• Compliance maintained (NCC, WHS, DDA, heritage etc.)	• Stricter future requirements expected	• More compliance-driven upgrades required	• Asset Management Policy alignment • LTFP compliance funding	• Higher lifecycle & renewal costs
Service Delivery & Functionality Shifts	• Older buildings single-purpose • Demand for flexible digital spaces	• Growth in multipurpose and shared-use expectations	• Pressure on high-use facilities; under-use of others	• Adaptive reuse under Strategic Community Plan • Utilisation-based rationalisation	• Reconfigured layouts • Asset consolidation possibilities
Financial Sustainability & Cost Escalation	• Construction & OPEX costs rising faster than CPI	• Continued cost escalation forecast	• Budget pressure on renewals	• Risk-based prioritisation • LTFP forecasting • Grant-seeking (Economic Growth Strategy)	• Deferral of non-critical renewals • Lifecycle optimisation

5 Lifecycle Management

The Lifecycle Management Plan outlines how Council will manage its building assets to deliver required Levels of Service in a sustainable, efficient and timely manner. It describes the activities undertaken at each stage of the asset lifecycle from planning and acquisition, through operation and maintenance, to renewal, upgrade and disposal. This approach ensures that building assets continue to support community wellbeing, civic operations, sport and recreation, economic development, and public amenity over the long term.

Lifecycle planning is informed by:

- Condition data from the 2024 Building Revaluation and Audit
- Asset criticality, utilisation, function and risk assessments
- Council's strategic documents including the Strategic Community Plan, LTFP, Asset Management Policy, Disability Access and Inclusion Plan and Community Land Management Plans
- Legislative and regulatory requirements (Section 3)
- Community Levels of Service and Technical Levels of Service (Section 3)
- Forecast future demand (Section 4)

Together, these inputs guide how Council operates, maintains, renews and rationalises its building portfolio to deliver safe, functional and sustainable buildings for the community.

5.1 Lifecycle Management Overview

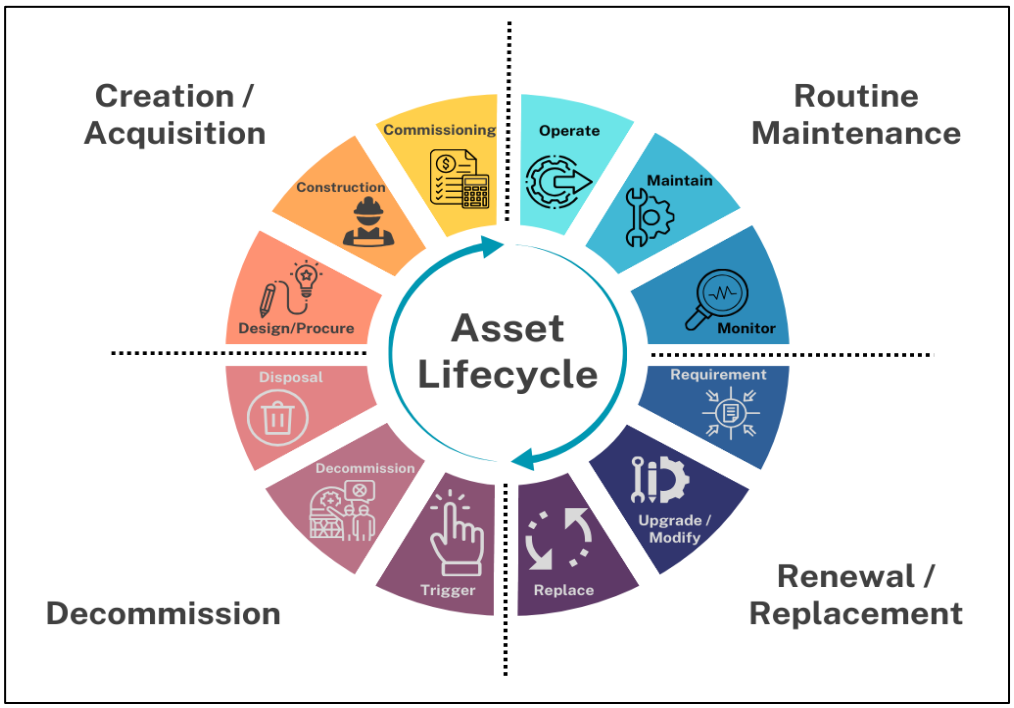
Council's building assets range in age, function and complexity, requiring a structured approach to lifecycle management. Key lifecycle activities include:

- **Operations -** ensuring buildings are open, functioning and available for use.
- **Maintenance -** planned and reactive activities to preserve asset condition and performance.
- **Renewal -** restoring building assets to their original service potential as they approach end-of-life.
- **Upgrade/Expansion -** improving functionality, compliance or capacity beyond original design.
- **Disposal/Rationalisation -** retiring assets that are no longer required or fit for purpose.

Figure 2 illustrates the continuous and cyclical nature of asset lifecycle management, demonstrating how assets transition between planning, acquisition, operation, maintenance, renewal and eventual disposal. The figure highlights that lifecycle management is not linear, but an ongoing process where information from each stage feeds back into future planning and decision-making.

This integrated lifecycle approach enables Council to optimise whole-of-life costs, proactively manage risk, and ensure that investment decisions are aligned with service delivery objectives and long-term financial sustainability. It also supports a shift from reactive to planned interventions, reducing the likelihood of asset failure and improving overall asset performance.

Figure 2 - Asset Lifecycle



Council applies a risk-based approach to all lifecycle decisions, prioritising assets based on condition, utilisation, compliance risks, safety issues, community value and alignment with Council's strategic direction.

In practice, this means that limited resources are directed toward assets that deliver the greatest community benefit or present the highest risk if not addressed, ensuring transparent and defensible decision-making.

5.2 Asset Condition

Condition assessments provide the essential evidence base for understanding the physical state, performance and remaining useful life of the Council's building assets. They enable informed decision-making by identifying where maintenance, renewal or replacement is required to sustain agreed service levels and manage risk effectively.

Council's most recent building condition audit was undertaken in 2024, with each asset visually inspected and assigned a condition rating based on observed deterioration, structural integrity and functionality. Consistent with industry best practice, condition assessments are typically carried out every three to five years to ensure asset information remains accurate and reliable for planning purposes.

Table 11 outlines the framework used to link observed asset condition to recommended maintenance or renewal actions, supporting consistent condition assessments and lifecycle planning across the Council's building assets.

Table 11 – Building Asset Condition Rating Framework

Rating	Condition	Condition Description	Action
0	Excellent	New asset with no visible signs of deterioration.	No action required
1	Very Good	Near new assets with no visible signs of deterioration.	No action required
2	Good	Early stages of minor deterioration causing no serviceability problems.	Minor defects only, no action required
3	Fair	Some obvious deterioration evident. Serviceability may be impaired slightly	Maintenance required to sustain the level of service
4	Poor	Severe deterioration evident, starting to limit the serviceability of the asset	Consider renewal
5	Very Poor	Serviceability problems needing immediate rehabilitation. Possible risk to remain in service.	Replace/dispose

Note: These condition ratings provide a standardised basis for assessing Council's building assets and guide maintenance, renewal, or replacement decisions to support agreed service levels and lifecycle planning.

The condition profile of the Council's building components indicates that the majority of assets are performing at an acceptable level, with relatively low representation in the poor condition categories.

Across the Council's building components:

- 0% were assessed as Excellent (Condition 0) condition
- 1% (2 components) are in Very Good (Condition 1) condition
- 43% (104 components) are in Good (Condition 2) condition
- 53% (127 components) are in Fair (Condition 3) condition
- 3% (7 components) are in Poor (Condition 4) condition
- 0% were assessed as Very Poor (Condition 5) condition.

When combined, approximately:

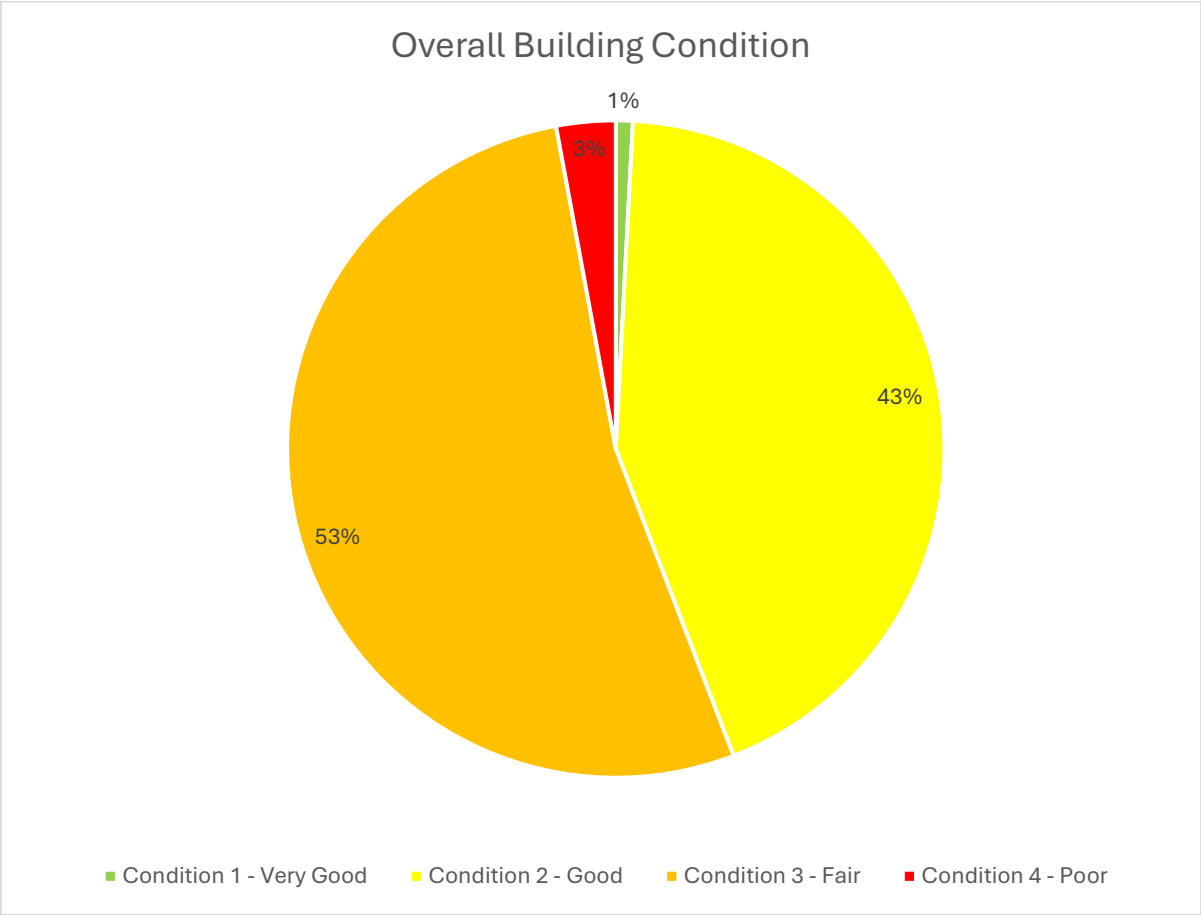
- 96% of the building portfolio is in Good to Fair (Condition 2–3) condition
- Only 3% are in Poor (Condition 4) and may require targeted renewal attention
- No buildings currently present an immediate, high-risk renewal need associated with Condition 5.

While a significant proportion (53%) of the Council's building components are classified as being in Fair condition, this is not unusual for a maturing portfolio. However, it does indicate that:

- These components are approaching the midpoint or later stages of their useful lives.
- Many are likely to transition into Poor Condition (Condition 4) within the next 5–10 years, increasing renewal demand.
- Without timely intervention, through maintenance, targeted refurbishment or planned renewal, the Council may face a concentrated renewal peak that could place pressure on future budgets.
- This reinforces the importance of ongoing condition monitoring, prioritised investment, and ensuring the LTFP is aligned with projected renewal requirements.

