

# 2021 STATE OF ASSETS REPORT

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Summary report on council's major  
infrastructure assets at 30 june 2021

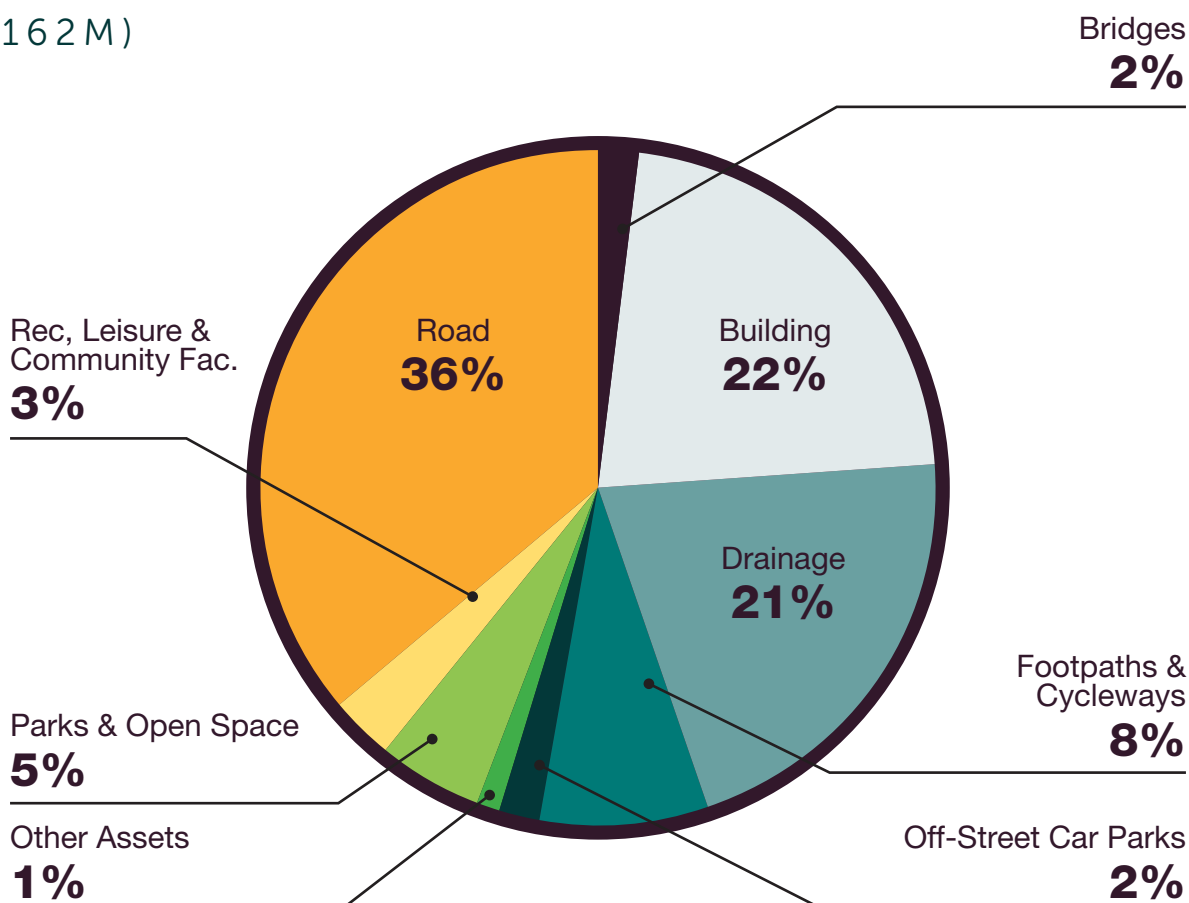


# Infrastructure Asset Value

AS OF 30 JUNE 2021

## Hobsons Bay Infrastructure Asset Value

(\$1,162 M)



Asset Type	Replacement Value	Asset Type	Replacement Value
Bridges	\$27,906,497	Other Assets	\$13,288,758
Building	\$259,791,729	Parks & Open Space	\$54,804,686
Drainage	\$243,115,520	Rec, Leisure & Community Facilities	\$36,244,448
Footpaths & Cycleways	\$89,999,826	Road	\$416,075,645
Off-Street Car Parks	\$21,448,183		



# STATE OF ASSETS

## Bridges

*Bridges are all those structures carrying a road, pathway etc to provide safe access across waterways, roads or other obstacles.*

### Asset Quantity and Value

As shown in the table below Council manages a total of 63 bridge structures within the municipality with an estimated replacement value of approximately \$28 million as of 30 June 2021.

