



## Site Asset Management Plan

### ALBU1004 Albury Depot

174 North Street, Albury, Albury, NSW, 2640, Australia

16 November 2022

# State Portfolio Overview

Region: All      Suburb: All      Facility Type: All      Facility ID: ALBU1004      Facility Name: All



## Overall Condition Rating

Facility Type	Facility Na..	Rating
Depot	Albury depot	3.06

Total Renewal Cost over 10yrs  
\$889,720

Total Maintenance Cost  
\$427,200

Total Compliance Cost  
\$7,500

## Building Register

Facility ID	Facility Na..	Building Name	Audit Finish D..	Access comment
ALBU1004	Albury depot	Building Z	30/04/2021	Null
		Fuel store	30/04/2021	No key available on-site
		Regional Office	30/04/2021	Null
		Shed	30/04/2021	Null
		Site	30/04/2021	Null
		Transformer store	30/04/2021	Null

## Defects Summary

Facility Na..	Building Name	Count
Albury depot	Building Z	2
	Regional Office	25
	Site	2

## Remaining Useful Life (Yrs)

Facility Na..	Element Group	Count
Albury depot	Building Structure	47
	External Fabric	16
	Int. Furniture & Fittings	11
	Internal Fabric	17
	Internal Finishes	7
	Services - Electrical	12
	Services - Fire	11
	Services - Hydraulic	14
	Services - Mechanical	9
	Services - Plumbing	12
	Services - Utility	19
	Site	24
	Statutory Equipment	17



## Future Works Plan: Analysis Renewal Detail Summary

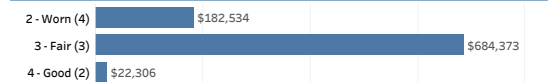


Facility ID All	Facility Albury depot	Facility Type All	Region All	Component All	Component Type All	Condition Description All	EE Site Criticality All	Criticality All	Asset Condition Index 2 to 25
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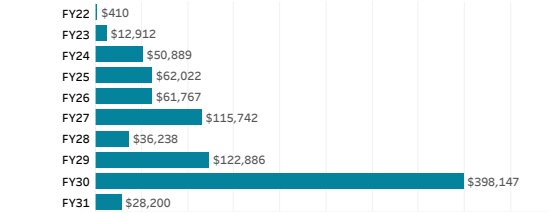
### Facility Details

<b>Depot</b>	<b>\$889,213</b>
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### Condition Profile



### Estimated Renewal by Year



### 10 Year Renewal by Component

Component	Value
<b>Building Structure</b>	
Floor Structure	\$0
Foundation	\$0
Roof Structure	\$0
Structural Beams	\$0
Structural Columns	\$0
Wall Structure	\$0
<b>Ext. Fabric, Furniture &amp; Fittings</b>	
Doors	\$2,719
Downpipes	\$0
External Floor Finishes	\$616
External Paintwork	\$11,593
Fascia	\$0
Guttering	\$1,436
Roof Access	\$0
Roof Cladding	\$0
Soffits & Gable Ends	\$0
Wall Cladding	\$67,716
Windows	\$34,884
<b>Int. Fabric, Finishes, Furniture &amp; Fittings</b>	
Appliances	\$5,900
Benchtops	\$26,677
Ceiling	\$2,709
Cupboards	\$40,015
Doors	\$0
Floor Covering	\$140,724

### 10 Year Renewal by Building

Building	Facility	Value
ALBU1004_Regional Office	Albury depot	\$744,414
ALBU1004_Site	Albury depot	\$110,808
ALBU1004_Building Z	Albury depot	\$21,012
ALBU1004_Transformer sto..	Albury depot	\$12,159
ALBU1004_Shed	Albury depot	\$820
ALBU1004_Fuel store	Albury depot	\$0



## **Building Z Asset Management Plan**

### **Albury depot - Building Z**

174 North Street, Albury, Albury, NSW, 2640, Australia

16 November 2022

## Macutex Quality Assurance Auditing

<b>Prepared for:</b>	Essential Energy 2021
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<b>Site Address:</b>	174 North Street, Albury, Albury, NSW, 2640, Australia
<b>Audit Date:</b>	03/05/2021
<b>Report Status:</b>	Approved
<b>Date Issued:</b>	16/11/2022

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# 1. Introduction

## 1.1 Background

Essential Energy, as a state-owned corporation, builds, operates and maintains the electricity network across 95% of New South Wales and parts of southern Queensland. The organisation has undertaken a 5-year transformation program to improve operations and profitability. This asset management initiative embarked on by the Property Division will support the transformation initiative by delivering improved property management processes.

The asset management project will facilitate the shift in organisational asset management capability, allowing for alignment to ISO 55001 and principles of The Asset Management Policy for the NSW Public Sector.

This Asset Management Plan (AMP) is directly related and refers to Essential Energy's over-arching Asset Management Framework (AMF) and other relevant documents/legislation as set out within the AMF.

## 2. Scope

This AMP covers the Building Z and its asset base.

The building is located within Albury depot site at 174 North Street, Albury, Albury, NSW, 2640, Australia.

Data in this report was acquired during an audit conducted 03/05/2021.

Building Z



Building Z is approximately 18 sqms

The site asset base was audited where applicable as follows:

- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external lighting and security measures such as CCTV.
- Site assets including boundary walls, fencing and gates, landscaping, rainwater tanks and retaining walls.
- Services - Plumbing including sinks and toilets.

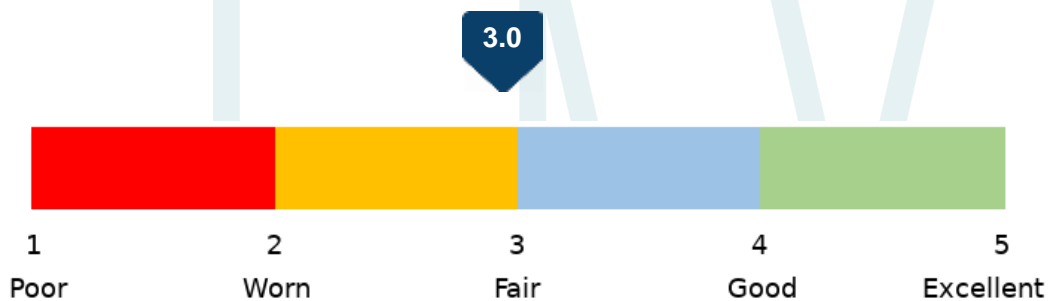


### 3. Condition Assessment

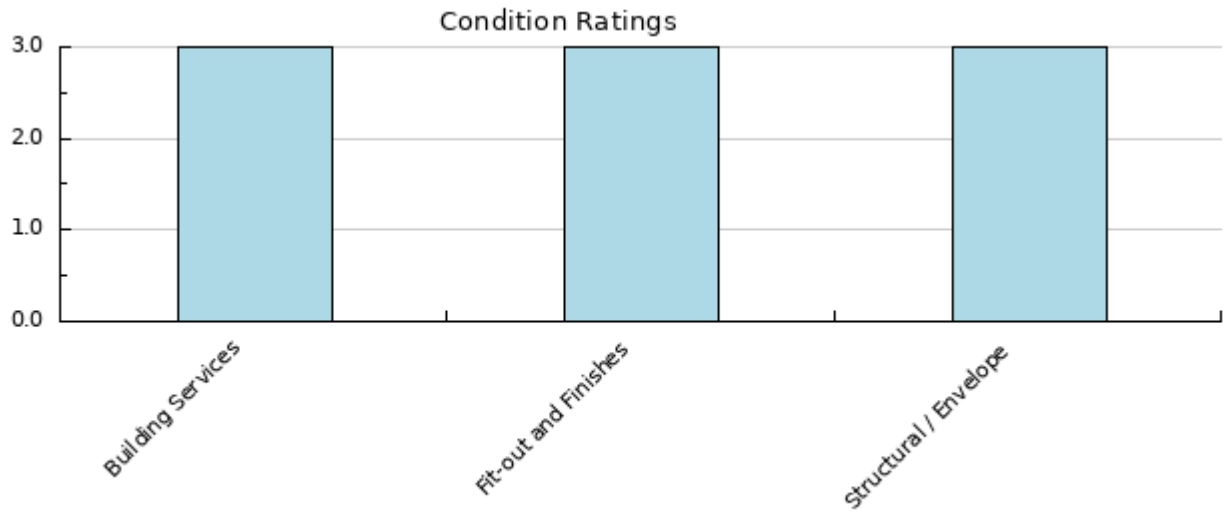
This audit has been rated on the following condition rating criteria:

Condition	Rating	Definition
Excellent	5	<ul style="list-style-type: none"> <li>No defects</li> <li>As new condition and appearance</li> <li>Only preventative maintenance required</li> </ul>
Good	4	<ul style="list-style-type: none"> <li>Superficial wear and tear</li> <li>Minor defects and some deterioration to surface finishes</li> <li>No major defects</li> <li>Major maintenance not required</li> <li>Minor maintenance only required</li> </ul>
Fair	3	<ul style="list-style-type: none"> <li>Average condition</li> <li>Deteriorated surfaces require attention</li> <li>Services are functional but require attention</li> <li>Deferred maintenance work exists</li> <li>Small number of defects identified</li> </ul>
Worn	2	<ul style="list-style-type: none"> <li>Badly deteriorated</li> <li>Structural problems</li> <li>General poor condition and with eroded protective coatings</li> <li>Elements are broken and services are not performing</li> <li>Significant number of major defects</li> <li>Major repairs required</li> </ul>
Poor	1	<ul style="list-style-type: none"> <li>Not operational</li> <li>Unfit for occupancy or normal use</li> <li>Building has failed</li> <li>Complete replacement required</li> </ul>

Building Z was assessed on 03/05/2021. The resulting site average condition rating per the table below is:



The Elements Group condition assessment rating is per the following chart:



Further detail is provided in subsequent sections of this AMP and the online Site Condition Report.

