



## About

# 2018/2019 Building Renewal

## Community Update

May 2018

### Identification

The Rural City of Murray Bridge property portfolio has met the needs of the community and visitors over many years. The properties include buildings providing direct services to the community – Local Government Centre, Town Hall and Regional Gallery, Community Library, The Station and a range of other sporting club buildings, community halls, museums, recreation and aquatic centre buildings that are either leased or available for hire.

A Building Utilisation Report (Sept 2016) was prepared for Council's Internal Audit Committee. The Report considered short and long term strategies for the property portfolio taking into consideration the age of the buildings, their utilisation rates and provided recommendations to improve the management of the property portfolio. These recommendations provide guidance in determining expenditure on annual renewal and upgrade programs.

### The Purpose

To provide a property portfolio that fits the needs of the community now and into the future.

### Current Condition

Detailed condition assessments of all buildings are conducted on a regular basis (every 3-5 years). These assessments consider structural integrity, recent capital upgrades, routine maintenance programs, accessibility and provide a program of upgrading or renewal to keep these buildings at an acceptable condition for the safety of the people who use them.

Council's property portfolio is quite diverse and to assist with this each building has been categorised into levels based on its function:

Category 1:

- Civic, Office and Works Depot Buildings
- Town Hall and Community Halls and Museums
- Community Library
- Visitor Information Centre
- Regional Art Gallery
- Major Sporting Clubrooms



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### Category 2:

- Public Toilet Facilities
- Major Sheds
- Minor Sporting Buildings

### Category 3:

- Shelters and Minor Sheds

Council's Building Asset Management Plan prioritises renewal or replacement maintenance items and drives the Council annual building renewal work program.

### Building Renewal Program

The Building Asset Management Plan states that building components should be renewed before they have deteriorated to the point that damage to other components could occur. The building renewal program is an essential component of the life cycle management of Council's property portfolio.

Council has allocated \$250,000 in the 2018/2019 building renewal program to provide for building components to be renewed or replaced. The following table provides the budgeted allocated to the different building categories:

<b>Building Category</b>	<b>\$</b>
Category 1	55,000
Category 2	195,000
Category 3	Nil
<b>TOTAL 2018/2019</b>	<b>\$250,000</b>

Michael Sedgman  
**Chief Executive Officer**



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