Figure 3 illustrates the overall distribution of building condition ratings across Council's building portfolio.

Figure 3 - Overall Buildings Condition



5.3 Operations

Operations include the day-to-day activities required to ensure buildings remain open, safe and functional. These activities support the delivery of community programs, cultural events, sporting activities, administrative services and commercial uses.

Operational activities include:

- Opening, closing and monitoring access to buildings.
- Managing bookings, leases, community hire and public access.
- Routine cleaning of offices, libraries, toilets, community halls and sporting changerooms.
- Security patrols, alarm monitoring, CCTV systems and after-hours callouts.
- Monitoring utilisation, occupancy and booking patterns.
- Managing legislative compliance functions (e.g., fire safety inspections, test and tag programs, WHS obligations, and emergency management).

Operational focus areas for the next 10 years:

- Strengthen and expand utilisation data collection for all community and sporting buildings, building on existing information collected to support operational planning and reporting.
- Review cleaning and security contracts to support higher usage and extended operating hours.
- Implement universal access improvements consistent with Disability Access and Inclusion Plan outcomes to enhance inclusivity and compliance.

- Ensure operational practices support sustainability objectives, including energy efficiency, waste reduction, indoor environmental quality.

5.4 Maintenance

Maintenance activities preserve the condition, safety and function of buildings and prevent premature deterioration. Council undertakes both planned and reactive maintenance.

5.4.1 Planned (Preventive) Maintenance

Includes scheduled inspections and servicing such as:

- HVAC servicing
- Roof and gutter cleaning
- Electrical and lighting checks
- Plumbing and drainage servicing
- Fire safety systems (AS 1851)
- Asbestos register updates
- Painting and building fabric maintenance
- Door and window hardware checks

Planned maintenance reduces lifecycle costs and minimises safety risks.

5.4.2 Reactive Maintenance

Undertaken in response to:

- Breakdowns
- Vandalism
- Weather events
- Community or tenant requests
- Urgent health or safety concerns

Council prioritises faults based on risk to safety, service continuity and statutory obligations.

5.4.3 Maintenance Approach

- All buildings inspected on a rolling four-year cycle.
- High-use or high-risk assets (e.g., public toilets, sporting changerooms, civic facilities) are subject to more frequent inspections based on risk, with additional inspections undertaken reactively as required.
- Maintenance levels aligned with Technical Levels of Service targets (Section 3.4).
- Maintenance cost trends monitored in the LTFP to maintain financial sustainability.
- Maintenance activities for buildings located on community land must reflect CLMP mandated service standards. This includes precinct-specific expectations for cleanliness, safety checks, amenity presentation and integration with open space maintenance schedules. These requirements inform both planned and reactive maintenance programs.

5.4.4 Maintenance Provision for New and Upgraded Assets

As new and upgraded building assets are delivered over the life of this Asset Management Plan, they will introduce additional ongoing operational and maintenance requirements. While new assets typically require lower levels of reactive maintenance in their early years, they still incur planned maintenance, statutory servicing, cleaning, operational management and lifecycle monitoring costs from the point of commissioning.

To ensure the long-term sustainability of Council's building portfolio and to avoid future funding shortfalls, this Asset Management Plan assumes that all new and upgraded building assets will attract an annual maintenance allowance equivalent to approximately 1.0% of their replacement value, commencing from the year the asset is operational.

This allowance is intended to cover:

- Planned preventive maintenance and statutory servicing
- Increased cleaning and operational costs associated with higher-quality or higher-use facilities
- Minor reactive works and defect rectification
- Asset inspections and condition monitoring

The 1.0% allowance reflects contemporary local government asset management practice and provides a prudent, scalable benchmark for forward financial planning. Actual maintenance requirements may vary depending on asset type, utilisation intensity, design complexity, sustainability features and occupancy arrangements, and will be reviewed through the annual budget process and Long-Term Financial Plan updates.

Where new assets are delivered through major capital projects or precinct developments, the ongoing maintenance implications will be identified in their individual business cases and incorporated into operational budgets prior to commissioning, ensuring that service levels can be sustained without placing unintended pressure on existing maintenance allocations.

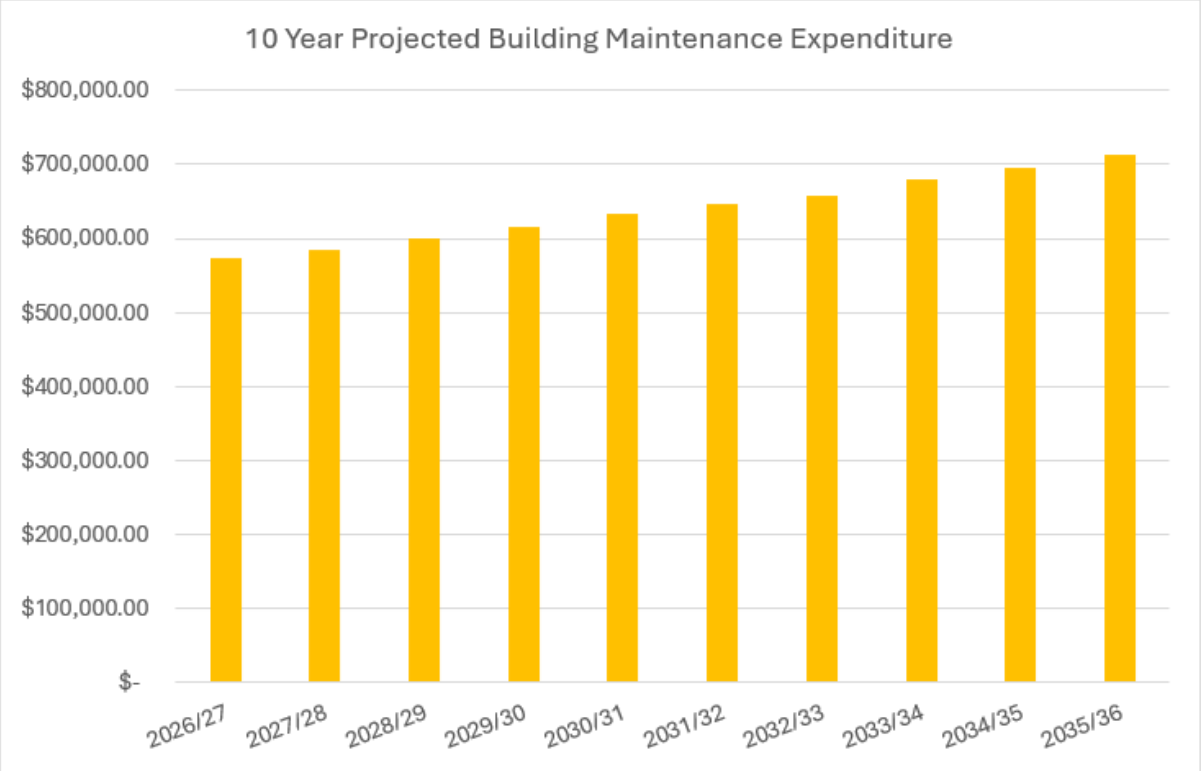
5.4.5 Summary of Future Costs

Figure 4 presents the projected maintenance expenditure for the Council's building assets over the next ten (10) years, based on allocations outlined in the Long-Term Financial Plan. Key points include:

- The LTFP allocates a total of approximately $6.4 million in building maintenance over the next decade.
- This equates to an annual average maintenance budget of around $640,000.
- Long-Term Financial Plan modelling assumes maintenance expenditure allocations will increase by 3.3% in 2026-2027 and 3.2% in 2027-2028, then reduce to 2.70% per annum for the remainder of the life of the AMP.
- This escalation accounts for rising costs in labour, construction materials, utilities, trade services and regulatory compliance, all of which directly influence building maintenance delivery.
- These budget forecasts support Council's commitment to maintaining safe, functional and fit-for-purpose community facilities, ensuring assets continue to meet service expectations.
- While the LTFP provides a structured financial pathway, Council acknowledges that actual maintenance needs may vary over time due to:
    - accelerated deterioration in ageing assets
    - increased demand on facilities
    - climate-related impacts on materials and building performance
    - evolving accessibility and safety standards.

- As a result, Council will continue to monitor actual expenditure trends and review assumptions to ensure maintenance funding remains responsive, sustainable and aligned with service delivery requirements.

Figure 4 - 10 Year Projected Building Maintenance Expenditure Forecast



Note: All values used within Figure 4 have been indexed by CPI.

5.5 Renewal

Renewal restores buildings to required service standards when they reach the end of their useful life or when condition has deteriorated. Renewal needs are identified from condition audits, lifecycle modelling and risk assessments.

5.5.1 Renewal drivers

The key drivers informing building renewal priorities are outlined below and reflect condition, compliance, performance, and demand-related factors:

- Condition ratings of 4 or 5 in the 2024 audit
- Compliance upgrades (DDA, WHS, fire safety)
- Functional obsolescence
- Poor building performance (energy efficiency, water intrusion, heat vulnerability)
- Increased utilisation due to infill and population growth
- End-of-life structural or fabric deterioration.

5.5.2 Building Renewal Priorities

Building renewal priorities have been identified using the 2024 Condition Audit and the revaluation dataset, incorporating component-level condition ratings, remaining useful life (RUL) and current replacement cost (CRC). These priorities have been updated to reflect renewal works completed since the 2024 condition audit.

It is important to note that these priorities generally relate to specific building components rather than whole-of-building condition. While many buildings remain functional overall, individual elements are approaching end-of-life and require targeted renewal.

A significant proportion of the assets identified are located within the Prospect Lifestyle Precinct, i.e. Memorial Gardens and Prospect Oval. This is prominently due to their ageing infrastructure, high utilisation, and deteriorating condition. These assets will continue to be maintained to current service levels to ensure safety and functionality until renewal or replacement can occur in accordance with the Masterplan.

Key Renewal Priorities

The key building renewal priorities highlighted below are discussed in more detail Section 6.3 and **Table 12**.

High Priority (Condition 4 | Short-term intervention required)

- Prospect Oval – Air Raid Shelters (Floor & Fit-out)
  Condition 4.0, RUL ~ 14 years, CRC up to $230,000 (fit-out); $46,000 (floor)
  → Deterioration of internal components impacting usability.
- Prospect Oval – Toilets (North-East corner, Floor)
  Condition 4.0, RUL ~ 5 years, CRC $10,000
  → Localised deterioration affecting serviceability.
- Prospect Oval – Ancillary Buildings (Shed & Ticket Office)
  Condition 4.0, RUL 11-14 years, CRC $57,000 (shed); $13,000 (ticket office)
  → Deteriorated ancillary structure nearing renewal threshold
- North Adelaide Croquet Club – Storeroom (Shed)
  Condition 4.0, RUL 11 years, CRC $19,000
  → Deteriorated ancillary structure nearing renewal threshold.

Medium Priority (Condition 3-3.5 | Planned renewal required)

Components within this category are not yet at the point of failure but are approaching the end of their useful life. These assets will require intervention in the short to medium term (typically within 5-10 years) to prevent further deterioration and avoid escalation to high-priority condition. A full list of the medium-priority asset components is provided in **Appendix B** - Building Component Renewal Profile. This schedule is indicative only and subject to annual merit-based prioritisation and budget approval, it does not represent a fixed or committed program of works.

5.5.3 Renewal Planning Principles

The following principles guide the planning and delivery of building renewals, ensuring that projects are cost-effective, sustainable, and aligned with operational, heritage, and community objectives:

- Prioritise high-use, high-value and high-risk buildings
- Integrate sustainability upgrades into all renewals (solar, insulation, LED)
- Ensure that renewal and upgrade projects respect the heritage value and unique character of key community buildings, incorporating adaptive reuse where appropriate
- Align renewal timing with operational needs and future demand
- Renew buildings at the optimal time to minimise lifecycle costs
- Use the 2024 revaluation data as the baseline for renewal modelling.