## Building Structure

### Asset Function and Details

Building Structure comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Roof Structure	Metal/Steel - Frame	25	SQM	ESEN_Wk24ADep-8	External - External
Wall Structure	Timber Frame	55	SQM	ESEN_Wk24ADep-9	External - External
Foundation	Concrete slab	18	SQM	ESEN_Wk24ADep-10	External - External

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Structure	Metal/Steel - Frame	ESEN_Wk24ADep-8	50	39
Wall Structure	Timber Frame	ESEN_Wk24ADep-9	50	39
Foundation	Concrete slab	ESEN_Wk24ADep-10	80	62

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Structure	Metal/Steel - Frame	ESEN_Wk24ADep-8	3	3 - Fair
Wall Structure	Timber Frame	ESEN_Wk24ADep-9	3	3 - Fair
Foundation	Concrete slab	ESEN_Wk24ADep-10	3	3 - Fair

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

## External Fabric

### Asset Function and Details

External Fabric comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
External Floor Finishes	Concrete	10	SQM	ESEN_Wk24ADep-2	External - External
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk24ADep-3	External - External
Windows	Aluminium Framed	4	SQM	ESEN_Wk24ADep-4	External - External
External Paintwork	Paint	5	SQM	ESEN_Wk24ADep-5	External - External
Wall Cladding	Colorbond	50	SQM	ESEN_Wk24ADep-6	External - External
Roof Cladding	Pitched - Colorbond	25	SQM	ESEN_Wk24ADep-7	External - External

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
External Floor Finishes	Concrete	ESEN_Wk24ADep-2	40	31
Doors	Swing - Solid Timber	ESEN_Wk24ADep-3	15	12
Windows	Aluminium Framed	ESEN_Wk24ADep-4	30	23
External Paintwork	Paint	ESEN_Wk24ADep-5	7	5
Wall Cladding	Colorbond	ESEN_Wk24ADep-6	25	19
Roof Cladding	Pitched - Colorbond	ESEN_Wk24ADep-7	25	19

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
External Floor Finishes	Concrete	ESEN_Wk24ADep-2	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-3	3	3 - Fair
Windows	Aluminium Framed	ESEN_Wk24ADep-4	3	3 - Fair
External Paintwork	Paint	ESEN_Wk24ADep-5	3	3 - Fair
Wall Cladding	Colorbond	ESEN_Wk24ADep-6	3	3 - Fair
Roof Cladding	Pitched - Colorbond	ESEN_Wk24ADep-7	3	3 - Fair

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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## Int. Furniture & Fittings

### Asset Function and Details

Int. Furniture & Fittings comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Vanity Unit	Laminated	1	ITEM	ESEN_Wk24ADep-18	G - Room 1
Vanity Unit	Laminated	1	ITEM	ESEN_Wk24ADep-683	G - Room 1

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Vanity Unit	Laminated	ESEN_Wk24ADep-18	15	12
Vanity Unit	Laminated	ESEN_Wk24ADep-683		NA

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Vanity Unit	Laminated	ESEN_Wk24ADep-18	3	3 - Fair
Vanity Unit	Laminated	ESEN_Wk24ADep-683		

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

## Internal Fabric

### Asset Function and Details

Internal Fabric comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Wall Cladding	Mirror	1	SQM	ESEN_Wk24ADep-22	G - Room 1
Floor Covering	Tiles - Ceramic	14	SQM	ESEN_Wk24ADep-23	G - Room 1
Wall Cladding	Asbestos (assumed)	60	SQM	ESEN_Wk24ADep-24	G - Room 1
Internal Partitions	Bathroom (Cubicle Walls & Doors)	14	SQM	ESEN_Wk24ADep-25	G - Room 1
Internal Partitions	Timber Frame	10	SQM	ESEN_Wk24ADep-26	G - Room 1
Ceiling	Asbestos (assumed)	14	SQM	ESEN_Wk24ADep-27	G - Room 1

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Wall Cladding	Mirror	ESEN_Wk24ADep-22	30	23
Floor Covering	Tiles - Ceramic	ESEN_Wk24ADep-23	20	15
Wall Cladding	Asbestos (assumed)	ESEN_Wk24ADep-24	25	19
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk24ADep-25	12	9
Internal Partitions	Timber Frame	ESEN_Wk24ADep-26	25	19
Ceiling	Asbestos (assumed)	ESEN_Wk24ADep-27	30	23

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Wall Cladding	Mirror	ESEN_Wk24ADep-22	3	3 - Fair
Floor Covering	Tiles - Ceramic	ESEN_Wk24ADep-23	3	3 - Fair
Wall Cladding	Asbestos (assumed)	ESEN_Wk24ADep-24	3	3 - Fair
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk24ADep-25	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-26	3	3 - Fair
Ceiling	Asbestos (assumed)	ESEN_Wk24ADep-27	3	3 - Fair

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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## Internal Finishes

### Asset Function and Details

Internal Finishes comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Wall Finish	Tiles - Ceramic	2	SQM	ESEN_Wk24ADep-19	G - Room 1
Wall   Ceiling Finish	Wall Paint	60	SQM	ESEN_Wk24ADep-20	G - Room 1
Wall   Ceiling Finish	Ceiling Paint	14	SQM	ESEN_Wk24ADep-21	G - Room 1

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Wall Finish	Tiles - Ceramic	ESEN_Wk24ADep-19	25	19
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-20	7	5
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-21	7	5

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Wall Finish	Tiles - Ceramic	ESEN_Wk24ADep-19	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-20	3	3 - Fair
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-21	3	3 - Fair

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Wall   Ceiling Finish					\$287					

## Services - Electrical

### Asset Function and Details

Services - Electrical comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Internal Lighting	Fluorescent - Tube - Mounted	2	ITEM	ESEN_Wk24ADep-17	G - Room 1

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk24ADep-17	15	12

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk24ADep-17	3	3 - Fair

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

## Services - Hydraulic

### Asset Function and Details

Services - Hydraulic comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Storage Unit	Small - Electric	1	ITEM	ESEN_Wk24ADep-11	G - Room 1
Temperature Control Device/Valve	Temperature Control Device/Valve (TMV Valve)	1	ITEM	ESEN_Wk24ADep-16	G - Room 1

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Storage Unit	Small - Electric	ESEN_Wk24ADep-11	15	12
Temperature Control Device/Valve	Temperature Control Device/Valve (TMV Valve)	ESEN_Wk24ADep-16	20	15

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Storage Unit	Small - Electric	ESEN_Wk24ADep-11	3	3 - Fair
Temperature Control Device/Valve	Temperature Control Device/Valve (TMV Valve)	ESEN_Wk24ADep-16	3	3 - Fair

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

## Services - Plumbing

### Asset Function and Details

Services - Plumbing comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Shower	Aluminium / Glass	1	ITEM	ESEN_Wk24ADep-1	External - External
Shower	Aluminium / Glass	1	ITEM	ESEN_Wk24ADep-682	External - External
Toilets	Pan - Porcelain	2	ITEM	ESEN_Wk24ADep-12	G - Room 1
Toilets	Cistern - Plastic	3	ITEM	ESEN_Wk24ADep-13	G - Room 1
Toilets	Urinal - Porcelain	1	ITEM	ESEN_Wk24ADep-14	G - Room 1
Sinks	Hand Basin - Porcelain	1	ITEM	ESEN_Wk24ADep-15	G - Room 1

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Shower	Aluminium / Glass	ESEN_Wk24ADep-1	15	12
Shower	Aluminium / Glass	ESEN_Wk24ADep-682		NA
Toilets	Pan - Porcelain	ESEN_Wk24ADep-12	15	12
Toilets	Cistern - Plastic	ESEN_Wk24ADep-13	15	12
Toilets	Urinal - Porcelain	ESEN_Wk24ADep-14	15	12
Sinks	Hand Basin - Porcelain	ESEN_Wk24ADep-15	15	12

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Shower	Aluminium / Glass	ESEN_Wk24ADep-1	3	3 - Fair
Shower	Aluminium / Glass	ESEN_Wk24ADep-682		
Toilets	Pan - Porcelain	ESEN_Wk24ADep-12	3	3 - Fair
Toilets	Cistern - Plastic	ESEN_Wk24ADep-13	3	3 - Fair
Toilets	Urinal - Porcelain	ESEN_Wk24ADep-14	3	3 - Fair
Sinks	Hand Basin - Porcelain	ESEN_Wk24ADep-15	3	3 - Fair

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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# Appendix A - Maintenance Plan

## Corrective Maintenance

Int. Furniture & Fittings	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Vanity Unit	Laminated	ESEN_Wk24ADep-683	Water damage observed to vanity unit Replace damaged vanity unit	Within 1-2 years	\$2,05

Services - Plumbing	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Shower	Aluminium / Glass	ESEN_Wk24ADep-682	Eyewash Shower - Not tested Test and Tag Element	Within 1-3 months	\$50



## Appendix B - Definitions

Term	Explanation
Asset management (AM)	Systematic and coordinated activities and practices through which an organization optimally and sustainably manages its assets and asset systems, their associated performance, risks and expenditures over their life cycles for the purpose of achieving its organizational strategic plan
Asset management information	Meaningful data relating to assets and asset management Examples of asset management information include asset registers, drawings, contracts, licences, legal, regulatory and statutory documents, policies, standards, guidance notes, technical instructions, procedures, operating criteria, asset performance and condition data, or all asset management records.
Asset management information system (AMIS)	System for the storage, processing and transmission of asset management information The storage or transmission of asset information can be achieved via multiple types of media
Asset management objective(s)	a) specific and measurable outcome or achievement required of the asset system(s) in order to implement the asset management policy and asset management strategy; and/or b) detailed and measurable level of performance or condition required of the assets; and/or c) specific and measurable outcome or achievement required of the asset management system
Asset management performance	Measurable results of an organization's management of its assets and/or asset system(s) Results are normally measured against the organization's Strategic Plan, Asset Management Policy, Asset Management Strategy, asset management objectives and/or other asset management performance requirements Asset management performance may include the effectiveness of expenditures, the reliability, efficiency, quality, sustainability and value of the assets and their utilization, and/or the impact of assets and asset management upon the organization's financial performance, health and safety performance, environmental performance, compliance and reputation Asset management performance measurement includes measuring the effectiveness of the organization's asset management system
Asset Management Plan	Document specifying activities and resources, responsibilities and timescales for implementing the asset management strategy and delivering the asset management objectives
Asset Management Policy	Principles and mandated requirements derived from, and consistent with, the organizational Strategic Plan, providing a framework for the development and implementation of the Asset Management Strategy and the setting of the asset management objectives
Asset Management Strategy (AMS)	Long-term optimized approach to management of the assets, derived from, and consistent with, the organizational strategic plan and the asset management policy The Asset Management Strategy converts the objectives of the organizational strategic plan and the asset management policy into a high-level, long-term action plan for the assets and/or asset system(s), the asset portfolios and/or the asset management system The high-level, long-term action plans for the assets and the asset management objectives are normally the outputs of the asset management strategy. These elements together form the basis for developing more specific and detailed asset management plan(s).
Asset management system	Organization's asset management policy, Asset Management Strategy, asset management objectives, Asset Management Plan(s) and the activities, processes and organizational structures necessary for their development, implementation and continual improvement A management system is a set of interrelated elements used to establish policy, strategy and objectives and to achieve those objectives through the implementation of plans A management system includes organizational structure, roles and responsibilities, planning activities, standards, information systems, practices, processes, procedures and resources.
Asset portfolio	Complete range of assets and asset systems owned by an organization Assets and asset systems may either be highly integrated and interdependent or deliver more independent and parallel contributions to an organization's total performance. In the latter case, opportunities may exist to manage and optimize assets or asset systems differently across the Portfolio
Asset recognition	An asset is recognised in the balance sheet when it is probable that the future economic benefits will flow to the entity and the asset has a cost or value that can be measured reliably.
Asset Register (AM)	A record of all asset information considered worthy of separate identification including inventory, historical, financial, condition, construction, technical and financial information about each.
Asset Register (Financial)	A record of assets, including financial information about each, that will be beneficial for the cost planning and cost management of the assets
Asset renewal	The process of improving the service potential an asset delivers through such methods as replacement, rehabilitation or reconstruction.
Asset system	Set of assets that interact and/or are interrelated so as to deliver a required business function or service