Asset Type	No.	Length (m)	Value
Boardwalk	6	49	\$459,463
Foot Bridge	42	983	\$6,655,171
Jetty	1	31	\$129,125
Road Bridge	14	332	\$20,662,739
<b>Total</b>	<b>63</b>	<b>1285</b>	<b>\$27,906,498</b>

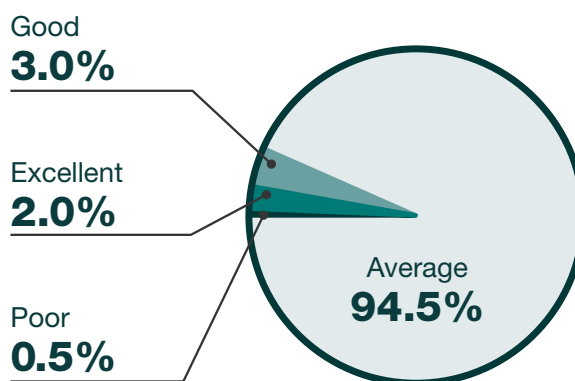
### Asset Condition

A bridge condition audit was completed in 2020 in accordance with the VicRoads Road Structures Inspection Manual. Asset attribute information such as actual lengths, widths, square metres, material types, replacement values and bridge components were collected and uploaded into the Confirm system. All 63 bridges are now registered in Council's asset register (Confirm).

The following chart presents the current overall condition of Council's bridges which is an average condition of all the individual components that make up each bridge such as foundations, deck, beams, railings etc.



### Bridge Condition Chart



5 per cent of the bridges are in excellent to good condition with only 0.5 per cent in poor condition. The majority (94.5 per cent) of the bridges are in average condition and will need attention over the next 10 years along with those bridges currently in poor condition. A detailed analysis of condition at component level shows that 7.2 per cent are in poor condition which need to be renewed.

Five years renewal program and maintenance program have been developed to address all the poor bridge components. The priority renewal works will address risk and safety issues such as replacement of missing or damaged hand rails, guards and timber decking.

#### Required Renewal Expenditure

The current backlog of poor condition bridge components is approximately \$1.9M which represents 7.2% of the bridge asset base. In order to eliminate the current backlog over the next 10 years and keep up with the annual rate of deterioration an amount of \$350,000 per annum is required.

#### Recommended 10 Year Renewal Budget

It is recommended that for FY21/22 and beyond that \$350,000 per annum be allocated in the capital works program for the renewal of bridges in a timely manner.



*Council has a large building portfolio which comprises commercial premises, sports pavilions, libraries, kindergartens, community centres, public toilets, theatres and civic buildings.*

The replacement value of the building portfolio is approximately \$260 million as of 30 June 2021.

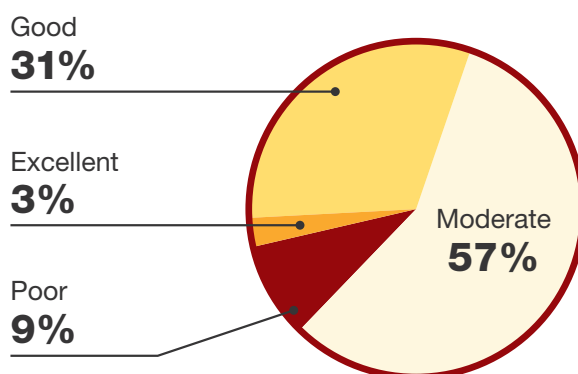
### Asset Condition

A building condition audit was completed in 2019 giving Council a snapshot of where each building's condition