6 Asset Renewal Plan

The Asset Renewal Plan outlines how the City of Prospect will reinvest in its building portfolio over the next decade to ensure facilities remain functional, safe, compliant and capable of supporting community needs. Renewals restore assets to the required level of service and are essential to managing long-term risk, cost and community wellbeing. This plan draws on the 2024 Building Condition Audit, Building revaluation data, community expectations, projected demand pressures and the Council's strategic and financial planning frameworks.

6.1 Purpose of Asset Renewal

Renewals are required as assets age, deteriorate or become unfit for purpose. Many of the Council's buildings particularly those constructed between 1970 and 1990 are entering major lifecycle renewal windows. Increasing expectations for accessible, inclusive and contemporary community facilities are adding further pressure to update buildings so they continue to support civic activities, community programs and active recreation. Growth and infill development within the City of Prospect, along with broader development trends in nearby areas, are also contributing to higher utilisation of Council facilities, which in turn accelerates wear and elevates renewal demand.

Renewals ensure that buildings remain safe, functional and compliant, preserving community value and avoiding the higher long-term cost associated with deferred maintenance or premature replacement.

6.2 Drivers of Renewal Demand

Renewal demand across the portfolio is influenced by multiple factors, including building age, physical condition, compliance requirements and functionality. The primary renewal drivers include:

- Deterioration identified in the 2024 Building Condition Audit
- Compliance obligations (DDA, WHS, NCC, fire safety)
- Functional limitations of older amenities and internal layouts
- Increasing utilisation from infill and regional catchments
- Modern community expectations (amenity, accessibility, comfort)

These factors collectively shape the scale and timing of renewal investment required over the next decade.

6.3 Condition 4 Assets Requiring Immediate Attention

The 2024 Building Condition Audit identified several building asset components in poor condition (Condition 4 or 5). These components require early intervention due to safety, compliance or functional concerns. **Table 12** outlines the Council's highest building renewal priorities.

Table 12 - Condition 4 Building Assets

Asset Name	Location / Site	Condition	Replacement Cost ($)	Component
Air Raid Shelter (Large)	Prospect Oval	4.0	$230,000	Fit-out
Air Raid Shelter (Small)	Prospect Oval	4.0	$46,000	Floor
Ticket Office	Prospect Oval	4.0	$57,000	Ticket Office
Store Room	North Adelaide Croquet Club	4.0	$19,000	Storeroom
Groundsman's Shed	Prospect Oval	4.0	$13,000	Shed (Simple Asset)
Toilets (North-East)	Prospect Oval	4.0	$10,000	Floor
TOTAL			**$375,000**	

Note: Replacement costs are indicative, based on 2024 revaluation data, and subject to change.

Building asset components within the Prospect Lifestyle Precinct (including Memorial Gardens and Prospect Oval) feature prominently in this list, reflecting a combination of deteriorating asset condition, high utilisation and the age of infrastructure in this location.

The building assets within this Precinct that are subject to future renewal, replacement or redevelopment under the Prospect Lifestyle Precinct Masterplan will continue to be maintained in accordance with current Levels of Service to ensure public safety, regulatory compliance and ongoing functionality until such time as Council is in a position to renew or replace these assets in line with the Masterplan.

The replacement costs presented in this section are based on the 2024 asset revaluation data and represent indicative estimates in current (today's) dollars. Replacement costs are derived using standard asset valuation methodologies consistent with Australian Accounting Standards (including *AASB 116 Property, Plant and Equipment*), generally assuming a like-for-like replacement of the existing asset.

These indicative values do not accurately reflect future inflation, construction market conditions, including labour costs and supply chain factors, regulatory requirements, or heritage and site-specific considerations. As a result, actual renewal and replacement costs, particularly for specialised, character or heritage buildings, are likely to be higher than the indicative costs shown. Where renewal or replacement involves an increased building footprint, expanded scope, or a substantial upgrade in service level or functionality, project costs may be significantly higher than the indicative replacement cost shown.

Replacement cost estimates will be progressively refined through future revaluations, condition audits and the annual budget process to maintain alignment with market conditions and Council's Long-Term Financial Plan. These values are provided for planning and prioritisation purposes within the BAMP and should be considered indicative rather than definitive estimates of future expenditure.

6.4 Emerging Renewal Needs – Remaining Useful life ≤ 10 years

To support effective long-term planning, the Council assesses not only buildings that are already in poor condition, but also those building components that are approaching the end of their useful life. This forward-looking approach ensures that renewal interventions are planned, staged and funded before asset failure occurs, service levels decline, or maintenance costs escalate.

Using the 1 July 2024 building revaluation, the Council has identified all building components with a remaining useful life (RUL) of 10 years or less, aligning with the 10-year planning horizon of this Asset Management Plan (2026/27–2035/36). These components represent the next wave of required renewals and are therefore the most relevant for the Council's immediate funding and programming decisions.

This analysis is limited to the assets currently assessed as Condition 1–3 (very good, good or fair), as the assets in Condition 4–5 are already captured as priority renewals within Section 6.3. Collectively, these "emerging renewals" highlight the lifecycle obligations expected to arise during the life of this AMP and support proactive alignment of renewal planning with the Long-Term Financial Plan.

6.4.1 Key Findings

Analysis of remaining useful life indicates that:

- A significant portion of building components (across all facility types) will reach end-of-life within the next 10 years, even though many are currently in acceptable condition.
- These components represent approximately $5.48 million in future renewal demand, which must be incorporated into the Council's Long Term Financial Plan and annual capital works programs.
- Emerging renewals are concentrated in sporting facilities, community buildings, public toilets and several key civic assets, reflecting their age, high utilisation and shorter lifecycle elements (e.g. floor finishes, services, mechanical systems, minor structures).

Even though these assets are not yet failing, they will require intervention within the 10-year planning window to maintain:

- Building Compliance
- DDA Accessibility
- User Safety
- Functional Performance
- Service Continuity

These renewals will occur alongside upgrades already recognised in the Council's capital program, including the Public Toilet Upgrade Program (one toilet renewal every two years – with design undertaken in year 1 and construction in year 2), building fabric upgrades, accessibility improvements and sporting facility enhancement works.

6.4.2 Emerging Renewal Priorities

A broad range of components fall within the ≤10-year renewal window. These include:

- Floor finishes and fit-outs in community halls, sporting clubrooms, kindergartens and civic facilities.
- Roofing, linings and services in ageing sporting buildings including Prospect Oval, Broadview Oval, Prospect Memorial Gardens/Narnu Wirra and Charles Cane Reserve.
- Structural and service elements of older public toilet blocks that are approaching functional obsolescence.
- Mechanical systems, air conditioning and electrical infrastructure, which typically have shorter lifecycle intervals and are critical for safety, energy efficiency and user comfort.

- Shed and ancillary building renewals, particularly across sporting and reserve sites where simple structures have finite renewals and are subject to high wear.

Several of these components are located in high-use facilities where renewal timing aligns with increased utilisation resulting from population and infill growth (as outlined in Section 4 – Future Demand).

To proactively manage upcoming lifecycle pressures, all building components with a Remaining Useful Life (RUL) of 10 years or less, based on the 1 July 2024 revaluation, have been reviewed. These assets represent the next tranche of renewal demand within the 2026–2036 planning horizon. Early identification enables Council to accurately forecast future investment requirements, schedule renewals in a timely and coordinated manner, and minimise the risk of service disruption or unplanned expenditure.

Appendix B – Building Component Renewal Profile outlines these emerging renewal needs, including the relevant buildings, component types and associated replacement values.

The replacement costs adopted in this Asset Management Plan are based on like-for-like replacement valuations, reflecting the reinstatement of existing assets to their current standard, configuration and functionality. The cost estimates have been informed by available asset condition data, current unit rates and relevant industry benchmarks at the time of preparation.

These estimates are intended to support long-term renewal modelling and therefore generally exclude escalation, detailed design development, site-specific constraints, abnormal ground conditions, professional fees or statutory approval costs.

Any change to asset scope, functionality, compliance requirements or adopted service levels at the time of renewal will result in additional costs. These costs are not provided for within the replacement cost forecasts and would need to be considered and funded through discretionary renewal allocations or separate capital project approvals.

6.5 Renewal Strategy and Approach

The Council's renewal strategy ensures that building assets remain safe, functional and fit for purpose throughout their lifecycle. Renewal investment is prioritised through a risk-based process informed by condition audits, remaining useful life, utilisation, compliance obligations and operational performance.

To provide long-term financial stability and support consistent decision-making, Council has adopted the following renewal funding strategy.

6.5.1 Renewal Funding Strategy

Council applies two renewal-related funding allocations within the Long-Term Financial Plan:

- **$500,000 per year – Core Renewal Budget (CPI indexed)**
  This allocation covers scheduled, condition-based renewals for all building components. Evidence from the condition audit confirms that this level of funding is appropriate for the renewal needs forecast over the next 10 years.
- **$200,000 per year – Renewal Contingency (CPI indexed)**
  This allocation is reserved for unforeseen renewal needs not identified through visual inspections, such as structural failures, sewer and plumbing issues, electrical risks, and other asset deficiencies that may emerge unexpectedly.

These renewal allocations support proactive management of condition-based interventions, ensuring buildings continue to meet safety, compliance and service delivery expectations. They also help avoid premature deterioration and reduce the risk of disruptive unplanned failures.

6.5.2 Purpose of the Renewal Strategy

This strategy positions Council to:

- Maintain safe, serviceable, and compliant building assets
- Deliver timely renewals for high-use and high-risk facilities
- Manage ageing buildings constructed between the 1970s–1990s that are entering major lifecycle renewal windows
- Support continuity of community, sporting and civic service delivery
- Maintain long-term financial sustainability and minimise reactive expenditure.

Renewal funding applies only to the replacement of existing asset components at the end of their useful life. New capital and upgrades are funded separately under a dedicated allocation (refer to Section 6.6).

6.5.3 CLMP Requirements

Renewal and upgrade projects relating to buildings located on community land must be assessed against the relevant CLMP to determine permissible changes. This includes:

- Opportunities for footprint expansion in accordance with the CLMP
- Assessment of how works interface with open space and precinct design
- Review of obligations under leases/licences which may assign certain renewal responsibilities to tenants
- Planning for community engagement if changes exceed what is permitted under the existing CLMP.

6.5.4 Summary of Future Costs

Figure 5 presents the projected renewal expenditure for the Council's building assets over the next ten (10) years, based on the combined renewal demand identified through the 2024 revaluation (Condition 4–5 assets and components reaching end-of-life) and the renewal allocations outlined in the LTFP.