Asset threshold	The minimum gross value for the recognition of an asset or collection of assets
Asset values	A determination of the value of the asset which depends on the purpose for which it is required
Audit	Systematic, independent process for obtaining evidence and evaluating it objectively to determine the extent to which audit criteria are fulfilled
Australian Standards	Documents published in Australia by Standards Australia that set out specifications and procedures designed to ensure products, services and systems are safe, reliable and consistently perform the way they were intended to.
Business Plan	A plan produced by an organisation which translates the objectives contained in the Annual Plan into detailed work plans for a particular or range of business activities.
Capital works	The planning and procurement of works applied to existing or new assets, resulting in an increase to the capital value of the assets. This includes the creation of new assets, as well as the renewal and replacement of existing assets.
Capital expenditure (CAPEX)	Expenditure used to create new assets or to increase the capacity of existing assets beyond their original design capacity or service potential.
Components	Specific parts of an asset having independent physical or functional identify and having specific attributes such as different life expectancy, maintenance regimes, risk or criticality
Contracted service providers	Individual(s) not directly employed by the organization including contractors, subcontractors, service providers, consultants, agency staff and casual workers
Condition monitoring	Continuous or period inspection, assessment, measurement and interpretation of the resultant data, to indicate the condition of a specific component used to determine the need for preventive or remedial action
Cost	Cost is the amount of cash or cash equivalents paid to acquire an asset at the time of its acquisition or the costs associated with the construction of a new asset. Alternatively, cost can represent the fair value of other consideration given to the acquisition at the time of its acquisition or transfer to an organisation or, where applicable, the amount attributed to that asset when initially recognised in accordance with the specific requirements of other Australian Accounting Standards
Critical assets/asset systems	Assets and/or asset systems that are identified as having the greatest potential to impact on the achievement of the organizational Strategic Plan. The assets can be safety-critical, environment-critical and/or performance-critical, and can relate to legal, regulatory and/or statutory requirements
Demand management	The active intervention in the market to influence demand for services and assets with forecast consequences, usually to avoid or defer Capex expenditure. Demand management is based on the notion that as needs are satisfied, expectations automatically rise and almost every action taken to satisfy demand will continue to stimulate further demand
Depreciation	The wearing out, consumption or other loss of value of an asset whether arising from use, passing of time or obsolescence and through both technological and market changes. Depreciation is accounted for by the allocation of the cost of the asset less its residual value over its useful life.
Deterioration rate	The rate at which an asset approaches failure
Design life	The proposed life of the asset determined as part of the design process
Disposal	A process whereby an asset is disposed of, sold or decommissioned
Economic life	The period from acquisition of the asset to the time when the asset, while physically able to provide a service, ceases to be the lowest cost alternative to satisfy a particular need
Effectiveness	Relates to how well outcomes meet objectives. It concerns the immediate characteristics of an entity's outputs and the degree to which an asset contributes to achieving specified outcomes. Entities should ensure that an asset suits the nature of their business and supports the delivery of budget funded entity outcomes. Extent to which planned activities are realized and planned results achieved
Enablers (asset management)	Supportive systems, procedures, processes, activities and resources that enable an organization to operate its asset management system efficiently and effectively
Functional policy	Specified approach, rules and boundaries set out by an organization, that provide direction and the framework for the control of specific asset-related processes and activities. Functional policies, strategies and objectives relate to asset management activities or processes, such as capital investment, construction methods, maintenance and purchasing. These should not be confused with the asset management policies, Asset Management Strategy or asset management objectives as these are cross-functional and consider the life-cycle optimization of all relevant activities
Functionality	Functionality is 'fitness for purpose'. It describes how well a current asset matches the activities it supports



International Infrastructure  
Management Manual  
(IIMM)

International Infrastructure Management Manual, 2011 Ed

Key performance  
indicators (KPIs)

A qualitative or quantitative measure of a service or activity used to compare actual performance against a standard or other target.

Level of service

A relevant measurable standard or target that reflects the required performance to meet agreed expectations in relation to the type, quality and quantity of services delivered

Life

A measure of anticipated life of an asset or component such as time, number of cycles, distance intervals etc.

Life-cycle

The time period commencing with the identification of the need for an asset and terminating with the decommissioning of the asset or any associated liabilities  
The principal stages of an asset's life-cycle can include: create/acquire, utilize, maintain and renew/dispose

Life-cycle cost

Total expenditure required throughout the life of an asset in order to fund the creation, design, construction, operation, maintenance, renewal and disposal enabling the asset to deliver the desired service level over its life

Maintenance

All actions necessary for retaining an asset as near as practical to its original condition excluding rehabilitation. The work needed to maintain an asset in a condition that enables it to reach its service potential and may expand the assets service life. Note maintenance does not include modification of an asset from its original design.

Maintenance Plan

Collated information, policies and procedures for the optimum maintenance of an asset, or group of assets.

Maintenance standards

The standards set for the maintenance and/or service of an asset in accordance with maintenance quality objectives. Information is usually contained in preventive maintenance schedules and is derived from operation and maintenance manuals, codes of practice, estimating criteria, statutory regulations and mandatory requirements

Operations

Building or asset operation is the active process of running or operating that asset. Operations will consume a variety of resources including human, energy, chemicals and materials and the costs associated with continuing operations are included as part of overall life-cycle cost of an asset.

Original Equipment  
Manufacturer (OEM)

The original manufacture of the asset, part or component.

Operational Expenditure  
(OPEX)

The money a company spends on an ongoing, day-to-day basis in order to run a business or system.

Optimize

Achieve by a quantitative or qualitative method, as appropriate, the best value compromise between conflicting factors such as performance, costs and retained risk within any non-negotiable constraints

Performance monitoring

Continuous or period quantitative and qualitative assessments of actual performance compared with specific objectives targets or standards

Plant and equipment

The physical resources of an asset with their own useful life of more than one year and which are not held for sale purposes e.g. vehicles etc

Procedure

Specified way of carrying out an activity or a process  
Procedure(s) can be either documented or theoretical

Process

Set of interrelated or interacting activities which transforms inputs into outputs Processes may be classified in a number of different ways. A distinction is sometimes made between operational processes which are directly concerned with the planned outputs of the organization, and management processes which provide the framework enabling the operational processes to take place

Program Delivery

Program delivery is the set of activities that agencies are expected to undertake to meet its Targets and Outcomes.

Renewal

Works carried out to upgrade, refurbish or replace existing facilities with newer facilities of equivalent capacity or performance capability

Remaining economic life

The time remaining until an asset ceases to provide the required service level or economic usefulness

Repair

Action to restore an item to its previous condition after failure or damage

Replacement

The complete replacement of an asset that has reached the end of its life. Replacement should provide a similar or agreed alternative or level of service

Replacement value

The cost of replacing the service potential of an existing asset (by reference to a some measure of capacity) with an appropriate modern facility

Risk management

Risk management involves the systematic identification, analysis, treatment and allocation of all risks associated with any business or project. The extent of the risk management practices required will vary depending on the potential impact of the risks (ANAO) Coordinated activities to direct and control an organization with regard to risk

Stakeholder	Person or group having an interest in the organization's performance, success and/or the impact of its activities Examples may include employees, customers, shareholders, financiers, regulators, statutory bodies, contractors, suppliers, unions, or society
Strategic Plan	A plan containing the long term goals and strategies of an organisation. Strategic plans have a strong external focus, cover major portions of an organisation's functions and identify its key targets, actions and resource allocations which specifically relate to the long term survival, value and growth of that organisation
Sub class of asset	A further dissection of a class of assets containing similar properties, nature or functions. This grouping provides better reporting information, enhanced benchmarking and assist long-term portfolio planning
Sustainable	Achieving or retaining an optimum compromise between performance, costs and risks over the asset's life-cycle, whilst avoiding adverse long-term impacts to the organization from short-term decisions The related noun "sustainability" relates to the quality of being sustainable
Sustainable development	An enduring balanced approach to economic activity, environmental responsibility and social progress
Tenant	A person or entity paying rent in exchange for the occupancy of a building also referred to as Lessee.
Useful life	Useful life is the period over which an asset is expected to be available for use by an entity for the same it was acquired. The useful life of an asset may be different to the period of its physical and economic life.
Use	An assessment of how intensively an asset is used based upon its design specifications. Use may be classified as expected, excessive or under-utilised.
Valuation	A periodical assessment of the value of an asset dependent upon the purpose for which the valuation is required. Valuations can be conducted to determine replacement value (for determining maintenance levels or insurance levels), market value for life cycle costing purposes, optimal deprival value for tariff setting and rental value to ensure an asset meets its required rate of return
Whole-of-life costing	An estimate of all expected costs over the lifetime of the relevant asset, including the costs of acquisition, operation and maintenance and disposal.
Business continuity	The ability of an organization to quickly resume core functions following a serious interruption of business activities.
Property	Land or Buildings

## Appendix C - Condition & Criticality Assessment Guide

### 1. Condition and Criticality Matrix

Condition and criticality are defined based on a ranking system of '1' to '5'. A score of '1' represents "excellent condition" or lowest "no impact", while a score of '5' represents a failed condition or the highest "catastrophic impact". Prioritisation for response or action are found by cross-referencing the condition and criticality. The following table, illustrates how these rankings result in ratings for the relevant buildings, rooms or assets and as a consequence a prioritisation for fault response or works.

	Criticality				
	1	2	3	4	5
Condition	No Impact	Low Impact	Medium Impact	High Impact	Catastrophic Impact
1 Poor	M	S	H	VH	VH
2 Worn	M	S	S	H	VH
3 Fair	L	M	S	H	VH
4 Good	L	L	M	S	H
5 Excellent	L	L	M	S	S

Fault response and works response for assets are based on their fault criticality or operational criticality respectively in relation to condition. These priorities are:

Priority	Rating	Fault Response Time	Works Response Time
Priority 1	Very High (VH)	2 Hours	Immediate
Priority 2	High (H)	4 Hours	12 Months
Priority 3	Significant (S)	24 Hours	2 Years
Priority 4	Medium (M)	3 Days	3 - 4 Years

Priority 5	Low (L)	5 Days	4 Years +
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### Prioritisation of faults – Fault Response Time

The suggested fault response times is the period an appropriately qualified resource must arrive on site to address the fault and “make safe”. As the fault is likely to have a reduced rating because of the resource’s response, it should have an amended priority and then be rectified within the amended time or as agreed with site management.

### Prioritisation of works – Works Response Time

Prioritisation of works based on operational criticality are generally deferred maintenance or project works and are prioritised based on available budget at the discretion of site management. These priorities are:

- Priority 1 – urgent work that will prevent immediate closure of premises and address a catastrophic risk to site security, occupants, breaches of legislation, and the government
- Priority 2 – essential work required within twelve months that will prevent serious deterioration of the asset, address risks to security and occupants, and remedy breaches of legislation
- Priority 3 – essential work required within two years that will prevent deterioration, address medium risks to security and occupants, and remedy breaches of legislation
- Priority 4 – work required within three to five years that will prevent deterioration, remedy breaches to legislation, and reduce overall risks
- Priority 5 – work required in five or more years to prevent deterioration or maintain services. These will where possible form part of an upgrade or replacement program.

## Criticality

Criticality relates to the impact of the condition of the component-type on the functionality of the space or area.

### Determining Criticality

The criticality rating is based on the risk to the Department. There are three risk factors to be considered:

1. Risk to the organisation
2. Risk to the site
3. Risk to the provision of services

The following table details the criticality ranking based on these risk factors.