### Asset Quantity and Value

Building Name	No.	Area (m <sup>2</sup> )	Replacement Value
B-Administration	5	5,578	\$13,812,280
B-Civic Centre	2	1,502	\$7,362,246
B-Commercial	1	690	\$9,042
B-Community Centre	28	17,907	\$53,356,122
B-Council Depot	14	2,878	\$2,598,930
B-Fitness Centre	3	9,567	\$30,315,851
B-Garage/Storage	19	1,289	\$985,677
B-Hall	7	2,430	\$4,231,459
B-Historical Building	10	4,852	\$22,425,258
B-Kindergarten	15	9,461	\$23,631,519
B-Library	4	4,951	\$17,772,507
B-Miscellaneous	3	418	\$524,724
B-Residential	2	282	\$279,512
B-SES	1	216	\$275,000
B-Shelter	9	881	\$482,153
B-Sporting Pavilion	59	26,497	\$76,110,368
B-Toilets	32	1,504	\$5,619,081
<b>Total</b>	<b>214</b>	<b>90,903</b>	<b>\$259,791,729</b>

### Overall Building Condition Chart



The majority of the buildings (91 per cent) are in excellent to moderate condition. The remaining 9 per cent of buildings are in poor condition and have been scheduled on the Draft Five Year Capital Works Program to be renewed.

#### Required Renewal Expenditure

Based on the condition audit completed in 2019, the total renewal expenditure required is \$63 million for the next 10 years to address buildings and components that are in poor condition and to keep up with the rate of deterioration, with an average of \$6.3 million per annum.

#### Recommended 10 Year Renewal Budget

It is recommended that for FY21/22 and beyond that \$6.3 million per annum be allocated in the capital works program for the renewal of buildings.





# Off-street car parks

*Car parks service community facilities, sports reserves and public open space etc.*

*Council's off-street car parks range from cement stabilised compacted crushed rock to formalised car park with asphalt surfacing.*

## Asset Quantity and Value

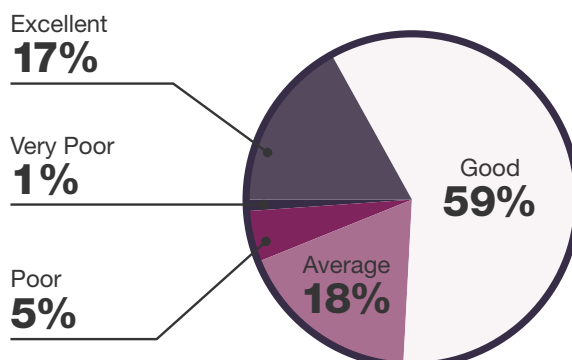
There are 130 off-street car parks in the municipality. The total replacement value of all off-street car parks is estimated approximately at \$21.5 million as of 30 June 2021.

Asset Type	Area (m <sup>2</sup> )	Length (m)	Value
Carpark pavement	200,388		\$15,044,302
Carpark surface	188,267		\$4,391,110
Carpark kerb		17,380	\$2,012,771
<b>Total</b>	<b>388,655</b>	<b>17,380</b>	<b>\$21,448,183</b>

## Asset Condition

The chart below presents the overall condition of Council off-street car parks based on the condition audit completed in 2020.

## Carpark Condition Chart



The audit findings show that 94 per cent of off-street car parks are in excellent to average condition. Only 6 per cent of the off-street car parks are in poor condition and will be prioritised for renewal in the next three years.

### Required Renewal Expenditure

The current backlog of poor condition car parks based on 2020 condition audit is approximately \$1.2 million. In order to eliminate the current backlog over the next ten years and keep up with the annual rate of deterioration an amount of \$500,000 per annum is required.

### Recommended 10 Year Renewal Budget

It is recommended that for FY21/22 and beyond that \$500,000 per annum be allocated in the Draft Ten Year Capital Works Program for the renewal of off-street car park assets in a timely manner.





# STATE OF ASSETS

## Drainage

*The drainage assets within Hobsons Bay consists of stormwater pits and pipes, end walls, gross pollutant trap (GPT) and detention tank.*

### Asset Quantity and Value

Asset Type	Length (m)	Value
Drainage pipes	547,043 m	\$202,480,752
Drainage pits	20,944 No	\$37,671,538
End walls	228 No	\$1,882,863
Gross pollutant traps	39 No	\$788,251
Detention tank	1 No	\$292,116
<b>Total</b>		<b>\$243,115,520</b>

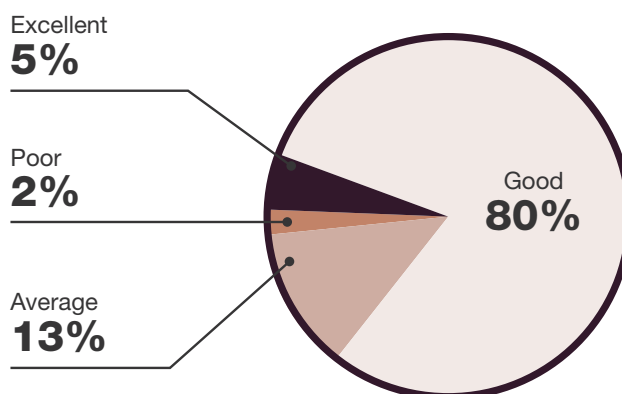
The replacement value of drainage assets is approximately \$243 million as of 30 June 2021.