Key points include:

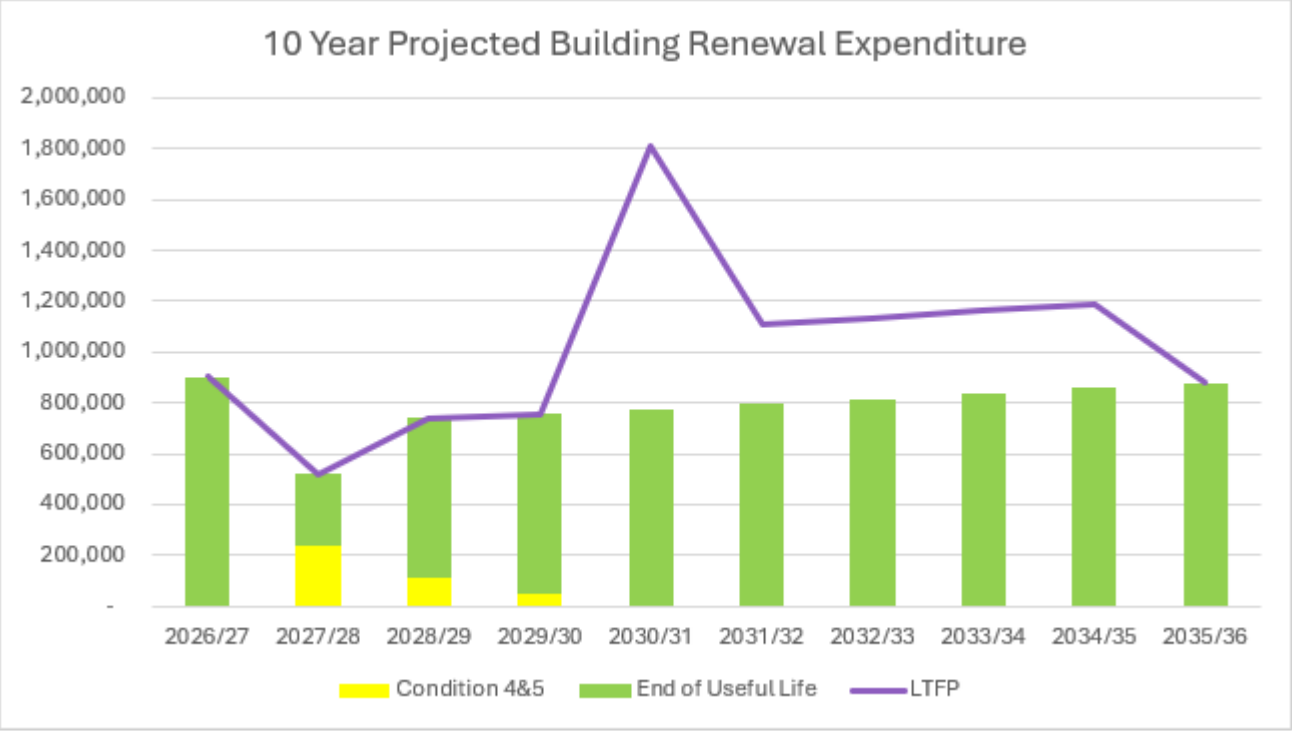
- Total renewal demand over the next decade is approximately $5.48 million, reflecting both immediate condition-driven needs and lifecycle-based renewals.
- This equates to an average annual renewal requirement of around $548,000, driven largely by building components reaching the end of their useful life.
- The modelled renewal demand represents a baseline, like-for-like lifecycle requirement derived from current asset data and does not reflect fully scoped projects. The higher and more variable funding allocations within the LTFP reflect the need to accommodate uncertainty in scope definition, compliance requirements, heritage constraints, cost escalation and latent defects.
- In contrast, the LTFP currently allocates approximately $10.20 million in renewal funding across the same ten (10) year period. This indicates overall funding capacity is sufficient, though allocations vary significantly year to year.
- The year-on-year funding profile in the LTFP does not always align with the steady renewal demand shown in the asset modelling. In some years, allocations are slightly below the modelled requirement, while in others they are somewhat above the renewal need.

- This variation suggests there is an opportunity to continue refining the LTFP to support closer alignment between annual funding and identified renewal needs. Council has already begun this process and will continue to make incremental adjustments to maintain alignment between these strategic documents.

- Such refinements would continue to support:
    - timely renewal of ageing building components
    - reduced reliance on reactive maintenance
    - improved financial predictability
    - a smoother, more sustainable renewal program

- Council will continue to review renewal needs annually, recognising that actual requirements may shift due to:
    - changes in asset condition
    - emerging compliance obligations
    - climate and environmental impacts
    - increasing utilisation and higher service expectations.

Figure 5 - 10 Year Projected Building Renewal Expenditure



Note: All values used within Figure 5 have been indexed.

The LTFP funding shown in the graph reflects current funding levels, which have not been recalibrated at this stage. Council has deliberately deferred any adjustment of renewal funding profiles until the full suite of Asset Management Plans has been completed, reviewed collectively and considered as part of an integrated, whole-of-portfolio assessment.

6.6 New and Upgrades

While renewal investment maintains asset performance, new and upgraded building assets enable Council to meet evolving service expectations, provide modern and inclusive facilities, address accessibility gaps, and respond to population growth and infill development.

To support these outcomes, Council has adopted a dedicated annual funding allocation for new capital and upgrade works.

6.6.1 New Capital and Upgrade Funding Framework

Council is moving towards allocating approximately 0.8% of the total building asset replacement value each year to fund new capital and upgrade works. Based on current valuations, this equates to:

- Approximately $500,000 per year (to be CPI indexed)
- Approximately $5 million over the 10-year planning period

This allocation supports:

- **The Public Toilet Upgrade Program**
    - Delivery of one new or upgraded public toilet at least every two (2) years.
    - Improving accessibility, safety, durability, and alignment with contemporary design standards.
    - Funding is drawn from both the renewal budget and the new/upgrade budget, depending on the scope and nature of the works.

- **Strategic Building Upgrades** (including)
    - Accessibility (DDA) improvements
    - Gender-inclusive changerooms
    - Safety and compliance upgrades
    - Sustainability improvements (solar, electrification, lighting, HVAC efficiency)
    - Climate Change and Adaptation

- **Community and Sporting Facility Upgrades,** aligned with identified service priorities and subject to further assessment and available funding.

- **Crime Prevention Through Environmental Design (CPTED)**
    - Council to consider applying CPTED principles as part of upgrade planning to reduce opportunities for vandalism, anti-social behaviour and unsafe activity.
        - Natural Surveillance (clear sightlines, lighting, visibility from surrounding areas)
        - Reduce concealed or unsafe spaces.
        - Design robust and tamper resistant materials
        - Ensure entrances, pathways and public interfaces feel safe and welcoming.
    - CPTED principles are especially important for public toilets, changerooms, storage areas and isolated community facilities, where design quality directly influences user safety and level of ongoing maintenance required.

The 0.8% annual allocation is intended to support modest capital enhancements and service-level improvements across the Council's building portfolio. It is not designed to fund major community precinct redevelopments or large-scale transformational projects.

Where new or upgraded building assets are delivered under this framework, they will introduce commensurate operational and maintenance requirements once commissioned. The ongoing maintenance implications associated with these works have been recognised and are addressed through the maintenance approach and financial assumptions of this Asset Management Plan, ensuring that capital enhancements do not create unplanned pressure on existing maintenance resources.

6.6.2 Works Outside the Allocation – Prospect Lifestyle Precinct (PLP)

The Prospect Lifestyle Precinct represents a strategic, city-shaping development that exceeds the scope of the annual new/upgrade allocation. While small amounts have been included in the LTFP, the BAMP notes that a separate funding model will be developed for PLP, which may include:

- value capture mechanisms
- external grants
- partnerships
- internal budget reallocation
- staged delivery options.

This ensures that major strategic projects do not consume funds required for ongoing capital upgrades and building service improvements elsewhere in the City.

6.6.3 CLMP Requirement

All new or upgraded buildings on community land must comply with CLMP land-use constraints, leasing arrangements and development parameters. Projects that propose changes beyond what is currently permitted in the CLMP may require a formal CLMP review and community consultation, in line with the *Local Government Act 1999* and the Council's *Community Engagement and Consultation Policy*.

6.6.4 Summary of Future Costs

The current Long-Term Financial Plan allocates a total of $9.63 million towards capital new and upgrade works for the Council's building assets over the next ten (10) years. Notably, the majority of this investment is concentrated in the early years of the planning period, with 2026-2027 and 2027-2028 accounting for most of the allocated funding. This reflects Council's commitment to progressing several major community infrastructure projects already endorsed through previous budget processes.

The programmed capital new and upgrade projects and their associated budget allocations are summarised in **Table 13**.

This early investment profile demonstrates Council's focus on delivering several significant community projects most notably a series of public amenity upgrades (i.e. Charles Cane Reserve Toilets) and foundational works for the Prospect Lifestyle Precinct.

Funding allocations beyond 2027-2028 will continue to be refined through future budget cycles and will reflect emerging community needs, project readiness, and external funding opportunities.

New capital projects may be funded through a combination of cash, borrowing and potential grant funding, with timing, scope, and affordability dependent on Council's capacity to service debt, as assessed through the LTFP. Accordingly, the projects identified in this AMP are indicative and will be reviewed alongside the LTFP to ensure financial sustainability and alignment with Council priorities.

Figure 6 -10 Year Project Building New Expenditure illustrates the alignment between the proposed new capital projects and Council's investment as outlined in the LTFP.

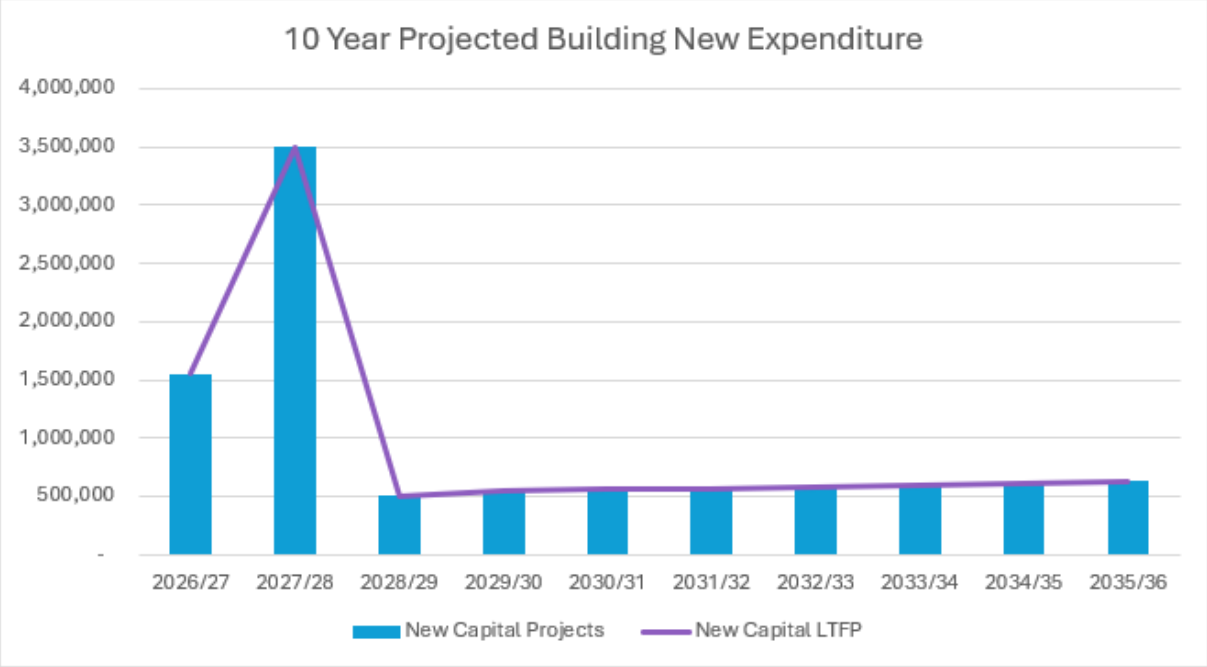
Table 13 - Capital New/Upgrade Projects

Capital New/Upgrade Projects	Year	Adopted LTFP Budget
Depot Relocation Design + Integration	2026-2027	$100,000
Prospect Lifestyle Precinct (PLP)	2026-2027	$1,100,000
Charles Cane Reserve Toilet Upgrade	2026-2027	$300,000
Public Toilet Future Years Program (Memorial Gardens)	2026-2027	$50,000
Discretionary Capital Funding*	2027-2028	$3,000,000
Memorial Gardens Toilet Upgrade	2027-2028	$200,000
Depot Relocation Design + Integration	2027-2028	$50,000
Unallocated Capital Provision**	2027-2028	$250,000
Peppermint Gums Reserve Toilet Upgrade	2028-2029	$300,000
Unallocated Capital Provision**	2028-2029	$200,000
Unallocated Capital Provision**	2029-2030	$541,072
Unallocated Capital Provision**	2030-2031	$554,599
Unallocated Capital Provision**	2031-2032	$568,464
Unallocated Capital Provision**	2032-2033	$582,675
Unallocated Capital Provision**	2033-2034	$597,242
Unallocated Capital Provision**	2034-2035	$612,173
Unallocated Capital Provision**	2035-2036	$627,477
Total New/Upgrade		**$9,633,702**

* *Subject to Council endorsement - – available funding in LTFP for strategic purposes.*

** *Unallocated Capital Provision represents funding identified within the Long-Term Financial Plan for future building new and upgrade projects that are not yet scoped or approved. These amounts provide flexibility to respond to emerging service needs, asset condition requirements, and strategic priorities. Allocation of this funding will occur through future budget development processes and formal Council approval.*

Figure 6 -10 Year Project Building New Expenditure



Note: All values used within Figure 6 have been indexed by CPI.