Table Criticality ranking

Criticality ranking	Impact		
	Organisation	Site	Loss of Service
5	Widespread media coverage Potentially damaging to Organisation, Litigation	Widespread media coverage Potentially damaging to Organisation, Litigation	Service cannot be provided Alternate facilities required
4	Widespread media coverage Increase in costs Litigation	High risk of injury to staff, or members of the public Excessive damage to site	Service cannot be provided Alternate facilities required

3	Some media coverage No risk of litigation	Medium risk of injury. Marginal damage to site	Service impact localised
2		Minimal damage, minimal risk of injury	Minimal impact to service
1	No impact	No damage, no risk of injury	No impact

Criticality is primarily assessed on the component from a normal operational perspective, this is referred to as the Operational Criticality.

If a component is noted as having a fault the Fault Criticality is also to be determined. This is because the nature of the fault may introduce risks in excess of what may normally be expected from an operational perspective.

In determining Fault Criticality to undertake remedial action to the asset, the Assessor must take into account:

- Overt safety issues, eg, structural stability, slipping/tripping hazards, compromised fire safety, broken or insecure fixing of glazing
- Compromise to the Functionality, the usability of the space, eg, uneven floors not suited to room activities
- Potential consequential damage to other component-types, eg, a leaking roof may damage ceilings, paint work, etc, a leaking down pipe may undermine the footings and produce slippery surfaces
- Aesthetics. Because an item may appear unsightly does not mean it should automatically be given a high criticality. However, damaged surfaces at the main site entry represents a high use area and may warrant a slightly higher criticality than similar damage in less visible/used areas. Worn surfaces in passive activity areas will have less impact than equivalent level of wear in active areas. Aesthetics on their own should not warrant a high priority.

Each fault must be assessed and reviewed individually. Assessors should not attempt to include associated activities in any fault determination or criticality. Eg., large sections of putty on an external window is missing and the painting is cracked and peeling. Re-fixing the putty/glazing must be assessed separately to the painting.

### Determining Condition:

This audit takes into account:

- visible damage,
- wear and tear,
- unusual noise,
- unusual vibration,
- any other abnormal operating condition

### Functionality

For this assessment, maintenance priorities are directed to ensuring Functionality is maintained. This means that the condition of a component-type/component should be such that the Site, Room, Building or Asset can be reasonably and safely used for its originally intended purpose, without unreasonable compromise.

In addition, the condition should not unduly compromise Amenity and Public Image

Eg:

- No heating – functionality/usage of the room could be severely compromised in winter. This depends on the room usage as heating.
- Poor heating – still operational but may limit the functionality of the space under certain conditions. Normally on cold days the heaters may need to operate longer to reach an appropriate temperature. In alpine areas this may still warrant a high priority but not in other climate zones.

The following table shows the relative condition index descriptors.

**Relative condition index**

	5 Excellent	4 Good	3 Fair	2 Worn	1 Poor
<b>Structure</b>	Sound structure	Functionally sound structure	Adequate structure, some evidence of foundation movement, minor cracking	Structure functioning but with problems due foundation movement, Some significant cracking	Structure has serious problems and concern is held for the integrity of the structure
<b>Internal and External Fabrics</b>	Fabric constructed with sound materials, true to line and level  No evidence of deterioration or discolouration	Showing minor wear and tear and minor deterioration of surfaces	Appearance affected by minor cracking, staining, or minor leakage  Indications of breaches of weatherproofing  Minor damage to coatings	Fabric damaged, weakened or displaced  Appearance affected by cracking, staining, overflows, or breakages.  Breaches of weatherproofing evident.  Coatings in need of heavy maintenance or renewal	Fabric is badly damaged or weakened  Appearance affected by cracking, staining, overflows, leakage, or wilful damage  Breaches of waterproofing  Coatings badly damaged or non-existent
<b>Services</b>	All components operable and well maintained	All components operable	Occasional outages, breakdowns or blockages. Increased maintenance required	Failures of plumbing electrical and mechanical components common place	Plumbing, electrical and mechanical components are unsafe or inoperable
<b>Fittings</b>	Well secured and operational, sound of function and appearance	Operational and functional, minor wear and tear	Generally operational. Minor breakage	Fittings of poor quality and appearance, often inoperable and damaged.	Most are inoperable or damaged
<b>Maintenance</b>	Well maintained and clean	Increased maintenance inspection required	Regular and programmed maintenance inspections essential	Frequent maintenance inspections essential. Short-term element replacement rehabilitation	Minimum life expectancy, requiring urgent rehabilitation or replacement

## Appendix D - Key Notes

The Appendix is an area for the recording of key notes and information in relation to this asset. As an example this section could be utilised to record budget proposal approval/declines, the effect the declined budget has on the asset, notes for future proposals and demand related issues. In essence this section can be used to record all noteworthy information.





## Fuel store Asset Management Plan

### Albury depot - Fuel store

174 North Street, Albury, Albury, NSW, 2640, Australia

16 November 2022



## Macutex Quality Assurance Auditing

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# 1. Introduction

## 1.1 Background

Essential Energy, as a state-owned corporation, builds, operates and maintains the electricity network across 95% of New South Wales and parts of southern Queensland. The organisation has undertaken a 5-year transformation program to improve operations and profitability. This asset management initiative embarked on by the Property Division will support the transformation initiative by delivering improved property management processes.

The asset management project will facilitate the shift in organisational asset management capability, allowing for alignment to ISO 55001 and principles of The Asset Management Policy for the NSW Public Sector.

This Asset Management Plan (AMP) is directly related and refers to Essential Energy's over-arching Asset Management Framework (AMF) and other relevant documents/legislation as set out within the AMF.

## 2. Scope

This AMP covers the Fuel store and its asset base.

The building is located within Albury depot site at 174 North Street, Albury, Albury, NSW, 2640, Australia.

Data in this report was acquired during an audit conducted 03/05/2021.

Fuel store



Fuel store is approximately 8 sqms

The site asset base was audited where applicable as follows:

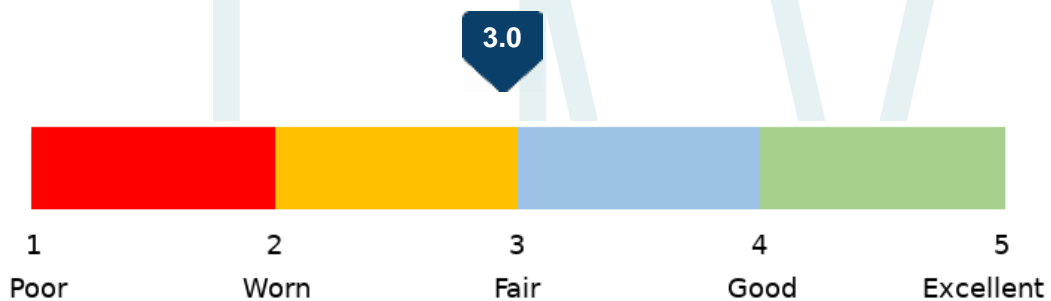
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external lighting and security measures such as CCTV.
- Site assets including boundary walls, fencing and gates, landscaping, rainwater tanks and retaining walls.
- Services - Plumbing including sinks and toilets.

### 3. Condition Assessment

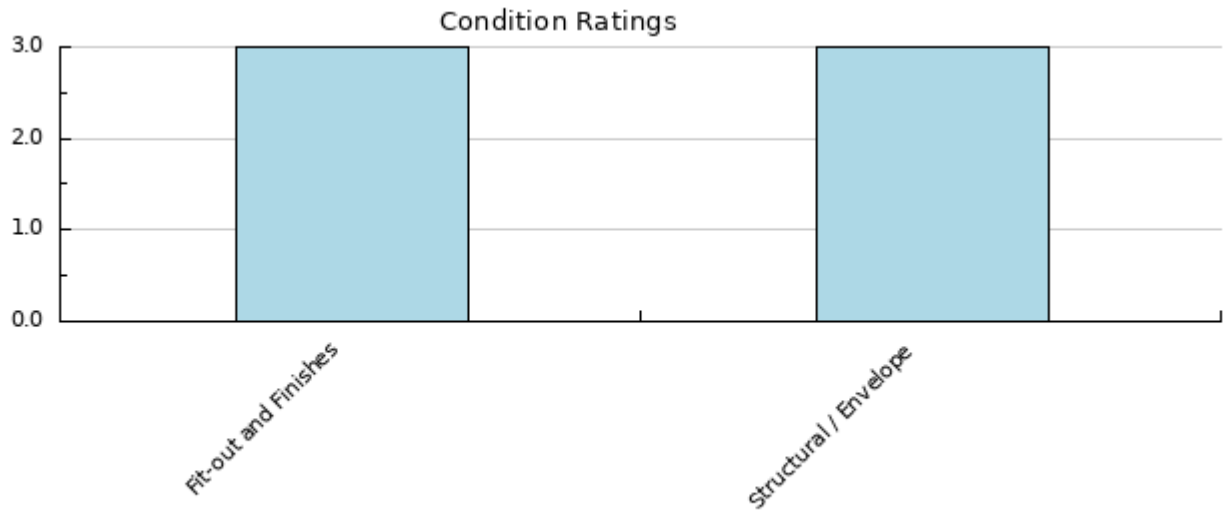
This audit has been rated on the following condition rating criteria:

Condition	Rating	Definition
Excellent	5	<ul style="list-style-type: none"> <li>No defects</li> <li>As new condition and appearance</li> <li>Only preventative maintenance required</li> </ul>
Good	4	<ul style="list-style-type: none"> <li>Superficial wear and tear</li> <li>Minor defects and some deterioration to surface finishes</li> <li>No major defects</li> <li>Major maintenance not required</li> <li>Minor maintenance only required</li> </ul>
Fair	3	<ul style="list-style-type: none"> <li>Average condition</li> <li>Deteriorated surfaces require attention</li> <li>Services are functional but require attention</li> <li>Deferred maintenance work exists</li> <li>Small number of defects identified</li> </ul>
Worn	2	<ul style="list-style-type: none"> <li>Badly deteriorated</li> <li>Structural problems</li> <li>General poor condition and with eroded protective coatings</li> <li>Elements are broken and services are not performing</li> <li>Significant number of major defects</li> <li>Major repairs required</li> </ul>
Poor	1	<ul style="list-style-type: none"> <li>Not operational</li> <li>Unfit for occupancy or normal use</li> <li>Building has failed</li> <li>Complete replacement required</li> </ul>

Fuel store was assessed on 03/05/2021. The resulting site average condition rating per the table below is:



The Elements Group condition assessment rating is per the following chart:



Further detail is provided in subsequent sections of this AMP and the online Site Condition Report.