### Asset Condition

The following chart presents the overall condition of drainage asset based on drainage audit completed in 2018.

### Drainage Condition Chart



The majority of the drainage assets (98 per cent) are in excellent to average condition. A small proportion of about 2 per cent of assets are in poor and very poor condition. These poor condition assets have been planned for renewal within the next five years.

#### Required Renewal Expenditure

The required expenditure to address the current backlog of renewal works over the next 5 years is approximately \$4.5 million.

#### Recommended 10 Year Renewal Budget

It is recommended that from FY21/22 to FY25/26 that \$1.0 million be allocated in the capital works program for the renewal of drainage assets, and \$500,000 per year from Year 6 to Year 10.



# STATE OF ASSETS Footpaths

*Council has a program to renew footpath and shared trails that are in poor condition. The majority of existing footpaths and shared trails are either concrete or asphalt.*

## Asset Quantity and Value

Council has a large network of 750km existing footpaths and shared trails with a replacement value of approximately \$90 million as of 30 June 2021.

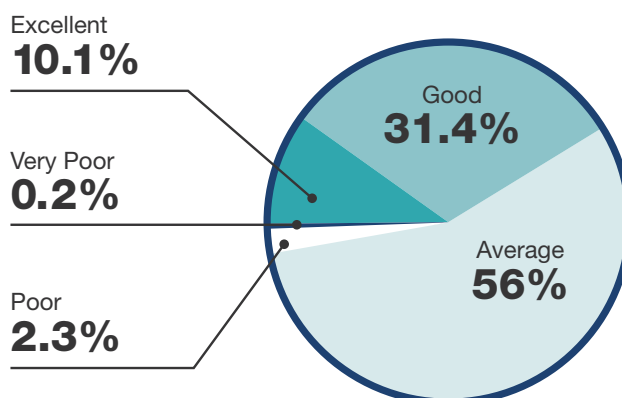
Asset Type	Length (m)	Replacement Value
Footpath	637,470	\$71,355,684
Pathway	66,289	\$9,560,564
Shared Trail (>2.5m wide)	47,175	\$9,083,578
<b>Total</b>	<b>750,934</b>	<b>\$89,999,826</b>



## Asset Condition

A full condition audit for all footpaths and shared trails was completed in 2021. The following chart shows the current condition of footpaths based on this recent condition audit data.

## Footpath Asset Condition Chart 2021



The majority of footpaths and shared trails (97.5 per cent) are in excellent to average condition. The remaining 2.5 percent of assets are in poor and very poor conditions and have been scheduled on the Draft Five Year Capital Works Program to be renewed.

### Required Renewal Expenditure

The backlog of poor condition footpaths and shared trails based on 2021 condition audit is approximately \$2.3 million which represents about 2.5 per cent of the total asset base.

### Recommended 10 Year Renewal Budget

It is recommended that for FY22/23 and beyond that \$900,000 per annum be allocated in the Draft Ten Year Capital Works Program for the renewal of footpaths in a timely manner in order to provide the required level of service to the community.



# STATE OF ASSETS

## Open space & recreation

*The portfolio of open space assets includes: Parks and Open Spaces, Playgrounds and Sporting fields (excluding building facilities).*

The table below shows the assets that have been included:

### ASSET TYPE

- Barbecues
- Fences
- Floodlights
- Furniture, such as seats and tables
- Infrastructure, such as structures and shelters
- Irrigation
- Lighting, such as park lighting
- Miscellaneous items, such as water tanks and lockers
- Playgrounds
- Ponds
- Sign panels
- Sign posts
- Sports grounds, such as soft and hard surfacing