6.7 Disposals

Council's building portfolio continues to play an important role in supporting community life, sport and recreation, civic services and operational activities. Currently, the only buildings identified for disposal are:

- Broadview Croquet Clubrooms, which have been identified for demolition at the end of their useful life. This planned outcome reflects lifecycle considerations rather than broader portfolio rationalisation; and
- 142 -148 Main North Road, which is planned for demolition within the next 10 year as part of the Prospect Lifestyle Precinct project.

These planned disposals are excluded from the long-term renewal forecasts but remain included in the current portfolio replacement values.

The Prospect Lifestyle Precinct Masterplan provides the longer-term strategic context for potential change affecting some of the Council's building assets within the Precinct. With the exception of 142 - 148 Main North Road, no other disposals are currently proposed in this Precinct. The Masterplan may influence the future configuration, timing, form and sequencing of facilities as planning, detailed design, staging and statutory processes progress. Any implications for individual assets, including renewal, replacement or integration into new facilities, will be considered and reflected through future BAMP reviews once greater certainty is available.

All of Council's remaining building assets continue to contribute meaningfully to the Council's service delivery objectives. While some buildings are ageing and others require renewal or functional improvement, all remain relevant within the current service mix and community use patterns.

Although no other disposals are planned at this time, Council recognises the importance of maintaining a clear framework for asset rationalisation should circumstances change. This ensures that, as community needs evolve and buildings continue to age, Council is well positioned to make well-informed decisions about the ongoing role, performance and value of each facility. Rationalisation is not solely about removing assets from the portfolio, rather, it is a structured process that supports a building portfolio that remains sustainable, fit-for-purpose and aligned with long-term strategic priorities.

As part of its ongoing responsibilities, Council will continue to monitor asset condition, utilisation, functionality and service relevance. Buildings that no longer meet contemporary accessibility expectations, that duplicate nearby facilities, or that would require disproportionate investment to maintain an acceptable level of service may warrant closer examination in future AMP cycles. Similarly, small ancillary structures such as sheds, storage buildings or ageing clubrooms may, over time, present opportunities for consolidation, particularly if their functions can be better delivered through modern, shared or multi-use facilities.

Any future consideration of disposal would occur only following detailed assessment and appropriate stakeholder engagement, having regard to financial impacts, service outcomes and Council's Strategic Community Plan and Long-Term Financial Plan. Should a disposal or alternative use be identified in the future, Council would adopt a transparent and consultative process to ensure community benefit remains central.

At this stage, however, Council's focus remains on maintaining, renewing and improving its existing building assets, rather than reducing the size of the portfolio. The rationalisation framework therefore serves as a prudent mechanism for future decision-making rather than an immediate directive for change.

7 Risk Management

7.1 Critical Assets

Civic and Community Buildings are considered critical asset categories, as they comprise public-facing facilities that support the delivery of key Council services and important community functions. These buildings play an essential role in providing administrative, social and community services to residents and visitors.

The criticality of individual buildings is determined by considering the nature and importance of the services they support and the potential consequences of asset failure or disruption. Relevant considerations include public and worker safety, accessibility, continuity of service delivery, financial impacts, legislative and regulatory compliance, environmental impacts and potential reputational consequences for the Council.

7.2 Risk Assessment

The objective of the Council's risk management process for building assets is to ensure that risks are identified, appropriately prioritised and effectively managed.

In practice, this process aims to:

- **Identify significant operational and organisational risks** that may affect the performance, safety, availability or service delivery of the Council's building assets.
- **Determine which risks require the most urgent attention** over the short to medium term, based on their likelihood and potential consequences.
- **Establish appropriate controls, treatments and mitigation strategies** to manage risks to an acceptable or tolerable level.

Building asset risks have been assessed in accordance with the Council's Corporate Risk Management Policy and Risk Management Framework, using the City of Prospect Risk Matrix in **Table 14**. The assessment considers existing controls and determines a risk rating based on the likelihood and consequence of each risk. High risks require additional controls and active management, while Medium and Low risks are managed through established procedures and monitoring. The identified risks, residual risk ratings and treatment actions are summarised in **Table 15**.

Table 14 - City of Prospect Risk Matrix

Consequence / Likelihood	Insignificant	Minor	Moderate	Major	Catastrophic
Almost Certain	Medium	Medium	High	Extreme	Extreme
Likely	Low	Medium	High	High	Extreme
Possible	Low	Medium	Medium	High	High
Unlikely	Low	Low	Medium	Medium	High
Rare	Low	Low	Low	Medium	Medium

Table 15 – Building Assets Risk Register

Service / Asset at Risk	What Can Happen	Residual Risk Rating	Risk Treatment Plan / Actions	Responsibility	Timeframe
Prospect Civic Centre (Payinthi)	Disruption to essential Council operations, customer service, and civic functions due to incident, emergency structural issue or failure of critical building services	High	Annual building condition inspections Immediate rectification of any identified structural or service-critical issues Compliance and accessibility monitored as priority Transfer a portion of the financial risk through appropriate building asset and contents insurance coverage Periodically review the adequacy of insurance coverage, declared asset and contents values, policy limits and applicable exclusions	City Works and Presentation - Assets and Maintenance Team City Corporate – ICT Team Executive Leadership Team (ELT)	Ongoing
Prospect Oval precinct buildings (stands, change rooms, clubrooms)	Structural failure, unsafe public environments or disruption to sporting and community events due to the deterioration or failure of structural components, roofing, building services or fit-out	High	Prioritise renewal of Condition 4–5 components. Structural audits where required. Implement proactive maintenance for roofing, services, and fit-out.	City Works and Presentation - Assets and Maintenance Team External structural engineers.	Ongoing
Broadview Oval facilities (tennis clubrooms, football clubrooms, bowling clubrooms)	Closure of facilities or restricted access due to the deterioration or failure of ageing structural components and building services	High	Prioritised renewal planning aligned with remaining useful life. Ensure major renewals (e.g., roof, floor, services) are budgeted in the 10-year program	City Works and Presentation - Assets and Maintenance Team and PMO & Project Delivery Team	Within 10 years

Service / Asset at Risk	What Can Happen	Residual Risk Rating	Risk Treatment Plan / Actions	Responsibility	Timeframe
Community Halls & Kindergartens (Nailsworth CH, Prospect Kindergarten, St Helens Kindergarten)	Disruption to childcare services and community programs, together with potential reputational impacts, due to the failure of ageing building components or non-compliance with accessibility, work health and safety or fire safety requirements	High	Maintain annual compliance inspections (WHS, DDA, fire safety). Address ageing building components nearing end of useful life.	City Works and Presentation - Assets and Maintenance Team	Ongoing
Public Toilets across reserves	Hygiene or safety risks due to ageing structures, services and fit-out or failure of internal systems.	Medium	Implement toilet renewal/upgrade program funded through new capital allocation. Prioritise high-use sites.	City Works and Presentation - Assets and Maintenance Team and PMO & Project Delivery Team	Programme annually
Small ancillary structures (sheds, pump houses, storage units)	Localised structural failure or collapse due to ageing, deterioration, inadequate maintenance or assets reaching the end of their useful lives	Medium	Replace or remove structures at end-of-life. Consolidate redundant buildings.	City Works and Presentation - Assets and Maintenance Team and PMO & Project Delivery Team	As identified
Non-compliance with building accessibility, WHS and fire safety requirements	Legal exposure, safety risks, inaccessible facilities, community dissatisfaction or reputational impacts due to buildings or facilities not complying with applicable accessibility, work health and safety or fire safety requirements.	Medium	Maintain DDA Action Plan. Ensure annual compliance checks. Integrate compliance items into renewals program.	City Works and Presentation - Assets and Maintenance Team External specialists	Ongoing
Inaccurate asset data (condition, useful life, replacement cost)	AMP modelling errors affecting funding decisions or renewal decisions	Medium	Ongoing data cleansing. Integrate 2024 revaluation updates. Improve inspection methodologies.	City Works and Presentation - Assets and Maintenance Team	2025–2027

Service / Asset at Risk	What Can Happen	Residual Risk Rating	Risk Treatment Plan / Actions	Responsibility	Timeframe
				City Corporate - Finance	
Financial capacity constraints	Council unable to fund required renewal and upgrade works	Medium	Implement Building Financial Strategy: $500k renewal + $200k contingency; 0.8% new capital allocation. Prioritise essential vs discretionary works.	City Corporate - Finance Executive Leadership Team	Annual Budget Cycle
Climate impacts on buildings (heat, stormwater, material degradation)	Accelerated asset deterioration, reduced useful lives and premature component failure due to increased heat exposure, stormwater impacts and climate-related material degradation	Medium	Factor climate exposure into future modelling. Adapt materials selection in renewals. Include in next AMP cycle.	City Works and Presentation - Assets and Maintenance Team Executive Leadership Team	Strategic cycle
Buildings not fit for purpose due to changes in service needs	Mismatch between building capacity, functionality and community expectations	Medium	Undertake utilisation reviews. Review fit-for-purpose status as part of service planning.	City Works and Presentation - Assets and Maintenance Team	Every 4 years
Buildings on Community Land subject to CLMP	Non-compliant with CLMP constraints leading to legal, reputational or operational impacts	Medium	Ensure renewal and upgrade works are reviewed against relevant CLMPs. Undertake consultation where CLMP amendment is required. Document leasing responsibilities clearly.	City Works and Presentation - Assets and Maintenance Team City Strategy, Community & Culture - Community Development City Corporate - Governance	Ongoing
Heritage buildings	Loss of heritage fabric, non-compliance with statutory controls, increased renewal costs, extended approval timeframes	Medium	Engage heritage specialists early in planning; Schedule renewals to balance functional use and heritage conservation	City Works and Presentation - Assets and Maintenance Team External Heritage Consultants	Ongoing

8 Financial Summary

The financial outlook for the Council's building assets reflects a more informed and data-driven approach to long-term management of the portfolio. Recent condition audits, updated building revaluation data (2024), and detailed lifecycle modelling now provide Council with a clearer understanding of the investment required to maintain safe, functional and fit-for-purpose community facilities over the next decade.

This section summarises the projected financial needs across maintenance renewal, new and upgrade capital, aligned to the Council's financial strategy and the LTFP. The summary highlights the balance required between maintaining existing assets, addressing emerging risks, and funding strategic improvements that respond to community expectations, compliance requirements and growth pressures arising from the State Government's Greater Adelaide infill agenda.

8.1 Expenditure Forecast

Figure 7 shows the financial summary outlining the projected costs and budget allocations for building maintenance, capital renewal and capital new/upgrades for building assets over the next decade.

8.1.1 Building Maintenance Costs

- The LTFP allocates a total of approximately $6.4 million in building maintenance over the next 10 years, averaging $640,000 per year, indexed at around 3.3% in 2026-2027 and 3.2% in 2027-2028, then reduced to 2.70% per annum for the remainder of the life of the AMP.
- This expenditure supports essential activities such as statutory servicing, operational maintenance, day-to-day repairs, and minor works necessary to keep buildings safe and functional.
- Rising labour costs, material prices, utilities and regulatory compliance requirements are expected to continue exerting upward pressure on maintenance budgets.
- This forecasted profile provides a consistent and sustainable base for ongoing building upkeep, while recognising that actual costs may vary due to market volatility and emerging asset risks.