## Building Structure

### Asset Function and Details

Building Structure comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Roof Structure	Metal/Steel - Frame	8	SQM	ESEN_Wk24ADep-31	External - External
Wall Structure	Metal/Steel Frame	20	SQM	ESEN_Wk24ADep-32	External - External
Structural Columns	Metal/Steel	25	LM	ESEN_Wk24ADep-33	External - External
Foundation	Concrete slab	8	SQM	ESEN_Wk24ADep-34	External - External

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Structure	Metal/Steel - Frame	ESEN_Wk24ADep-31	50	39
Wall Structure	Metal/Steel Frame	ESEN_Wk24ADep-32	50	39
Structural Columns	Metal/Steel	ESEN_Wk24ADep-33	50	39
Foundation	Concrete slab	ESEN_Wk24ADep-34	80	62

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Structure	Metal/Steel - Frame	ESEN_Wk24ADep-31	3	3 - Fair
Wall Structure	Metal/Steel Frame	ESEN_Wk24ADep-32	3	3 - Fair
Structural Columns	Metal/Steel	ESEN_Wk24ADep-33	3	3 - Fair
Foundation	Concrete slab	ESEN_Wk24ADep-34	3	3 - Fair

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

## External Fabric

### Asset Function and Details

External Fabric comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Doors	Swing - Steel	1	ITEM	ESEN_Wk24ADep-28	External - External
Roof Cladding	Pitched - Colorbond	8	SQM	ESEN_Wk24ADep-30	External - External
Wall Cladding	Colorbond	15	SQM	ESEN_Wk24ADep-29	External - External

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Doors	Swing - Steel	ESEN_Wk24ADep-28	20	15
Roof Cladding	Pitched - Colorbond	ESEN_Wk24ADep-30	25	19
Wall Cladding	Colorbond	ESEN_Wk24ADep-29	25	19

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Doors	Swing - Steel	ESEN_Wk24ADep-28	3	3 - Fair
Roof Cladding	Pitched - Colorbond	ESEN_Wk24ADep-30	3	3 - Fair
Wall Cladding	Colorbond	ESEN_Wk24ADep-29	3	3 - Fair

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032



# Appendix A - Maintenance Plan

## Corrective Maintenance



## Appendix B - Definitions

Term	Explanation
Asset management (AM)	Systematic and coordinated activities and practices through which an organization optimally and sustainably manages its assets and asset systems, their associated performance, risks and expenditures over their life cycles for the purpose of achieving its organizational strategic plan
Asset management information	Meaningful data relating to assets and asset management Examples of asset management information include asset registers, drawings, contracts, licences, legal, regulatory and statutory documents, policies, standards, guidance notes, technical instructions, procedures, operating criteria, asset performance and condition data, or all asset management records.
Asset management information system (AMIS)	System for the storage, processing and transmission of asset management information The storage or transmission of asset information can be achieved via multiple types of media
Asset management objective(s)	a) specific and measurable outcome or achievement required of the asset system(s) in order to implement the asset management policy and asset management strategy; and/or b) detailed and measurable level of performance or condition required of the assets; and/or c) specific and measurable outcome or achievement required of the asset management system
Asset management performance	Measurable results of an organization's management of its assets and/or asset system(s) Results are normally measured against the organization's Strategic Plan, Asset Management Policy, Asset Management Strategy, asset management objectives and/or other asset management performance requirements Asset management performance may include the effectiveness of expenditures, the reliability, efficiency, quality, sustainability and value of the assets and their utilization, and/or the impact of assets and asset management upon the organization's financial performance, health and safety performance, environmental performance, compliance and reputation Asset management performance measurement includes measuring the effectiveness of the organization's asset management system
Asset Management Plan	Document specifying activities and resources, responsibilities and timescales for implementing the asset management strategy and delivering the asset management objectives
Asset Management Policy	Principles and mandated requirements derived from, and consistent with, the organizational Strategic Plan, providing a framework for the development and implementation of the Asset Management Strategy and the setting of the asset management objectives
Asset Management Strategy (AMS)	Long-term optimized approach to management of the assets, derived from, and consistent with, the organizational strategic plan and the asset management policy The Asset Management Strategy converts the objectives of the organizational strategic plan and the asset management policy into a high-level, long-term action plan for the assets and/or asset system(s), the asset portfolios and/or the asset management system The high-level, long-term action plans for the assets and the asset management objectives are normally the outputs of the asset management strategy. These elements together form the basis for developing more specific and detailed asset management plan(s).
Asset management system	Organization's asset management policy, Asset Management Strategy, asset management objectives, Asset Management Plan(s) and the activities, processes and organizational structures necessary for their development, implementation and continual improvement A management system is a set of interrelated elements used to establish policy, strategy and objectives and to achieve those objectives through the implementation of plans A management system includes organizational structure, roles and responsibilities, planning activities, standards, information systems, practices, processes, procedures and resources.
Asset portfolio	Complete range of assets and asset systems owned by an organization Assets and asset systems may either be highly integrated and interdependent or deliver more independent and parallel contributions to an organization's total performance. In the latter case, opportunities may exist to manage and optimize assets or asset systems differently across the Portfolio
Asset recognition	An asset is recognised in the balance sheet when it is probable that the future economic benefits will flow to the entity and the asset has a cost or value that can be measured reliably.
Asset Register (AM)	A record of all asset information considered worthy of separate identification including inventory, historical, financial, condition, construction, technical and financial information about each.
Asset Register (Financial)	A record of assets, including financial information about each, that will be beneficial for the cost planning and cost management of the assets
Asset renewal	The process of improving the service potential an asset delivers through such methods as replacement, rehabilitation or reconstruction.
Asset system	Set of assets that interact and/or are interrelated so as to deliver a required business function or service

Asset threshold	The minimum gross value for the recognition of an asset or collection of assets
Asset values	A determination of the value of the asset which depends on the purpose for which it is required
Audit	Systematic, independent process for obtaining evidence and evaluating it objectively to determine the extent to which audit criteria are fulfilled
Australian Standards	Documents published in Australia by Standards Australia that set out specifications and procedures designed to ensure products, services and systems are safe, reliable and consistently perform the way they were intended to.
Business Plan	A plan produced by an organisation which translates the objectives contained in the Annual Plan into detailed work plans for a particular or range of business activities.
Capital works	The planning and procurement of works applied to existing or new assets, resulting in an increase to the capital value of the assets. This includes the creation of new assets, as well as the renewal and replacement of existing assets.
Capital expenditure (CAPEX)	Expenditure used to create new assets or to increase the capacity of existing assets beyond their original design capacity or service potential.
Components	Specific parts of an asset having independent physical or functional identify and having specific attributes such as different life expectancy, maintenance regimes, risk or criticality
Contracted service providers	Individual(s) not directly employed by the organization including contractors, subcontractors, service providers, consultants, agency staff and casual workers
Condition monitoring	Continuous or period inspection, assessment, measurement and interpretation of the resultant data, to indicate the condition of a specific component used to determine the need for preventive or remedial action
Cost	Cost is the amount of cash or cash equivalents paid to acquire an asset at the time of its acquisition or the costs associated with the construction of a new asset. Alternatively, cost can represent the fair value of other consideration given to the acquisition at the time of its acquisition or transfer to an organisation or, where applicable, the amount attributed to that asset when initially recognised in accordance with the specific requirements of other Australian Accounting Standards
Critical assets/asset systems	Assets and/or asset systems that are identified as having the greatest potential to impact on the achievement of the organizational Strategic Plan. The assets can be safety-critical, environment-critical and/or performance-critical, and can relate to legal, regulatory and/or statutory requirements
Demand management	The active intervention in the market to influence demand for services and assets with forecast consequences, usually to avoid or defer Capex expenditure. Demand management is based on the notion that as needs are satisfied, expectations automatically rise and almost every action taken to satisfy demand will continue to stimulate further demand
Depreciation	The wearing out, consumption or other loss of value of an asset whether arising from use, passing of time or obsolescence and through both technological and market changes. Depreciation is accounted for by the allocation of the cost of the asset less its residual value over its useful life.
Deterioration rate	The rate at which an asset approaches failure
Design life	The proposed life of the asset determined as part of the design process
Disposal	A process whereby an asset is disposed of, sold or decommissioned
Economic life	The period from acquisition of the asset to the time when the asset, while physically able to provide a service, ceases to be the lowest cost alternative to satisfy a particular need
Effectiveness	Relates to how well outcomes meet objectives. It concerns the immediate characteristics of an entity's outputs and the degree to which an asset contributes to achieving specified outcomes. Entities should ensure that an asset suits the nature of their business and supports the delivery of budget funded entity outcomes. Extent to which planned activities are realized and planned results achieved
Enablers (asset management)	Supportive systems, procedures, processes, activities and resources that enable an organization to operate its asset management system efficiently and effectively
Functional policy	Specified approach, rules and boundaries set out by an organization, that provide direction and the framework for the control of specific asset-related processes and activities. Functional policies, strategies and objectives relate to asset management activities or processes, such as capital investment, construction methods, maintenance and purchasing. These should not be confused with the asset management policies, Asset Management Strategy or asset management objectives as these are cross-functional and consider the life-cycle optimization of all relevant activities
Functionality	Functionality is 'fitness for purpose'. It describes how well a current asset matches the activities it supports

Key performance indicators (KPIs)	A qualitative or quantitative measure of a service or activity used to compare actual performance against a standard or other target.
Level of service	A relevant measurable standard or target that reflects the required performance to meet agreed expectations in relation to the type, quality and quantity of services delivered
Life	A measure of anticipated life of an asset or component such as time, number of cycles, distance intervals etc.
Life-cycle	The time period commencing with the identification of the need for an asset and terminating with the decommissioning of the asset or any associated liabilities The principal stages of an asset's life-cycle can include: create/acquire, utilize, maintain and renew/dispose
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Remaining economic life	The time remaining until an asset ceases to provide the required service level or economic usefulness
Repair	Action to restore an item to its previous condition after failure or damage
Replacement	The complete replacement of an asset that has reached the end of its life. Replacement should provide a similar or agreed alternative or level of service
Replacement value	The cost of replacing the service potential of an existing asset (by reference to a some measure of capacity) with an appropriate modern facility
Risk management	Risk management involves the systematic identification, analysis, treatment and allocation of all risks associated with any business or project. The extent of the risk management practices required will vary depending on the potential impact of the risks (ANAO) Coordinated activities to direct and control an organization with regard to risk

Stakeholder	Person or group having an interest in the organization's performance, success and/or the impact of its activities Examples may include employees, customers, shareholders, financiers, regulators, statutory bodies, contractors, suppliers, unions, or society
Strategic Plan	A plan containing the long term goals and strategies of an organisation. Strategic plans have a strong external focus, cover major portions of an organisation's functions and identify its key targets, actions and resource allocations which specifically relate to the long term survival, value and growth of that organisation
Sub class of asset	A further dissection of a class of assets containing similar properties, nature or functions. This grouping provides better reporting information, enhanced benchmarking and assist long-term portfolio planning
Sustainable	Achieving or retaining an optimum compromise between performance, costs and risks over the asset's life-cycle, whilst avoiding adverse long-term impacts to the organization from short-term decisions The related noun "sustainability" relates to the quality of being sustainable
Sustainable development	An enduring balanced approach to economic activity, environmental responsibility and social progress
Tenant	A person or entity paying rent in exchange for the occupancy of a building also referred to as Lessee.
Useful life	Useful life is the period over which an asset is expected to be available for use by an entity for the same it was acquired. The useful life of an asset may be different to the period of its physical and economic life.
Use	An assessment of how intensively an asset is used based upon its design specifications. Use may be classified as expected, excessive or under-utilised.
Valuation	A periodical assessment of the value of an asset dependent upon the purpose for which the valuation is required. Valuations can be conducted to determine replacement value (for determining maintenance levels or insurance levels), market value for life cycle costing purposes, optimal deprival value for tariff setting and rental value to ensure an asset meets its required rate of return
Whole-of-life costing	An estimate of all expected costs over the lifetime of the relevant asset, including the costs of acquisition, operation and maintenance and disposal.
Business continuity	The ability of an organization to quickly resume core functions following a serious interruption of business activities.
Property	Land or Buildings

## Appendix C - Condition & Criticality Assessment Guide

### 1. Condition and Criticality Matrix

Condition and criticality are defined based on a ranking system of '1' to '5'. A score of '1' represents "excellent condition" or lowest "no impact", while a score of '5' represents a failed condition or the highest "catastrophic impact". Prioritisation for response or action are found by cross-referencing the condition and criticality. The following table, illustrates how these rankings result in ratings for the relevant buildings, rooms or assets and as a consequence a prioritisation for fault response or works.