### Asset Quantity and Value

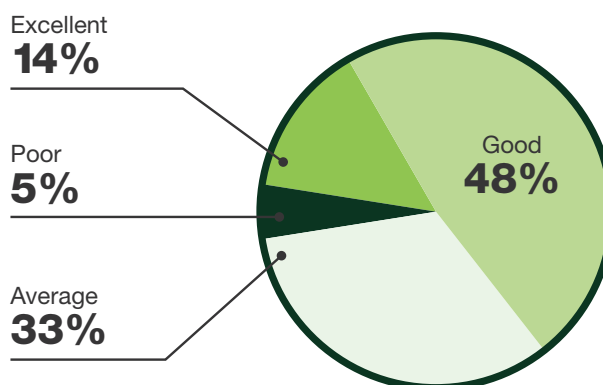
The replacement value of open space assets is estimated to be approximately \$66M as of 30 June 2021. This value does not include trees, landscaping and foreshore seawalls. The \$66M includes the replacement value of those assets included in Parks and Open Space Category and Recreation and Leisure Category as recorded in council's asset management system.

### Asset Condition

A condition audit was completed in 2018 to determine the physical condition and remaining useful life of the open

space assets (excluding recreation assets), with the data used to inform the development of a long-term renewal works program. A new Open Space and Recreation asset audit will be carried out in FY2021/22 and the condition will be updated once the audit is finalised.

The following chart presents the summary results from the 2018 open space condition audit.



The majority of open space assets (95 per cent) are in excellent to average condition. The remaining 5 per cent of assets are in poor condition and have been scheduled on the Draft Five Year Capital Works Program to be renewed or replaced.

### Required Renewal Expenditure

The required expenditure to renew the poor condition open space assets in a timely manner is approximately \$5.0 million over the next 10 years.

### Recommended 10 Year Renewal Budget

It is recommended that \$500,000 per year be allocated in FY2021/22 and 10 Year Capital Works Program to renew poor condition open space assets.



*Road assets are all those roads owned by Council and have been declared as public roads on the road register. Sealed roads are those that have a bituminous, concrete or paver surface to them. Unsealed roads have a gravel or unformed surface.*

Condition inspection for roads is done every four years while defect inspections are carried out in accordance to the Road Management Plan.

### Asset Quantity and Value

Road assets are broken up into Access, Collector and Link roads with the sub groups of Pavement, Surface and Kerb and Channel. Council maintains a large network of 435km of road, with a total area of approximately 3.40 million square meters. The replacement value of the road assets is approximately \$416 million as of 30 June 2021.

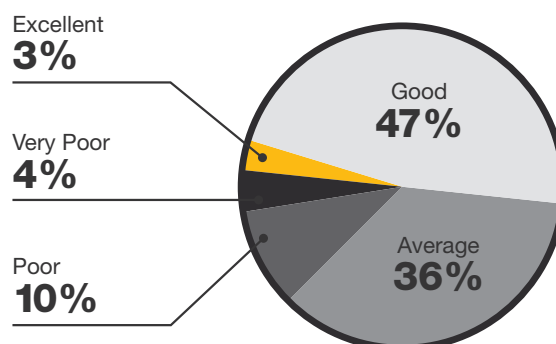
Class	Length (km)
Access	371
Collector	49
Link	15
<b>Total</b>	<b>435</b>

Asset Type	Area (m <sup>2</sup> )	Length (m)	Replace.Value
Pavement	3,411,931	–	\$258,499,723
Surface	3,328,105	–	\$68,211,301
Kerb and channel	–	795,642	\$89,364,620
<b>Total</b>			<b>\$416,075,644</b>

### Asset Condition

A full condition audit for road assets was completed in 2020. The following chart shows the current overall condition of road assets.

### Road Condition Chart



The majority of road assets (86 per cent) are in excellent to average condition. The remaining 14 per cent of assets are in very poor and poor condition and have been scheduled on the Draft Ten Year Capital Works Program to be renewed.

### Required Renewal Expenditure

The current backlog of poor condition road assets based on 2020 Condition Audit is approximately \$59 million. In order to reduce the current backlog over the next ten years and keep up with the annual rate of deterioration an amount of \$15 million per annum is required.

### Recommended 10 Year Renewal Budget

It is recommended that for FY21/22 and beyond that \$15 million per annum be allocated in the Draft Ten Year Capital Works Program for the renewal of road assets in a timely manner in order to provide the required level of service to the community.

