

CITY OF SWAN
ENGINEERING ASSET MANAGEMENT PLAN
CARPARKS



*Let's make
it happen*

Section 1: Executive Summary

1.1 The Purpose of the Plan

The table below details the City of Swan asset groups that have current Asset Management Plans.

	Asset Groups
1	Land
2	Building
3	Parks & Landscaping - Active Facilities
4	Parks & Landscaping - Passive Reserves
5	Parks & Landscaping - Verges/Medians/Roundabouts
6	Parks & Landscaping - Buildings
7	Natural Environment
8	Engineering - Roads
9	Engineering - Footpaths
10	Engineering - Bridges, Jetties
11	Engineering - Street Furniture
12	Engineering - Drainage
13	Engineering - Carparks

1.2 Asset Description

This AMP considers all Off Street Carparks and On Street Parking Zones within the City of Swan.

Asset Hierarchy

To view the asset hierarchy for Suburb Roads see Supporting Documents – **Asset Hierarchy Suburb Roads .pdf** on this WebPage.

To view the asset hierarchy for Arterial Roads see Supporting Documents – **Asset Hierarchy Arterial Roads .pdf** on this WebPage.

To view the asset hierarchy for Suburb Parks & Reserves see Supporting Documents–**Asset Hierarchy Suburb Parks & Reserves .pdf** on this WebPage.

To view the asset hierarchy for Buildings see Supporting Documents – **Asset Hierarchy Buildings .pdf** on this WebPage.

To view the asset hierarchy for Miscellaneous see Supporting Documents – **Asset Hierarchy Miscellaneous .pdf** on this WebPage.

Asset List

Item	Number
Carparks	108
Parking Zones	425

To view the City's parking list see Supporting Documents – **Carpark Asset List.xls** on this WebPage.

Note that several parking "zones" in the 425 total above may be located in the same street.

- 1.3 Levels of Service
- 1.4 Future Demand
- 1.5 Lifecycle Management Plan
- 1.6 Financial Summary
- 1.7 Asset Management Practices
- 1.8 Monitoring and Improvement Programme

If you have any comments or queries on this AMP then please contact the Asset Systems Officer, Maria Chau, on 9267 9194.

For component weighting and % complete of the 13 Asset Management Plans see Supporting Documents – **AMP WEIGHTING - PERCENTAGE COMPLETE.xls** on this WebPage.

Section 2: Introduction

2.1 Background

The purpose of this plan is to provide a central location for information regarding locality, type, size and condition of Carparks that the City Of Swan is responsible.

2.2 Goals and Objectives of Asset Ownership

The City of Swan's objective is to provide to the community public parking for their use that will enhance the quality of life of residents and to increase leisure, cultural and social opportunities that meet the lifestyle and business needs of the community.

2.3 Plan Framework

This plan looks at the major elements within each carpark and provides a view of the condition of each, replacement cost and the proposed timeline for replacement.

This will help identify and prioritise which items are to be replaced first and provide a tool for projecting the budgets required to meet this demand.

2.4 Basic and Advanced AM

This plan takes a high level view of the collective assets in this group. The information that has been collected is the size, location, type of surface, on or off street parking and condition etc of each carpark.

Section 3: Levels of Service

Level of Customer Services – dissemination of information

City of Swan Rangers currently empty ticket machines of monies. Operations - External staff carry out reactive maintenance.

3.1 Customer Research and Expectations

3.2 Strategic and Corporate Goals

The City of Swan Strategic Plan 2003 – 2005, provides direction for this Asset Management Plan. The Council is committed to achieving sustainable development and maintaining assets that enhance and increase the leisure cultural and social opportunities that meet the lifestyle needs of the community.

3.3 Legislative Requirements

3.4 Current Level of Service

3.5 Desired Level of Service

Section 4: Future Demand

4.1 Demand Forecast

4.2 Changes in Technology

4.3 Demand Management Plan

Section 5: Lifecycle Management Plan

5.1 Background Data

i. Physical Parameters

Asset List

Item	Number of
Carparks	108
Parking Zones	425

To view the City's parking list seeing Supporting Documents – **Carpark Asset List.xls** on this WebPage.

Note that several parking "zones" in the 425 total above may be located in the same street.

Asset Attributes

The City's carpark list holds many different types of information fields against every parking area. The data recorded is listed in the table below.

GCS ID	NEW ID	CARPARK OLD ID	ASSET TYPE	PARKING TYPE	UNIT	Surface Type
Surface Condition	No Bays	Line Condition	Kerb Condition	Comments	Carpark Name	Location Description
Street Name	Suburb	Main User	Area m2	Kerb Length m		

Note: "GCS" is GeoCompServices, the name of the consultant who checked and picked up the City's carpark information in February 2006.

