



NORTHERN MIDLANDS COUNCIL

POLICY MANUAL

ASSET MANAGEMENT

Originated Date: Adopted on 17 July 2006 – Min. No: 264/06 (as Policy 42)

Amended Date/s: Amended 17 September 2012 – Min. No. 243/12
Amended 18 April 2016 – Min. No. 112/16
Amended 19 July 2021– Min Ref. 272/21
Amended 17 November 2025 – Min. No. 25/352

Applicable Legislation:

Objective To provide the highest level of service for current and future generations which is a balance between responsible management of assets, meeting the community's expectations and affordability.

To achieve this, assets must be acquired, operated, maintained, renewed and disposed of in a way that continues to meet this objective.

Administration: Corporate Services

Review Cycle/Date: Every 4 years. Next review September 2029

1. PURPOSE

To set guidelines for implementing consistent asset management processes for Northern Midlands Council.

This policy only considers physical or infrastructure assets with an economic life of greater than 12 months.

The infrastructure assets to be considered includes, but is not limited to, Roads, Footpaths, Kerb and Channel, Bridges, Buildings, Stormwater Drainage, Flood Levees, Plant and Equipment.

2. OBJECTIVE

To ensure adequate provision is made for the long-term renewal of major assets by:

- Ensuring that Council's services and infrastructure are provided in a sustainable manner, with the appropriate levels of service to residents, visitors and the environment.
- Safeguarding Council assets including physical assets and employees by implementing appropriate asset management strategies and appropriate financial resources for those assets.
- Creating an environment where all Council employees take an integral part in overall management of Council assets by creating and sustaining an asset management awareness throughout the organisation by training and development.
- Meeting legislative requirements for asset management.
- Ensuring resources and operational capabilities are identified and responsibility for asset management is allocated.
- Demonstrating transparent and responsible asset management processes that align with demonstrated best practice.
- Take account of whole of life costs when deciding to create, purchase or accept new assets.
- Plan for climate change adaption and mitigation.



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3. SCOPE

This policy applies to all Council activities.

4. POLICY

4.1 BACKGROUND

- 4.1.1 Council is committed to implementing a systematic asset management methodology in order to apply appropriate asset management best practices across all areas of Council. This includes ensuring that assets are acquired, operated, maintained, renewed and disposed of in accordance with Council's priorities for service delivery.
- 4.1.2 Council owns and uses approximately \$512m of non-current assets to support its core business - delivery of service to the community. As a result of its long history and continued growth, these assets vary in age and include heritage registered facilities.
- 4.1.3 Asset management practices impact directly on the core business of Council and appropriate asset management is required to achieve our strategic objectives.
- 4.1.4 Adopting asset management principles will assist Council in achieving its Strategic Plan and Long Term Financial Plan objectives.

Asset Management Vision:

To provide the highest level of service for current and future generations which balances the responsible management of assets, meeting the community's expectations and affordability. To achieve this, assets must be acquired, operated, maintained, renewed and disposed of so that they continue to meet this vision.

Asset Management Goal:

To provide the highest level of infrastructure to meet the service delivery requirements of the Northern Midlands community, including its many visitors, now and for future generations.

- 4.1.5 A strategic approach to asset management will ensure that Council delivers the highest appropriate level of service. This will provide positive impact on:
- Members of the public and staff;
 - Council's financial position;
 - Council's ability to deliver the expected level of service and appropriate infrastructure;
 - The political environment in which Council operates; and
 - The legal liabilities of Council.

4.2 PRINCIPLES

- 4.2.1 A consistent approach to asset management must exist for implementing best-practice asset management throughout all areas of Council.
- 4.2.2 All relevant legislative requirements together with political, social and economic environments are to be taken into account in asset management.
- 4.2.3 Asset management principles will be integrated within existing planning and operational processes.
- 4.2.4 Asset Management Plans will be developed for major asset classes. The plans will be informed by community consultation and financial planning and reporting.
- 4.2.5 An asset inspection regime will be used to ensure agreed service levels are maintained and asset renewal priorities are identified.



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- 4.2.6 Asset renewals required to meet agreed service levels (identified in adopted asset management plans and long term financial plans) will form the basis of annual budget estimates. The service and risk consequences of variations in defined asset renewals and budget resources will be documented in the budget.
- 4.2.7 Service levels defined in adopted asset management plans will form the basis of annual budget estimates. Service and risk consequences of variations in defined services levels and budget resources will be documented in the budget.
- 4.2.8 Asset renewal plans will be prioritised and implemented progressively based on agreed service levels and the effectiveness of the current assets to provide that level of service.
- 4.2.9 Systematic and cyclic reviews will be applied to all asset classes and are to ensure that the assets are managed, valued and depreciated in accordance with appropriate best practice and applicable Australian Standards.
- 4.2.10 Future life cycle costs will be reported and considered in all decisions relating to new services and assets and upgrading of existing services and assets.
- 4.2.11 Future service levels will be determined in consultation with the community.
- 4.2.12 Training in asset and financial management will be provided for Councillors and relevant staff, as necessary.

5. LEGISLATION

Local Government Act 1993 & Regulations under the Act.

6. RELATED DOCUMENTS

- Strategic Asset Management Plan (incorporating the Asset Management Strategy)
- Asset Management Plan: Transport
- Asset Management Plan: Buildings
- Asset Management Plan: Stormwater

7. RESPONSIBILITY

Councillors are responsible for:

- reviewing, adopting and monitoring implementation of an Asset Management Policy, Strategic Asset Management Plan, individual Asset Management Plans (for major asset classes), and any other relevant programs and procedures;
- allocation of appropriate resources for effective asset management;
- high level oversight of asset management delivery;
- maintaining accountability mechanisms to ensure resources are appropriately utilised in achieving organisational objectives;
- decision making based on best practice asset management principles.

The General Manager is responsible for:

- developing, implementing and maintaining an Asset Management Policy, Strategic Asset Management Plan, individual Asset Management Plans (for major asset classes), and any other relevant programs and procedures;
- decision making based on best practice asset management principles;
- reporting to Council on the status and effectiveness of asset management within Council;
- allocating adequate resources to implement the decisions of the Council; and
- promoting best practice asset management principles throughout the organisation.