	Criticality				
	1	2	3	4	5
Condition	No Impact	Low Impact	Medium Impact	High Impact	Catastrophic Impact
1 Poor	M	S	H	VH	VH
2 Worn	M	S	S	H	VH
3 Fair	L	M	S	H	VH
4 Good	L	L	M	S	H
5 Excellent	L	L	M	S	S

Fault response and works response for assets are based on their fault criticality or operational criticality respectively in relation to condition. These priorities are:

Priority	Rating	Fault Response Time	Works Response Time
Priority 1	Very High (VH)	2 Hours	Immediate
Priority 2	High (H)	4 Hours	12 Months
Priority 3	Significant (S)	24 Hours	2 Years
Priority 4	Medium (M)	3 Days	3 - 4 Years

Priority 5	Low (L)	5 Days	4 Years +
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### Prioritisation of faults – Fault Response Time

The suggested fault response times is the period an appropriately qualified resource must arrive on site to address the fault and “make safe”. As the fault is likely to have a reduced rating because of the resource’s response, it should have an amended priority and then be rectified within the amended time or as agreed with site management.

### Prioritisation of works – Works Response Time

Prioritisation of works based on operational criticality are generally deferred maintenance or project works and are prioritised based on available budget at the discretion of site management. These priorities are:

- Priority 1 – urgent work that will prevent immediate closure of premises and address a catastrophic risk to site security, occupants, breaches of legislation, and the government
- Priority 2 – essential work required within twelve months that will prevent serious deterioration of the asset, address risks to security and occupants, and remedy breaches of legislation
- Priority 3 – essential work required within two years that will prevent deterioration, address medium risks to security and occupants, and remedy breaches of legislation
- Priority 4 – work required within three to five years that will prevent deterioration, remedy breaches to legislation, and reduce overall risks
- Priority 5 – work required in five or more years to prevent deterioration or maintain services. These will where possible form part of an upgrade or replacement program.

## Criticality

Criticality relates to the impact of the condition of the component-type on the functionality of the space or area.

### Determining Criticality

The criticality rating is based on the risk to the Department. There are three risk factors to be considered:

1. Risk to the organisation
2. Risk to the site
3. Risk to the provision of services

The following table details the criticality ranking based on these risk factors.

Table Criticality ranking

Criticality ranking	Impact		
	Organisation	Site	Loss of Service
5	Widespread media coverage Potentially damaging to Organisation, Litigation	Widespread media coverage Potentially damaging to Organisation, Litigation	Service cannot be provided Alternate facilities required
4	Widespread media coverage Increase in costs Litigation	High risk of injury to staff, or members of the public Excessive damage to site	Service cannot be provided Alternate facilities required

3	Some media coverage No risk of litigation	Medium risk of injury. Marginal damage to site	Service impact localised
2		Minimal damage, minimal risk of injury	Minimal impact to service
1	No impact	No damage, no risk of injury	No impact

Criticality is primarily assessed on the component from a normal operational perspective, this is referred to as the Operational Criticality.

If a component is noted as having a fault the Fault Criticality is also to be determined. This is because the nature of the fault may introduce risks in excess of what may normally be expected from an operational perspective.

In determining Fault Criticality to undertake remedial action to the asset, the Assessor must take into account:

- Overt safety issues, eg, structural stability, slipping/tripping hazards, compromised fire safety, broken or insecure fixing of glazing
- Compromise to the Functionality, the usability of the space, eg, uneven floors not suited to room activities
- Potential consequential damage to other component-types, eg, a leaking roof may damage ceilings, paint work, etc, a leaking down pipe may undermine the footings and produce slippery surfaces
- Aesthetics. Because an item may appear unsightly does not mean it should automatically be given a high criticality. However, damaged surfaces at the main site entry represents a high use area and may warrant a slightly higher criticality than similar damage in less visible/used areas. Worn surfaces in passive activity areas will have less impact than equivalent level of wear in active areas. Aesthetics on their own should not warrant a high priority.

Each fault must be assessed and reviewed individually. Assessors should not attempt to include associated activities in any fault determination or criticality. Eg., large sections of putty on an external window is missing and the painting is cracked and peeling. Re-fixing the putty/glazing must be assessed separately to the painting.

### Determining Condition:

This audit takes into account:

- visible damage,
- wear and tear,
- unusual noise,
- unusual vibration,
- any other abnormal operating condition

### Functionality

For this assessment, maintenance priorities are directed to ensuring Functionality is maintained. This means that the condition of a component-type/component should be such that the Site, Room, Building or Asset can be reasonably and safely used for its originally intended purpose, without unreasonable compromise.

In addition, the condition should not unduly compromise Amenity and Public Image

Eg:

- No heating – functionality/usage of the room could be severely compromised in winter. This depends on the room usage as heating.
- Poor heating – still operational but may limit the functionality of the space under certain conditions. Normally on cold days the heaters may need to operate longer to reach an appropriate temperature. In alpine areas this may still warrant a high priority but not in other climate zones.

The following table shows the relative condition index descriptors.



### Relative condition index

	5 Excellent	4 Good	3 Fair	2 Worn	1 Poor
<b>Structure</b>	Sound structure	Functionally sound structure	Adequate structure, some evidence of foundation movement, minor cracking	Structure functioning but with problems due foundation movement, Some significant cracking	Structure has serious problems and concern is held for the integrity of the structure
<b>Internal and External Fabrics</b>	Fabric constructed with sound materials, true to line and level  No evidence of deterioration or discolouration	Showing minor wear and tear and minor deterioration of surfaces	Appearance affected by minor cracking, staining, or minor leakage  Indications of breaches of weatherproofing  Minor damage to coatings	Fabric damaged, weakened or displaced  Appearance affected by cracking, staining, overflows, or breakages.  Breaches of weatherproofing evident.  Coatings in need of heavy maintenance or renewal	Fabric is badly damaged or weakened  Appearance affected by cracking, staining, overflows, leakage, or wilful damage  Breaches of waterproofing  Coatings badly damaged or non-existent
<b>Services</b>	All components operable and well maintained	All components operable	Occasional outages, breakdowns or blockages. Increased maintenance required	Failures of plumbing electrical and mechanical components common place	Plumbing, electrical and mechanical components are unsafe or inoperable
<b>Fittings</b>	Well secured and operational, sound of function and appearance	Operational and functional, minor wear and tear	Generally operational. Minor breakage	Fittings of poor quality and appearance, often inoperable and damaged.	Most are inoperable or damaged
<b>Maintenance</b>	Well maintained and clean	Increased maintenance inspection required	Regular and programmed maintenance inspections essential	Frequent maintenance inspections essential. Short-term element replacement rehabilitation	Minimum life expectancy, requiring urgent rehabilitation or replacement

## Appendix D - Key Notes

The Appendix is an area for the recording of key notes and information in relation to this asset. As an example this section could be utilised to record budget proposal approval/declines, the effect the declined budget has on the asset, notes for future proposals and demand related issues. In essence this section can be used to record all noteworthy information.





## **Regional Office Asset Management Plan**

### **Albury depot - Regional Office**

174 North Street, Albury, Albury, NSW, 2640, Australia

16 November 2022

## Macutex Quality Assurance Auditing

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<b>Site Address:</b>	174 North Street, Albury, Albury, NSW, 2640, Australia
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# 1. Introduction

## 1.1 Background

Essential Energy, as a state-owned corporation, builds, operates and maintains the electricity network across 95% of New South Wales and parts of southern Queensland. The organisation has undertaken a 5-year transformation program to improve operations and profitability. This asset management initiative embarked on by the Property Division will support the transformation initiative by delivering improved property management processes.

The asset management project will facilitate the shift in organisational asset management capability, allowing for alignment to ISO 55001 and principles of The Asset Management Policy for the NSW Public Sector.

This Asset Management Plan (AMP) is directly related and refers to Essential Energy's over-arching Asset Management Framework (AMF) and other relevant documents/legislation as set out within the AMF.

## 2. Scope

This AMP covers the Regional Office and its asset base.

The building is located within Albury depot site at 174 North Street, Albury, Albury, NSW, 2640, Australia.

Data in this report was acquired during an audit conducted 03/05/2021.

Regional Office



Regional Office is approximately 4198 sqms

The site asset base was audited where applicable as follows:

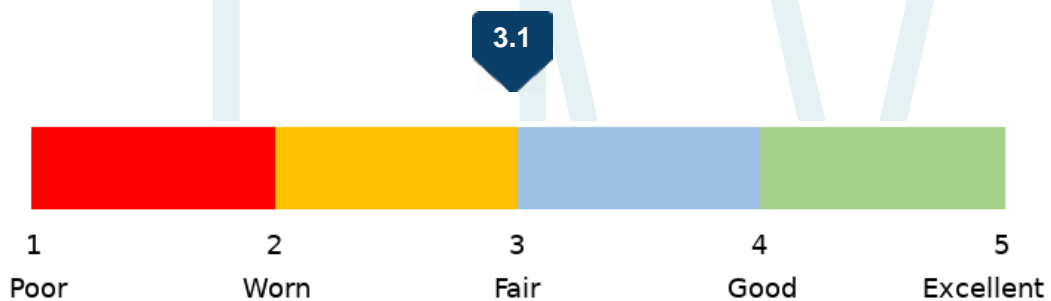
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external lighting and security measures such as CCTV.
- Site assets including boundary walls, fencing and gates, landscaping, rainwater tanks and retaining walls.
- Services - Plumbing including sinks and toilets.