8.1.2 Building Capital Renewal Expenditure Forecast

The Council's building renewal needs over the next ten (10) years are informed by updated condition data and remaining useful life modelling. The combined renewal demand for 2026/27–2035/36 is estimated at $5.48 million, comprising:

- **Condition 4 priority renewals:**
  Assets requiring near-term intervention total $375,000 across the decade.
- **End-of-useful-life renewals:**
  Components due to reach end of life represent the majority of demand, averaging ~$510,156 per year (total $5.1 million over 10 years).

The LTFP allocates $10.20 million to building renewals over the same period, indicating that planned funding is sufficient to meet modelled demand. While allocations fluctuate year-to-year, the overall funding envelope provides Council with the capacity to deliver a risk-based renewal program aligned to asset condition, service needs and financial sustainability.

While the modelled building renewal demand over the ten-year period totals approximately $5.48 million, this represents a baseline, indicative lifecycle requirement derived from current condition data and remaining useful life modelling, rather than a delivery-ready capital program. The higher level of renewal funding provided for in the Long-Term Financial Plan (approximately $10.20 million over the same period) reflects a deliberate allowance for delivery risk, compliance-driven scope variation, latent defects and cost uncertainty associated with building renewal works. Although the overall funding envelope is sufficient, the year-to-year profile of funding does not always align with the relatively steady pattern of modelled renewal demand, highlighting an opportunity for future refinement once the full suite of Asset Management Plans has been completed and reviewed collectively.

8.1.3 Building Capital New/Upgrade Expenditure Forecast

The Council's capital new and upgrade program for building assets over the next decade is shaped by both strategic priorities and already-endorsed major projects, such as the Prospect Lifestyle Precinct. Based on the adopted LTFP, the total allocation for new and upgraded building works across the 10-year period is $9.63 million.

Key features of the forecast include:

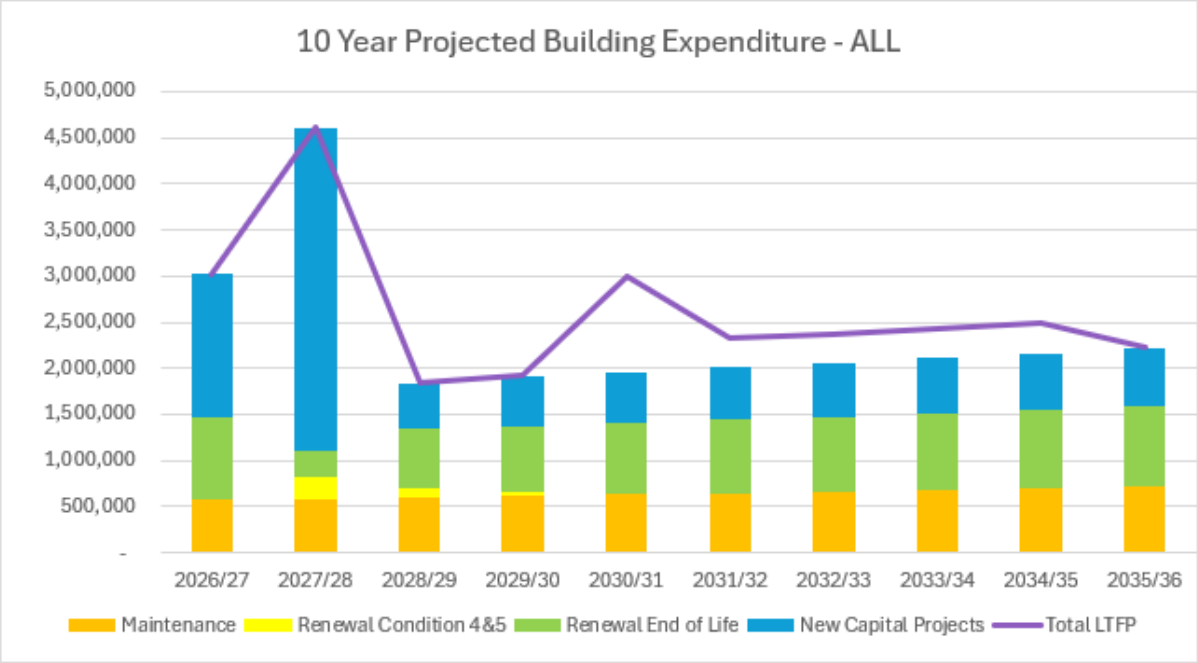
- **Program heavily weighted in the initial years:**
  Most of the funding is concentrated in 2026-2027 and 2027-2028, reflecting commitments to the Prospect Lifestyle Precinct (PLP) early planning and staged design works

- **Strategic allocation framework:**
  The Council's financial strategy commits to:
  - 0.8% of building replacement value (~$500k p.a., CPI-indexed) to support future new and upgraded assets
  - Prioritisation of programs such as public toilet upgrades and facility improvements aligned with community expectations.

- **Major project funding:**
  The LTFP allocation does not include the full capital delivery of large strategic projects such as PLP; these will require separate business case development and budget consideration.

Overall, the projected LTFP allocation provides Council with capacity to progress priority upgrades, address accessibility and service gaps, and lay groundwork for transformative strategic projects.

Figure 7 - 10 Year Projected Building Expenditure - ALL



Note: All values used within Figure 7 have been indexed.

The LTFP funding shown in the graph reflects current funding levels, which in some years are higher than required. Adjustments will be made to the LTFP following updates to the remaining Asset Management Plans, namely Transport, Stormwater and Open Space.

8.2 Funding Strategy

The Council's building investment program will be funded through a combination of established financial mechanisms. Projected budgets for maintenance, renewal and new capital works will be supported through:

- **Council's annual operating and maintenance budgets**, which provide the primary source of funding for routine servicing, reactive works and minor renewals.
- **Capital renewal and capital upgrade budgets**, aligned with the LTFP, to deliver planned lifecycle works and priority improvements.
- **Loan funding**, where appropriate, to support larger multi-year projects and to spread and manage the financial impact of major renewal or upgrade needs across generations.
- **Commercial income-generating activities**, such as facility hire, leases and partnerships, which help offset operating costs and reinvest revenue back into community buildings.
- **External funding sources**, including the Local Government Grants Commission, State and Australian Government grant programs, and sport, recreation and community infrastructure grant funding rounds. These sources are critical to enabling delivery of major projects that exceed the Council's annual funding capacity.

Together, these mechanisms provide a balanced and sustainable approach to funding building asset needs, while maintaining flexibility to respond to emerging risks, community expectations and strategic priorities.

8.3 Key Assumptions

The financial projections and modelling in this Asset Management Plan are based on the following key assumptions:

- **LTFP Timeframe** – All forecasts within this AMP align with the adopted Long-Term Financial Plan, with Year 1 of the AMP commencing in 2026-2027.

- **Cost Base (Current Dollars)** – All financial values presented in this AMP are expressed in current dollars as at the date of preparation. Forecast costs shown in the BAMP tables are unindexed. CPI indexation is applied through the Long-Term Financial Plan for funding and affordability modelling.

- **CPI Indexation (Operational)** - For Long-Term Financial Plan modelling purposes, maintenance expenditure allocations are assumed to increase by 3.3% in 2026-2027 and 3.2% in 2027-2028, then reduce to 2.70% per annum for the remainder of the life of the AMP, unless otherwise specified through future LTFP updates. The maintenance CPI indexation assumptions are reviewed annually as part of the LTFP review process, with consideration given to Reserve Bank of Australia forecasts. The LTFP Assumptions are contained in **Appendix C** – Long Term Financial Plan Assumptions 2026-2027 to 2035-2036.

- **CPI Indexation (Capital)** – For Long-Term Financial Plan modelling purposes, renewal, renewal contingency and capital new allocations are assumed to increase by 3.0% in 2026-2027 and 2027-2028, then reduce to 2.50% per annum for the remainder of the life of the AMP, unless otherwise specified through future LTFP updates. The CPI assumptions are reviewed annually as part of the LTFP review process, with consideration given to the Reserve Bank of Australia forecasts. The LTFP Assumptions 2026-2027 to 2035-2036 are contained in **Appendix C.**

- **Stable Service Levels** – Current levels of service are assumed to remain consistent over the life of the AMP, with no major changes to building function, programming or hours of community use unless separately approved by the Council.

- **Asset Register Accuracy** – Asset condition, remaining useful life and replacement cost data are assumed to be accurate as per the 2024 building revaluation and will be updated during the next revaluation cycle.

- **No Major New Assets (Beyond Approved Projects)** – Apart from already endorsed projects (e.g. Prospect Lifestyle Precinct, Broadview Tennis Club redevelopment and the Public Toilet Upgrade Program), no additional significant new building assets are assumed to be added to the Council's portfolio.

- **Renewal Demand Reflects Current Building Condition** – Buildings and components rated Condition 4 and 5 or reaching end-of-life within 10 years, will require renewal as forecast unless future inspections indicate changes to condition or performance.

- **Asset Disposals** – This AMP assumes that with the exception of the Broadview Croquet Clubrooms and 142 -148 Main North Road, no other building assets will be disposed of during the 10-year planning period unless directed through future Council strategies or the upcoming Strategic Asset Management Plan.

- **Maintenance for New Assets** – All new and upgraded building assets are assumed to attract an ongoing maintenance provision equivalent to approximately 1.0% of their replacement value per annum, commencing from the year of commissioning, with actual costs refined through annual budget processes.

- **Grant Funding Availability Varies** – External grant funding is assumed to remain competitive and not guaranteed, therefore only confirmed grants are included in forward estimates.

- **Climate, Accessibility and Compliance Requirements Will Continue to Influence Costs** – Future design, renewal and maintenance activities will need to address heat impacts, disability access improvements, WHS upgrades and CPTED considerations, which may increase future project costs.

- **CLMP Compliant** – Building renewal and upgrade works on community land are assumed to comply with CLMP requirements.

8.4 Data Confidence

The expenditure projections are based on the best available data. Data confidence is critical for expenditure projection accuracy. As new data becomes available, future plans will be updated.

Table 16 displays the five (5) levels of data confidence. Based on this table, the Council's building asset data confidence level is at a B rating where the data is reliable with an estimate accuracy of +-10%. Council aims to progress to Level A in time through future condition assessment on these assets.

Table 16 – Levels Data Confidence

Confidence Level	Description
A - Highly Reliable	Data based on sound records, procedures, investigations, and analysis, documented properly and agreed as the best method of assessment. Data set is complete and estimated to be accurate +-2%.
B – Reliable	Data based on sound records, procedures, investigations, and analysis, documented properly but has minor shortcomings, e.g. some of the data is old, some documentation is missing and /or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate +-10%.
C - Uncertain	Data based on sound records, procedures, investigations, and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but u to 50% is extrapolated data and accuracy estimated +-25%.
D - Very Uncertain	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy +-40%.
E – Unknown	None or very little data held.

9 Improvement and Monitoring

Council recognises that strong asset management relies on accurate data, contemporary systems, and disciplined processes. While this Buildings Asset Management Plan provides a solid foundation for sustainable decision-making, continued improvement is essential to increase data confidence, strengthen long-term planning, and support consistent, evidence-based investment in community facilities.

To achieve this, Council will embed a structured program of improvement and monitoring activities that enhance organisational capability and provide a clearer picture of the condition, performance and future needs of its building assets.

9.1 Improvement Plan

Council recognises that continuous improvement is a key component of effective asset management. While this Buildings Asset Management Plan establishes a strong foundation, ongoing refinement of data, systems and processes is required to support informed decision-making and long-term sustainability.

The Improvement Plan outlined in **Table 17** below identifies a series of targeted actions designed to enhance asset knowledge, strengthen integration with financial and strategic planning, and build organisational capability over time. These actions will be progressed in accordance with available resources and the Council's priorities and will be reviewed regularly to ensure they remain relevant and achievable.