- ii. Asset Capacity/Performance
- iii. Asset Condition

An inventory check, pickup and condition inspection of all parking in the City of Swan was completed in February 2006 by a consultant.

Condition

See above comment regarding February 2006 work by a consultant.

iv. Asset Valuations

Value

Item	Current Replacement Cost
Car Parks	\$11,229,000

v. Historical Data

5.2 Routine Maintenance Plan

- i. Maintenance Plan
- ii. Standards and Specifications
- iii. Summary of Future Costs

5.3 Renewal/Replacement Plan

- i. Renewal Plan
- ii. Renewal Standards
- iii. Summary of Future Costs

5.4 Creation/Acquisition/Augmentation Plan

- i. Selection Criteria
- ii. Standards and Specifications
- iii. Summary of Future Costs

5.5 Disposal Plan**5.6 Risk Management**

Effective risk management practices play an important role in the management of local government assets, many of which have inherent risks associated with them. In recognition of

this, the City of Swan has undertaken a risk assessment of all major asset groups to ensure that appropriate levels of risk control are incorporated into whole of life management strategies.

Definitions

Asset risk management - "the systematic identification, analysis and control of the broad range of risks which threaten an asset or users of that asset and the asset manager's ability to achieve asset management objectives".

Hazard - "a situation or condition with the potential to cause injury or damage."

Risk - "the probability of a hazard resulting in injury or damage; together with the seriousness of the injury or damage."

Risk Assessment

The process adopted for the assessment of risks was based on AS/NZS 4360 and involved identification of major adverse contingency situations, measuring their potential effect and then defining that potential in terms of likelihood, consequence and variability from the expected. Risk was assessed on the basis of "raw risk", that is the risk associated with the identified event when considered in absence of all risk control.

Risk Control

The process then identified existing risk control initiatives through review of existing policies, procedures and mechanisms for responding to contingency situations. Where necessary, additional proposed strategies to improve risk control were also identified. Risk was then reassessed to determine "residual risk", that is the risk that remains after all identified risk control initiatives are implemented.

Criteria

The City of Swan has adopted qualitative criteria for the assessment of risk generally in keeping with the recommended criteria as outline in AS/NZS 4360.

The criteria used for assessing risk may be viewed by seeing Supporting Documents – **Risk Management Criteria.doc** on this WebPage.

The results of the risk assessment have been incorporated into a risk register which details the significant risks associated with this asset group.

The risk register may be viewed by see Supporting Documents – **Engineering - Carparks Risk Register.doc** on this WebPage.

Section 6: Financial Summary

6.1 Financial Statements and Projections

10 Year Capital and Maintenance Programs

The table below details the current **Maintenance Budget** available for spending on the City of Swan parking group of assets.

2005/2006 Maintenance Budget
\$48,000

The table below outlines the draft **Capital Program** planned for 2006/2007 on the City of Swan carparking group of assets.

	2006 / 2007 Capital Budget
Carpark Upgrades	\$37,000

6.2 Funding Strategy

6.3 Valuation Forecasts

6.4 What Are the Key Assumptions Made in Financial Forecasts?

Section 7: Asset Management Practices

7.1 Accounting/Financial Systems

The City of Swan's financial system is Peoplesoft Enterprise One (E1). This provides a complete integrated system that captures the financial costs against each asset by raising works orders (job number) for specific repair/maintenance, renewal and new capital.

Definitions;

Repair/maintenance is maintaining an asset at its current level of service.

Renewal is replacing an asset to its original state with no increase in the level of service.

New capital is the construction of completely new asset.

7.2 Asset Management Systems

The City's GIS system, MAPINFO, is used to record the location, size, type and area of all assets. This then produces data on the quantities of the major components that the city spends money maintaining. The Asset Portfolio lists that have been generated from MAPINFO are 90% accurate and have been placed into Excel spreadsheets. The lists are stored in a central file in T Operations.

The Maloney Asset Management Services "Asset Renewal Gap" software is used to gauge the funding gap that currently exists for Council. This provides information on the financial

shortfall that Council faces and provides an opportunity to adequately plan to meet the financial demands of asset management.

7.3 Information Flow Requirements and Processes

E1 also integrates work requests from the public and internal sources through the Pathway module, which generates work requests describing the required action; this is directly linked to the specific asset automatically. This allows all work that is carried out against an asset to be tracked to provide information relating to time frames, costs and compliance with the prescribed level of service.

7.4 Standards and Guidelines

Section 8: Plan Improvement and Monitoring

8.1 Performance Measures

8.2 Improvement Programme

8.3 Monitoring and Review Procedures

During 2006 we will

- Create a detailed inventory database - completed February 2006 by a consultant
- Value our car park assets - completed March 2006

Section 9: References

Section 10: Appendices