Table 17 – Buildings Asset Management Improvement Plan

Task No.	Improvement Action	Responsibility	Resources Required	Implementation Timeframe
1	Improve building asset data confidence through cleansing, validation and completion of gaps.	Assets and Maintenance	Internal / External Support	Ongoing
2	Transfer building asset data to the Council's Conquest system.	Assets and Maintenance / Finance	Internal / External Support	2 years
3	Review / develop Levels of Service	Strategic Initiatives Assets and Maintenance	Internal	Every 4 years
4	Develop building hierarchy structure	Strategic Initiatives	Internal	3-5 years
5	Strengthen integration between the AMP and the Long-Term Financial Plan (LTFP).	Assets and Maintenance / Finance	Internal	Annually
6	Implement a secure, centralised asset information system to store, maintain and	Assets and Maintenance	Internal / External	2-4 years

Task No.	Improvement Action	Responsibility	Resources Required	Implementation Timeframe
	update all building data.			
7	Enhance utilisation monitoring across community, sporting and leased buildings to better understand demand.	Assets and Maintenance	Internal	Ongoing
8	Full integration of building assets with asset management system, finance module and GIS	Assets and Maintenance / Finance / IT	Internal / External	3-5 years
9	Engage external specialists for condition audits, valuations and complex modelling reviews	Assets and Maintenance/ Finance	External	Every 4 years
10	Ensure the AMP remains a living document through a comprehensive review every four years, with ongoing alignment supported through annual updates to the Strategic AMP.	Assets and Maintenance / Finance	Internal	4 years + annual Strategic AMP alignment
11	Undertake a detailed analysis of operating and maintenance costs to ensure future budget forecasts reflect current economic conditions	Assets and Maintenance / Finance	Internal	Annually
12	Refine building maintenance benchmarks by asset classification to improve lifecycle cost accuracy	Assets and Maintenance / Finance	Internal	4 years
13	Develop a holistic Building Asset Strategy that considers all of Council's building assets, their location,	Strategic Initiatives / Assets and Maintenance /Finance	Internal	3-5 years

Task No.	Improvement Action	Responsibility	Resources Required	Implementation Timeframe
	current asset performance, utilisation, condition, and long-term service needs.			
14	Develop a long-term masterplan for the Council-managed kindergartens to guide future investment, renewal and potential consolidation, informed by compliance requirements, service demand and building performance.	Economic Development/Assets and Maintenance / Strategic Initiatives	Internal / External	3-5 years
15	Develop a structured annual Public Toilet Upgrade Program, with design undertaken the year prior, ensuring facilities are safe, accessible and meet CPTED and community standards.	PMO & Project Delivery	Internal	12 months
16	Strengthen integration between building asset planning and all relevant Community Land Management Plans, ensuring renewal and upgrade works comply with footprint, use and leasing provisions.	Assets and Maintenance / Governance	Internal	Ongoing
17	Integrate the PLP project into the BAMP, including staging, replacement, and new assets and their renewal or upgrade priorities.	Executive Leadership Team City Growth & Development City Works & Presentation	Internal/ External	2-5 years

9.2 Performance Measures

To ensure this Buildings Asset Management Plan remains effective, the Council will monitor a set of performance measures that reflect the condition, functionality and sustainability of the building portfolio. These measures support continuous improvement and provide transparency on how well the Council is delivering safe, compliant and reliable community facilities. These Performance Measures are outlined in **Table 18**.

Table 18 - Performance Measures

Measure Category	Performance Measure	How it is Monitored	Reporting Frequency
Financial Reporting & Oversight	Delivery of regular financial reports to Executive and Council	Preparation and review of financial dashboards, variance reports and commentary	Monthly / Quarterly / Annually
Strategic Community Plan Progress	Progress updates against Strategic Community Plan	Monitoring delivery of strategic actions and outcomes	Quarterly / Annually
Long Term Financial Plan Review	Annual review of LTFP assumptions, forecasts and allocations	Updating key economic assumptions, project phasing and budget integration.	Annually
Annual Business Plan Performance	Tracking and reporting progress against Annual Business Plan commitments.	Included within the CEO's report to the Council.	Quarterly / Annually
Customer Service & Asset Feeback	Monitoring of customer request complaints and service outcomes.	Review of CRM data and trends to identify asset related issues	Ongoing
Improvement Plan Implementation	Delivery of Improvement Plan actions as outlined in Section 9.	Tracking milestones, responsibilities and deliverables	Annually
Asset Management Plan Maintenance	Ensure the AMP remains a living document, reviewed during the annual budget process and formally updated at least every four years.	Review condition, financial forecasts, and performance data; align with LTFP and Annual Business Plan cycles	Annually & 4-Yearly

Appendix A

Complete List of Council-Owned Building Assets

Asset Functional Categories	Number of assets
Civic Buildings	1
Community Buildings	10
Sporting Facilities	26
Commercial Buildings	4
Public Amenities	8
Sheds	27
Total	**76**

The following tables list all the Council building assets by their designated category.

Civic Buildings

Building Name	Building Location	Street	Suburb	Asset Specific
Payinthi	City of Prospect Council building	128 Prospect Road	Prospect	Council Offices, Library, Gallery and Town Hall

Community Buildings

Building Name	Building Location	Street	Suburb	Asset Specific
Prospect Men's Shed	Nailsworth Community Hall	31 D'erlanger Avenue	Nailsworth	Prospect Men's Shed
Nailsworth Community Hall	Nailsworth Community Hall	31 D'erlanger Avenue	Nailsworth	Senior Citizens' Clubrooms
Memorial Garden - Sound Shell	Memorial Gardens	Menzies Crescent	Prospect	Sound Shell
Air Raid Shelter – Prospect Oval	Prospect Oval / Payinthi yarta	Willcox Avenue	Prospect	Air Raid Shelter
Clubrooms - RSL – Prospect Oval	RSL Clubrooms and Hall	Menzies Crescent	Prospect	Clubrooms
Amenities - Railway Reserve	Railway Reserve	370-372 Regency Road	Prospect	Club House/ Amenities Block
Railway Station - Railway Reserve	Railway Reserve	307-372 Regency Road	Prospect	Railway Station
Signal Room - Railway Reserve	Railway Reserve	370-372 Regency Road	Prospect	Signal Room
Storage Room - Railway Reserve	Railway Reserve	370-372 Regency Road	Prospect	Train Storage Room
Coach House - St Helens Park	St Helens Park	39 Prospect Road	Prospect	Coach House

Sporting Facilities

Building Name	Building Location	Street	Suburb	Asset Specific
Clubrooms – Blair Athol Tennis Club	Matthews Park Reserve	20-22 Struan Avenue	Prospect	Tennis Clubrooms
Oval viewing booth - Broadview Oval	Broadview Sports and Recreation Precinct / Yarnta Tutu yarta	Myponga Terrace	Broadview	Oval viewing booth
Shelter - Broadview Oval	Broadview Sports and Recreation Precinct / Yarnta Tutu yarta	Poltawa Terrace	Broadview	Shelter
Clubrooms – former Broadview Croquet Club	Broadview Sports and Recreation Precinct / Yarnta Tutu yarta	Collingrove Avenue	Broadview	Croquet Clubrooms
Kumangka at Broadview - Clubrooms - Broadview Football Club	Broadview Sports and Recreation Precinct / Yarnta Tutu yarta	Poltawa Terrace	Broadview	Football Clubrooms and Change Rooms
Clubrooms - Broadview Tennis Club	Broadview Sports and Recreation Precinct / Yarnta Tutu yarta	Myponga Avenue	Broadview	Tennis Clubrooms
Clubrooms – former Collingrove Tennis Club	Broadview Sports and Recreation Precinct / Yarnta Tutu yarta	Poltawa Avenue	Broadview	Tennis Clubrooms
Clubrooms - Prospect Blair Athol Lions Club	Broadview Sports and Recreation Precinct / Yarnta Tutu yarta	Poltawa Avenue	Broadview	Lions Clubrooms (former Archery Clubrooms)
Clubrooms – Prospect Broadview Bowling Club	Broadview Sports and Recreation Precinct / Yarnta Tutu yarta	Collingrove Avenue	Broadview	Bowling Clubrooms
Clubrooms – former St Phillips Tennis Club	Broadview Sports and Recreation Precinct / Yarnta Tutu yarta	Collingrove Avenue	Broadview	Tennis Clubrooms

Building Name	Building Location	Street	Suburb	Asset Specific
Clubrooms - Prospect Petanque Club	Prospect Gardens / Narnu Wirra	14-34 Buchanan Street	Nailsworth	Petanque Clubrooms (including Public Toilets)
Clubrooms – BOSA / Eagles Lacrosse	Charles Cane Reserve / Parndo Yerta	120 Churchill Road	Prospect	Soccer and Lacrosse Clubrooms and Change Rooms
Clubrooms – North Adelaide Croquet Club	North Adelaide Croquet Club	Menzies Crescent	Prospect	Clubrooms
Chair Lift - NAFC	North Adelaide Football Club	Menzies Crescent	Prospect	Chair Lift
Office/Clubrooms – North Adelaide Football Club	North Adelaide Football Club	Menzies Crescent	Prospect	Office and Clubrooms
Clubrooms (old) - NACC	North Adelaide Croquet Club	Menzies Crescent	Prospect	Clubrooms
Clubrooms – Prospect District Cricket Club	Prospect District Cricket Club	Willcox Avenue	Prospect	Clubrooms
Entrance Gates & Ticket Office (Eastern outer)	Prospect Oval / Payinthi yarta	Menzies Crescent	Prospect	Entrance Gates (Eastern Outer)
Prospect Pavillion – Prospect Oval	Prospect Oval / Payinthi yarta	Menzies Crescent	Prospect	Prospect Pavilion
Refreshment Kiosk - Brick - Prospect Oval	Prospect Oval / Payinthi yarta	Menzies Crescent	Prospect	Refreshment Kiosk
Refreshment Kiosk - Green - Prospect Oval	Prospect Oval / Payinthi yarta	Menzies Crescent	Prospect	Kiosk

Building Name	Building Location	Street	Suburb	Asset Specific
Robert Lewis Stand (Southern Stand)	Prospect Oval / Payinthi yarta	Menzies Crescent	Prospect	Robert Lewis Stand (Southern Stand)
Scorer's Box - Prospect Oval	Prospect Oval / Payinthi yarta	Menzies Crescent	Prospect	Press Box
Souvenir Kiosk - Red - Prospect Oval	Prospect Oval / Payinthi yarta	Menzies Crescent	Prospect	Kiosk
Ticket Office - Prospect Oval	Prospect Oval / Payinthi yarta	Menzies Crescent	Prospect	Ticket Office (under Stand)
Clubrooms – Prospect Tennis Club	Prospect Tennis Club	Menzies Crescent	Prospect	Clubrooms

Commercial Buildings

Building Name	Building Location	Street	Suburb	Asset Specific
142-148 Main North Road	142-148 Main North Road	Main North Road	Prospect	Commercial Site
142-148 Main North Road - Car Garage	142-148 Main North Road	Main North Road	Prospect	Car Garage
Kindergarten - Prospect	Prospect Kindergarten	352 Regency Road	Prospect	Kindergarten
Kindergarten - St Helens Park	St Helens Park	39 Prospect Road	Prospect	Kindergarten

Public Amenities

Building Name	Building Location	Street	Suburb	Asset Specific
Toilets – Broadview Oval	Broadview Sports and Recreation Precinct / Yarnta Tutu yarta	Collingrove Avenue	Broadview	Toilet Block (adjoining Lions Club)
Toilets - George Whittle Reserve	George Whittle Reserve	56 Churchill Road	Prospect	Public Toilets
Toilets – Prospect Estate Reserve	Prospect Estate Reserve	286-290 Prospect Road	Prospect	Public Toilets
Toilets - RSL – Prospect Oval	Prospect Memorial Gardens	Menzies Crescent	Prospect	Public Toilets
Toilets/Shelter – Memorial Gardens	Prospect Memorial Gardens	Menzies Crescent	Prospect	Children's Toilets and Shelter
Toilets - N/E – Prospect Oval	Prospect Oval / Payinthi yarta	Menzies Crescent	Prospect	Toilet Block (North East Corner)
Toilets - S/W – Prospect Oval	Prospect Oval / Payinthi yarta	Menzies Crescent	Prospect	Public Toilets (South Western Corner)
Toilets - St Helens Park	St Helens Park	39 Prospect Road	Prospect	Public Toilets

Sheds

Building Name	Building Location	Street	Suburb	Asset Specific
Storage Shed - Broadview Oval	Broadview Sports and Recreation Precinct / Yarnta Tutu yarta	Myponga Terrace	Broadview	Storage Shed
Storage Shed - Broadview Oval	Broadview Sports and Recreation Precinct / Yarnta Tutu yarta	Poltawa Terrace	Broadview	Storage Shed
Shed (pumphouse) - Broadview Oval	Broadview Sports and Recreation Precinct / Yarnta Tutu yarta	Collingrove Avenue	Broadview	Pump Shed and Store
Storage Shed – Prospect Broadview Bowling Club	Broadview Sports and Recreation Precinct / Yarnta Tutu yarta	Collingrove Avenue	Broadview	Bowling Club Storage Shed
Storage Shed - Broadview Bowling Club	Broadview Sports and Recreation Precinct / Yarnta Tutu yarta	Collingrove Avenue	Broadview	Bowling Club Storage Shed
Storage Shed – former Collingrove Tennis Club	Broadview Sports and Recreation Precinct / Yarnta Tutu yarta	Collingrove Avenue	Broadview	Storage Shed
Store Shed – former Broadview Croquet Club	Broadview Sports and Recreation Precinct / Yarnta Tutu yarta	Collingrove Avenue	Broadview	Croquet Store Shed
Shed - Storage - Prospect Gardens	Prospect Gardens / Narnu Wirra	14-34 Buchanan Street	Nailsworth	Storage Shed (formerly Public Toilets)
Storage Shed - Charles Cane Reserve	Charles Cane Reserve / Parndo Yerta	120 Churchill Road	Prospect	Storage Shed
Shed - Charles Cane Reserve	Charles Cane Reserve / Parndo Yerta	120 Churchill Road	Prospect	Storage Shed
Greenkeeper's Shed - NACC	North Adelaide Croquet Club	Menzies Crescent	Prospect	Greenkeeper's Shed

Building Name	Building Location	Street	Suburb	Asset Specific
Soil Shed – NACC	North Adelaide Croquet Club	Menzies Crescent	Prospect	Soil Shed
Storage Shed - NACC	North Adelaide Croquet Club	Menzies Crescent	Prospect	Storage Shed
Storage Shed - NACC	North Adelaide Croquet Club	Menzies Crescent	Prospect	Storage Shed
Store Room - NACC	North Adelaide Croquet Club	Menzies Crescent	Prospect	Storeroom
Garage - Memorial Gardens	Community Garden	Willcox Avenue	Prospect	Garage
Glasshouse - Memorial Gardens	Community Garden	Willcox Avenue	Prospect	Glasshouse
Shade House - Memorial Gardens	Community Garden	Willcox Avenue	Prospect	Shade House
Garage - Prospect Kindergarten	Prospect Kindergarten	352 Regency Road	Prospect	Garage
Storage Shed - Prospect Kindergarten	Prospect Kindergarten	352 Regency Road	Prospect	Storage Shed
Curator Shed Prospect Oval North East Corner	Prospect Oval / Payinthi yarta	Menzies Crescent	Prospect	Groundsman's Shed
Groundsman's Shed - Prospect Oval	Prospect Oval / Payinthi yarta	Menzies Crescent	Prospect	Shed
Storage Shed - Railway Reserve	Railway Reserve	370-372 Regency Road	Prospect	Storage Shed

Building Name	Building Location	Street	Suburb	Asset Specific
Shed - Storage (Kindergarten) - St Helens Park	St Helens Park	39 Prospect Road	Prospect	Storage Shed
Shed - Storage (Kindergarten) - St Helens Park	St Helens Park	39 Prospect Road	Prospect	Storage Shed
Storage Shed - St Helens Park	St Helens Park	39 Prospect Road	Prospect	Storage Shed
Pumphouse - Stan Watson Reserve	Stan Watson Reserve	95 Charles Street	Prospect	Pump House

Appendix B

Building Component Renewal Profile

Appendix B provides an indicative summary of building component renewals identified through asset condition assessment and remaining useful life modelling. The projects listed are intended to inform long-term planning and funding considerations only and do not represent a committed or exhaustive program of works.

The timing, scope and inclusion of individual projects will be assessed and prioritised annually through the budget process, having regard to asset condition, risk, service need, project readiness and alignment and available funding.

Accordingly, Appendix B provides an indication of the overall funding envelope and how investment is distributed across the ten-year planning horizon, rather than a fixed delivery schedule or commitment to specific projects.

Council asset ID	Location / Site	Asset component	Condition	Useful life	RUL from 1/7/2026	Replacement Cost
531.5	Toilets - S/W – Prospect Oval	Public Toilets (South Western Corner) - Fitout	3.5	20	6	$55,890
602.3	Clubrooms (old) - PCC	Clubrooms - Floor	3.5	20	6	$13,300*
602.5	Clubrooms (old) - PCC	Clubrooms - Fitout	3.5	20	6	$66,500*
605.7	Clubrooms – Prospect Tennis Club	Clubrooms - Airconditioning	3.5	20	6	$13,290
625.3	Clubrooms – Blair Athol Tennis Club	Tennis Clubrooms - Floor	3.5	20	6	$6,650
625.5	Clubrooms – Blair Athol Tennis Club	Tennis Clubrooms - Fitout	3.5	20	6	$33,250
521.5	Toilets - N/E – Prospect Oval	Toilet Block (North East Corner) - Fitout	3	20	7	$46,000
531.3	Toilets - S/W – Prospect Oval	Public Toilets (South Western Corner) - Floor	3	20	7	$12,150
541.3	Toilets – Prospect Estate Reserve	Public Toilets - Floor	3	20	7	$4,500
544.3	Amenities - Railway Reserve	Club House/ Amenities Block - Floor	3	20	7	$22,700

Council asset ID	Location / Site	Asset component	Condition	Useful life	RUL from 1/7/2026	Replacement Cost
544.5	Amenities - Railway Reserve	Club House/ Amenities Block - Fitout	3	20	7	$113,500
544.7	Amenities - Railway Reserve	Club House/ Amenities Block - Airconditioning	3	20	7	$13,620
583.3	Toilets – Broadview Oval	Toilet Block (adjoining Lions Club) - Floor	3	20	7	$6,600
583.5	Toilets – Broadview Oval	Toilet Block (adjoining Lions Club) - Fitout	3	20	7	$30,360
584.5	Clubrooms - Lions – Broadview Oval	Prospect Blair Athol Lions Clubrooms (former Archery Clubrooms) - Fitout	3	20	7	$74,750
585.3	Clubrooms - Broadview Tennis Club	Tennis Clubrooms - Floor	3	20	7	$13,100
585.5	Clubrooms - Broadview Tennis Club	Tennis Clubrooms - Fitout	3	20	7	$65,500
587.5	Clubrooms – Prospect Broadview Bowling Club	Bowling Clubrooms - Fitout	3	20	7	$567,000
587.7	Clubrooms – Prospect Broadview Bowling Club	Bowling Clubrooms - Airconditioning	3	20	7	$68,040
592.5	Clubrooms - Collingrove Tennis Club	Collingrove Tennis Clubrooms - Fitout	3	20	7	$74,000
592.7	Clubrooms - Collingrove Tennis Club	Collingrove Tennis Clubrooms - Airconditioning	3	20	7	$8,880
593.3	Clubrooms - St Phillips Tennis Club	St Philips Tennis Clubrooms - Floor	3	20	7	$8,350
593.5	Clubrooms - St Phillips Tennis Club	St Philips Tennis Clubrooms - Fitout	3	20	7	$41,750

Council asset ID	Location / Site	Asset component	Condition	Useful life	RUL from 1/7/2026	Replacement Cost
600.5	Clubrooms – North Adelaide Croquet Club	Clubrooms - Fitout	3	20	7	$551,280*
600.6	Clubrooms – North Adelaide Croquet Club	Clubrooms – Solar Panels	3	20	7	$45,940*
600.7	Clubrooms – North Adelaide Croquet Club	Clubrooms - Airconditioning	3	20	7	$68,910*
604.3	Toilets/Shelter – Memorial Gardens	Children's Toilets and Shelter - Floor	3	20	7	$47,050
607.7	Prospect Pavillion – Prospect Oval	Prospect Pavilion - Airconditioning	3	20	7	$171,630
610.7	Clubrooms - RSL – Prospect Oval	Clubrooms - Airconditioning	3	20	7	$35,280*
612.3	Clubrooms – Prospect District Cricket Club	Clubrooms - Floor	3	20	7	$124,750*
612.5	Clubrooms – Prospect District Cricket Club	Clubrooms - Fitout	3	20	7	$623,750*
612.7	Clubrooms – Prospect District Cricket Club	Clubrooms - Airconditioning	3	20	7	$74,850*
628.3	Kindergarten - St Helens Park	Kindergarten - Floor	3	20	7	$52,000
631.7	Clubrooms – Charles Cane Reserve	Clubrooms and Change Rooms - Airconditioning	3	20	7	$29,400
533	Glasshouse - Memorial Gardens	Glasshouse	3	25	9	$13,000
539.5	Clubrooms - Petanque – Prospect Gardens	Petanque Clubrooms (including Public Toilets) - Fitout	2.5	20	10	$228,000
539.7	Clubrooms - Petanque – Prospect Gardens	Petanque Clubrooms (including Public Toilets) - Airconditioning	2.5	20	10	$27,360

Council asset ID	Location / Site	Asset component	Condition	Useful life	RUL from 1/7/2026	Replacement Cost
541.5	Toilets – Prospect Estate Reserve	Public Toilets - Fitout	2.5	20	10	$20,700
550.5	Toilets - St Helens Park	Public Toilets - Fitout	2.5	20	10	$39,790
555.5	Toilets - George Whittle Reserve	Public Toilets - Fitout	2.5	20	10	$19,780
580.7	Kindergarten - Prospect	Kindergarten - Airconditioning	2.5	20	10	$23,400
587.3	Clubrooms – Prospect Broadview Bowling Club	Bowling Clubrooms - Floor	2.5	20	10	$113,400
605.5	Clubrooms – Prospect Tennis Club	Clubrooms - Fitout	2.5	20	10	$110,750
610.3	Clubrooms - RSL – Prospect Oval	Clubrooms - Floor	2.5	20	10	$58,800*
610.5	Clubrooms - RSL – Prospect Oval	Clubrooms - Fitout	2.5	20	10	$282,240*
611.3	Office/Clubrooms - NAFC	Office and Clubrooms - Floor	2.5	20	10	$68,700*
611.5	Office/Clubrooms - NAFC	Office and Clubrooms - Fitout	2.5	20	10	$343,500*
611.7	Office/Clubrooms - NAFC	Office and Clubrooms - Airconditioning	2.5	20	10	$41,220*
628.5	Kindergarten - St Helens Park	Kindergarten - Fitout	2.5	20	10	$260,000
628.7	Kindergarten - St Helens Park	Kindergarten - Airconditioning	2.5	20	10	$31,200
631.5	Clubrooms – Charles Cane Reserve	Clubrooms and Change Rooms - Fitout	2.5	20	10	$235,200
					TOTAL	**$5,101,560**

** This Asset will be considered within the framework of the Prospect Lifestyle Precinct project.*

Appendix C

Long Term Financial Plan Assumptions 2026-2027 to 2035-2036

Long Term Financial Plan Assumptions 2026-2027 to 2035-2036										
Financial Year	**2026-27**	**2027-28**	**2028-29**	**2029-30**	**2030-31**	**2031-32**	**2032-33**	**2033-34**	**2034-35**	**2035-36**
Increase for operating expenditure	3.30%	3.20%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%
Increase for capital expenditure	3.00%	3.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%

CITY OF PROSPECT