### 3. Condition Assessment

This audit has been rated on the following condition rating criteria:

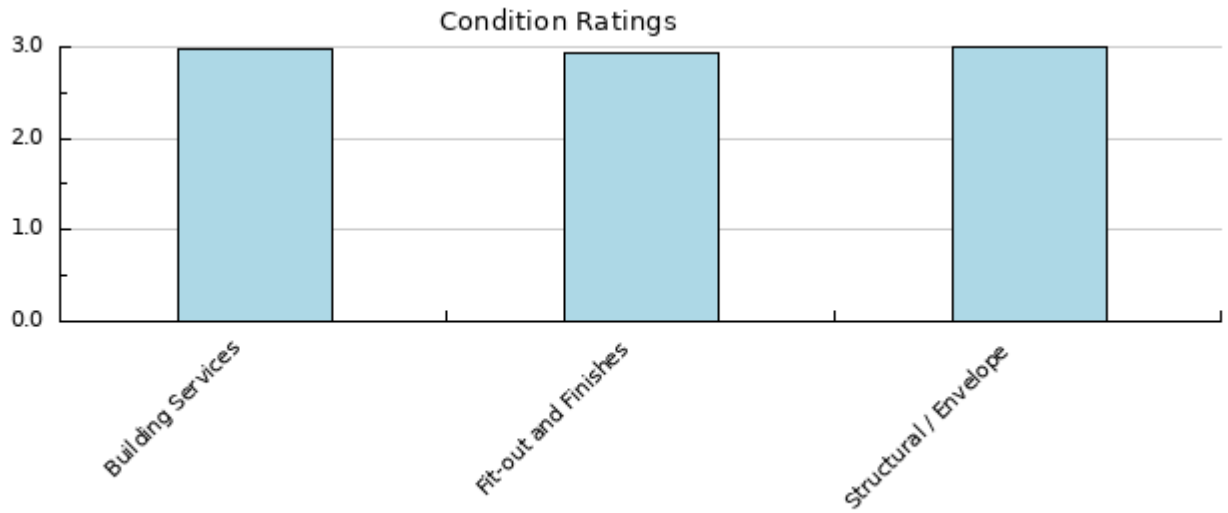
Condition	Rating	Definition
Excellent	5	<ul style="list-style-type: none"> <li>No defects</li> <li>As new condition and appearance</li> <li>Only preventative maintenance required</li> </ul>
Good	4	<ul style="list-style-type: none"> <li>Superficial wear and tear</li> <li>Minor defects and some deterioration to surface finishes</li> <li>No major defects</li> <li>Major maintenance not required</li> <li>Minor maintenance only required</li> </ul>
Fair	3	<ul style="list-style-type: none"> <li>Average condition</li> <li>Deteriorated surfaces require attention</li> <li>Services are functional but require attention</li> <li>Deferred maintenance work exists</li> <li>Small number of defects identified</li> </ul>
Worn	2	<ul style="list-style-type: none"> <li>Badly deteriorated</li> <li>Structural problems</li> <li>General poor condition and with eroded protective coatings</li> <li>Elements are broken and services are not performing</li> <li>Significant number of major defects</li> <li>Major repairs required</li> </ul>
Poor	1	<ul style="list-style-type: none"> <li>Not operational</li> <li>Unfit for occupancy or normal use</li> <li>Building has failed</li> <li>Complete replacement required</li> </ul>

Regional Office was assessed on 03/05/2021. The resulting site average condition rating per the table below is:





The Elements Group condition assessment rating is per the following chart:



Further detail is provided in subsequent sections of this AMP and the online Site Condition Report.

# Building Structure

## Asset Function and Details

Building Structure comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Foundation	Pad Footings	80	ITEM	ESEN_Wk24ADep-68	External - External
Foundation	Concrete slab	3923	SQM	ESEN_Wk24ADep-69	External - External
Structural Columns	Concrete	120	LM	ESEN_Wk24ADep-70	External - External
Structural Columns	Metal/Steel	660	LM	ESEN_Wk24ADep-71	External - External
Sub-Structure	Metal/Steel	60	SQM	ESEN_Wk24ADep-72	External - External
Roof Structure	Metal/Timber - Frame	4198	SQM	ESEN_Wk24ADep-73	External - External
Wall Structure	Timber Frame	1040	SQM	ESEN_Wk24ADep-76	External - External
Wall Structure	Metal/Steel Frame	475	SQM	ESEN_Wk24ADep-77	External - External
Wall Structure	Masonry	105	SQM	ESEN_Wk24ADep-78	External - External
Structural Beams	Metal/Steel	550	LM	ESEN_Wk24ADep-79	External - External
Foundation	Concrete slab	750	SQM	ESEN_Wk24ADep-655	External - External
Wall Structure	Masonry	45	SQM	ESEN_Wk24ADep-656	External - External
Sub-Structure	Timber - Bearers & Joists	16	SQM	ESEN_Wk24ADep-413	G - Office 24

## Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Foundation	Pad Footings	ESEN_Wk24ADep-68	80	62
Foundation	Concrete slab	ESEN_Wk24ADep-69	80	62
Structural Columns	Concrete	ESEN_Wk24ADep-70	80	62
Structural Columns	Metal/Steel	ESEN_Wk24ADep-71	50	39
Sub-Structure	Metal/Steel	ESEN_Wk24ADep-72	50	39
Roof Structure	Metal/Timber - Frame	ESEN_Wk24ADep-73	50	39
Wall Structure	Timber Frame	ESEN_Wk24ADep-76	50	39
Wall Structure	Metal/Steel Frame	ESEN_Wk24ADep-77	50	39
Wall Structure	Masonry	ESEN_Wk24ADep-78	50	39

Structural Beams	Metal/Steel	ESEN_Wk24ADep-79	50	39
Foundation	Concrete slab	ESEN_Wk24ADep-655		NA
Wall Structure	Masonry	ESEN_Wk24ADep-656		NA
Sub-Structure	Timber - Bearers & Joists	ESEN_Wk24ADep-413	50	39

## Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Foundation	Pad Footings	ESEN_Wk24ADep-68	3	3 - Fair
Foundation	Concrete slab	ESEN_Wk24ADep-69	3	3 - Fair
Structural Columns	Concrete	ESEN_Wk24ADep-70	3	3 - Fair
Structural Columns	Metal/Steel	ESEN_Wk24ADep-71	3	3 - Fair
Sub-Structure	Metal/Steel	ESEN_Wk24ADep-72	3	3 - Fair
Roof Structure	Metal/Timber - Frame	ESEN_Wk24ADep-73	3	3 - Fair
Wall Structure	Timber Frame	ESEN_Wk24ADep-76	3	3 - Fair
Wall Structure	Metal/Steel Frame	ESEN_Wk24ADep-77	3	3 - Fair
Wall Structure	Masonry	ESEN_Wk24ADep-78	3	3 - Fair
Structural Beams	Metal/Steel	ESEN_Wk24ADep-79	3	3 - Fair
Foundation	Concrete slab	ESEN_Wk24ADep-655		
Wall Structure	Masonry	ESEN_Wk24ADep-656		
Sub-Structure	Timber - Bearers & Joists	ESEN_Wk24ADep-413	3	3 - Fair

## Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

## External Fabric

### Asset Function and Details

External Fabric comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Guttering	Fascia Gutter - Zinc - Alum	20	LM	ESEN_Wk24ADep-47	External - External
Wall Cladding	Polycarbonate	550	SQM	ESEN_Wk24ADep-48	External - External
Windows	Jalousie (Louvre) - Steel Framed	40	SQM	ESEN_Wk24ADep-49	External - External
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk24ADep-50	External - External
Doors	Roller - Steel (Double Driveway Width)	1	ITEM	ESEN_Wk24ADep-51	External - External
Doors	Roller - Steel (Double Driveway Width)	1	ITEM	ESEN_Wk24ADep-52	External - External
Doors	Roller - Steel (Double Driveway Width)	1	ITEM	ESEN_Wk24ADep-53	External - External
Doors	Roller - Steel (Double Driveway Width)	1	ITEM	ESEN_Wk24ADep-54	External - External
Doors	Roller - Steel (Double Driveway Width)	1	ITEM	ESEN_Wk24ADep-55	External - External
Doors	Roller - Steel (Double Driveway Width)	1	ITEM	ESEN_Wk24ADep-56	External - External
Doors	Roller - Steel (Double Driveway Width)	1	ITEM	ESEN_Wk24ADep-57	External - External
Doors	Roller - Steel (Double Driveway Width)	1	ITEM	ESEN_Wk24ADep-58	External - External
Doors	Roller - Steel (Double Driveway Width)	1	ITEM	ESEN_Wk24ADep-59	External - External
Doors	Roller - Steel (Double Driveway Width)	1	ITEM	ESEN_Wk24ADep-60	External - External
External Floor Finishes	Carpet (Playing Surface)	2	SQM	ESEN_Wk24ADep-61	External - External
Roof Access	Ladders - Metal/Steel	7	LM	ESEN_Wk24ADep-62	External - External
Roof Cladding	Pitched - Colorbond	2610	SQM	ESEN_Wk24ADep-74	External - External
Roof Cladding	Flat - Colorbond	1175	SQM	ESEN_Wk24ADep-75	External - External
Guttering	Fascia Gutter - Steel - Galvanised	35	LM	ESEN_Wk24ADep-80	External - External
Roof Cladding	Pitched - Polycarbonate	420	SQM	ESEN_Wk24ADep-81	External - External
Wall Cladding	Cement Sheet	220	SQM	ESEN_Wk24ADep-82	External - External
Wall Cladding	Brick/Masonry	130	SQM	ESEN_Wk24ADep-83	External - External
Fascia	Cement Sheet	140	LM	ESEN_Wk24ADep-84	External - External
Fascia	Colorbond	25	LM	ESEN_Wk24ADep-85	External - External
Guttering	Rain Head - Colorbond	8	ITEM	ESEN_Wk24ADep-86	External - External

Guttering	Fascia Gutter - Colorbond	120	LM	ESEN_Wk24ADep-87	External - External
Guttering	Box Gutter - Colorbond	480	LM	ESEN_Wk24ADep-88	External - External
Downpipes	PVC	280	LM	ESEN_Wk24ADep-89	External - External
Downpipes	Colorbond	30	LM	ESEN_Wk24ADep-90	External - External
Soffits & Gable Ends	Zinc - Alum	110	SQM	ESEN_Wk24ADep-91	External - External
Soffits & Gable Ends	Colorbond	80	SQM	ESEN_Wk24ADep-92	External - External
Soffits & Gable Ends	Cement Sheet	145	SQM	ESEN_Wk24ADep-93	External - External
Roof Cladding	Shade Cloth	70	SQM	ESEN_Wk24ADep-94	External - External
Roof Access	Roof Walkways - Metal/Steel	140	LM	ESEN_Wk24ADep-95	External - External
External Floor Finishes	Asphalt	120	SQM	ESEN_Wk24ADep-96	External - External
Wall Cladding	Timber Weatherboards	80	SQM	ESEN_Wk24ADep-97	External - External
External Floor Finishes	Timber - Boards	60	SQM	ESEN_Wk24ADep-98	External - External
External Floor Finishes	Carpet (Playing Surface)	2	SQM	ESEN_Wk24ADep-99	External - External
Doors	Swing - Steel	6	ITEM	ESEN_Wk24ADep-100	External - External
Doors	Swing - Glass Aluminium	2	ITEM	ESEN_Wk24ADep-101	External - External
Windows	Fixed - Security Screens (High end) (New)	40	SQM	ESEN_Wk24ADep-102	External - External
Wall Cladding	Corrugated Iron	480	SQM	ESEN_Wk24ADep-103	External - External
Wall Cladding	Colorbond	800	SQM	ESEN_Wk24ADep-104	External - External
Doors	Roller - Steel (Double Driveway Width)	3	ITEM	ESEN_Wk24ADep-105	External - External
External Floor Finishes	Concrete	390	SQM	ESEN_Wk24ADep-106	External - External
Doors	Fire door or Heavy Duty - Solid Timber	5	ITEM	ESEN_Wk24ADep-107	External - External
Doors	Automatic - Glass Aluminium	2	ITEM	ESEN_Wk24ADep-108	External - External
Windows	Aluminium Framed	80	SQM	ESEN_Wk24ADep-109	External - External
External Paintwork	Paint	520	SQM	ESEN_Wk24ADep-110	External - External
Wall Cladding	Plaster render	90	SQM	ESEN_Wk24ADep-111	External - External
Roof Cladding	Flat - Colorbond	1	ITEM	ESEN_Wk24ADep-657	External - External
Roof Access	Ladders - Metal/Steel	7	LM	ESEN_Wk24ADep-658	External - External

## Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Guttering	Fascia Gutter - Zinc - Alum	ESEN_Wk24ADep-47	15	4

Wall Cladding	Polycarbonate	ESEN_Wk24ADep-48	15	4
Windows	Jalousie (Louvre) - Steel Framed	ESEN_Wk24ADep-49	30	8
Doors	Swing - Glass Timber	ESEN_Wk24ADep-50	15	4
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-51	20	15
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-52	20	15
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-53	20	15
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-54	20	15
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-55	20	15
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-56	20	15
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-57	20	15
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-58	20	15
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-59	20	15
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-60	20	15
External Floor Finishes	Carpet (Playing Surface)	ESEN_Wk24ADep-61	10	3
Roof Access	Ladders - Metal/Steel	ESEN_Wk24ADep-62	30	23
Roof Cladding	Pitched - Colorbond	ESEN_Wk24ADep-74	25	19
Roof Cladding	Flat - Colorbond	ESEN_Wk24ADep-75	25	24
Guttering	Fascia Gutter - Steel - Galvanised	ESEN_Wk24ADep-80	20	15
Roof Cladding	Pitched - Polycarbonate	ESEN_Wk24ADep-81	15	14
Wall Cladding	Cement Sheet	ESEN_Wk24ADep-82	35	27
Wall Cladding	Brick/Masonry	ESEN_Wk24ADep-83	50	39
Fascia	Cement Sheet	ESEN_Wk24ADep-84	20	15
Fascia	Colorbond	ESEN_Wk24ADep-85	20	19
Guttering	Rain Head - Colorbond	ESEN_Wk24ADep-86	15	14
Guttering	Fascia Gutter - Colorbond	ESEN_Wk24ADep-87	15	14
Guttering	Box Gutter - Colorbond	ESEN_Wk24ADep-88	15	12
Downpipes	PVC	ESEN_Wk24ADep-89	20	15
Downpipes	Colorbond	ESEN_Wk24ADep-90	15	14
Soffits & Gable Ends	Zinc - Alum	ESEN_Wk24ADep-91	20	15
Soffits & Gable Ends	Colorbond	ESEN_Wk24ADep-92	25	24
Soffits & Gable Ends	Cement Sheet	ESEN_Wk24ADep-93	20	15

Roof Cladding	Shade Cloth	ESEN_Wk24ADep-94	10	8
Roof Access	Roof Walkways - Metal/Steel	ESEN_Wk24ADep-95	30	23
External Floor Finishes	Asphalt	ESEN_Wk24ADep-96	20	15
Wall Cladding	Timber Weatherboards	ESEN_Wk24ADep-97	20	15
External Floor Finishes	Timber - Boards	ESEN_Wk24ADep-98	15	12
External Floor Finishes	Carpet (Playing Surface)	ESEN_Wk24ADep-99	10	8
Doors	Swing - Steel	ESEN_Wk24ADep-100	20	15
Doors	Swing - Glass Aluminium	ESEN_Wk24ADep-101	15	12
Windows	Fixed - Security Screens (High end) (New)	ESEN_Wk24ADep-102	30	23
Wall Cladding	Corrugated Iron	ESEN_Wk24ADep-103	25	19
Wall Cladding	Colorbond	ESEN_Wk24ADep-104	25	19
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-105	20	15
External Floor Finishes	Concrete	ESEN_Wk24ADep-106	40	31
Doors	Fire door or Heavy Duty - Solid Timber	ESEN_Wk24ADep-107	15	12
Doors	Automatic - Glass Aluminium	ESEN_Wk24ADep-108	15	12
Windows	Aluminium Framed	ESEN_Wk24ADep-109	30	23
External Paintwork	Paint	ESEN_Wk24ADep-110	7	5
Wall Cladding	Plaster render	ESEN_Wk24ADep-111	35	27
Roof Cladding	Flat - Colorbond	ESEN_Wk24ADep-657		NA
Roof Access	Ladders - Metal/Steel	ESEN_Wk24ADep-658		NA

## Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Guttering	Fascia Gutter - Zinc - Alum	ESEN_Wk24ADep-47	4	2 - Worn
Wall Cladding	Polycarbonate	ESEN_Wk24ADep-48	4	2 - Worn
Windows	Jalousie (Louvre) - Steel Framed	ESEN_Wk24ADep-49	4	2 - Worn
Doors	Swing - Glass Timber	ESEN_Wk24ADep-50	4	2 - Worn
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-51	3	3 - Fair
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-52	3	3 - Fair
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-53	3	3 - Fair
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-54	3	3 - Fair

Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-55	3	3 - Fair
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-56	3	3 - Fair
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-57	3	3 - Fair
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-58	3	3 - Fair
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-59	3	3 - Fair
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-60	3	3 - Fair
External Floor Finishes	Carpet (Playing Surface)	ESEN_Wk24ADep-61	4	2 - Worn
Roof Access	Ladders - Metal/Steel	ESEN_Wk24ADep-62	3	3 - Fair
Roof Cladding	Pitched - Colorbond	ESEN_Wk24ADep-74	3	3 - Fair
Roof Cladding	Flat - Colorbond	ESEN_Wk24ADep-75	2	4 - Good
Guttering	Fascia Gutter - Steel - Galvanised	ESEN_Wk24ADep-80	3	3 - Fair
Roof Cladding	Pitched - Polycarbonate	ESEN_Wk24ADep-81	2	4 - Good
Wall Cladding	Cement Sheet	ESEN_Wk24ADep-82	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk24ADep-83	3	3 - Fair
Fascia	Cement Sheet	ESEN_Wk24ADep-84	3	3 - Fair
Fascia	Colorbond	ESEN_Wk24ADep-85	2	4 - Good
Guttering	Rain Head - Colorbond	ESEN_Wk24ADep-86	2	4 - Good
Guttering	Fascia Gutter - Colorbond	ESEN_Wk24ADep-87	2	4 - Good
Guttering	Box Gutter - Colorbond	ESEN_Wk24ADep-88	3	3 - Fair
Downpipes	PVC	ESEN_Wk24ADep-89	3	3 - Fair
Downpipes	Colorbond	ESEN_Wk24ADep-90	2	4 - Good
Soffits & Gable Ends	Zinc - Alum	ESEN_Wk24ADep-91	3	3 - Fair
Soffits & Gable Ends	Colorbond	ESEN_Wk24ADep-92	2	4 - Good
Soffits & Gable Ends	Cement Sheet	ESEN_Wk24ADep-93	3	3 - Fair
Roof Cladding	Shade Cloth	ESEN_Wk24ADep-94	3	3 - Fair
Roof Access	Roof Walkways - Metal/Steel	ESEN_Wk24ADep-95	3	3 - Fair
External Floor Finishes	Asphalt	ESEN_Wk24ADep-96	3	3 - Fair
Wall Cladding	Timber Weatherboards	ESEN_Wk24ADep-97	3	3 - Fair
External Floor Finishes	Timber - Boards	ESEN_Wk24ADep-98	3	3 - Fair
External Floor Finishes	Carpet (Playing Surface)	ESEN_Wk24ADep-99	3	3 - Fair
Doors	Swing - Steel	ESEN_Wk24ADep-100	3	3 - Fair



Doors	Swing - Glass Aluminium	ESEN_Wk24ADep-101	3	3 - Fair
Windows	Fixed - Security Screens (High end) (New)	ESEN_Wk24ADep-102	3	3 - Fair
Wall Cladding	Corrugated Iron	ESEN_Wk24ADep-103	3	3 - Fair
Wall Cladding	Colorbond	ESEN_Wk24ADep-104	3	3 - Fair
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk24ADep-105	3	3 - Fair
External Floor Finishes	Concrete	ESEN_Wk24ADep-106	3	3 - Fair
Doors	Fire door or Heavy Duty - Solid Timber	ESEN_Wk24ADep-107	3	3 - Fair
Doors	Automatic - Glass Aluminium	ESEN_Wk24ADep-108	3	3 - Fair
Windows	Aluminium Framed	ESEN_Wk24ADep-109	3	3 - Fair
External Paintwork	Paint	ESEN_Wk24ADep-110	3	3 - Fair
Wall Cladding	Plaster render	ESEN_Wk24ADep-111	3	3 - Fair
Roof Cladding	Flat - Colorbond	ESEN_Wk24ADep-657		
Roof Access	Ladders - Metal/Steel	ESEN_Wk24ADep-658		

## Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

# Int. Furniture & Fittings

## Asset Function and Details

Int. Furniture & Fittings comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Cupboards	Laminated	15	SQM	ESEN_Wk24ADep-127	G - Design Office
Benchtops	Laminated	35	SQM	ESEN_Wk24ADep-128	G - Design Office
Shelving	Laminated	5	SQM	ESEN_Wk24ADep-137	G - Regional Office
Cupboards	Laminated	1	SQM	ESEN_Wk24ADep-144	G - Regional Office
Benchtops	Laminated	5	SQM	ESEN_Wk24ADep-152	G - William Hovell room
Cupboards	Laminated	5	SQM	ESEN_Wk24ADep-166	G - William Hovell room
Shelving	Laminated	5	SQM	ESEN_Wk24ADep-168	G - Support Services
Cupboards	Laminated	16	SQM	ESEN_Wk24ADep-175	G - Support Services
Benchtops	Laminated	5	SQM	ESEN_Wk24ADep-176	G - Support Services
Shelving	Laminated	1	SQM	ESEN_Wk24ADep-185	G - Office 13
Cupboards	Laminated	1	SQM	ESEN_Wk24ADep-189	G - Office 13
Shelving	Laminated	5	SQM	ESEN_Wk24ADep-251	G - Office 19
Cupboards	Laminated	10	SQM	ESEN_Wk24ADep-256	G - Office 19
Benchtops	Laminated	15	SQM	ESEN_Wk24ADep-257	G - Office 19
Cupboards	Laminated	10	SQM	ESEN_Wk24ADep-279	G - Tea Room
Benchtops	Laminated	5	SQM	ESEN_Wk24ADep-280	G - Tea Room
Vanity Unit	Laminated	1	ITEM	ESEN_Wk24ADep-299	G - Toilets 1
Vanity Unit	Laminated	1	ITEM	ESEN_Wk24ADep-317	G - Toilets 2
Vanity Unit	Laminated	2	ITEM	ESEN_Wk24ADep-331	G - Toilets 3
Cupboards	Laminated	5	SQM	ESEN_Wk24ADep-356	G - Office 20
Appliances	Dishwasher (Domestic)	1	ITEM	ESEN_Wk24ADep-425	G - Reception including corridors
Reception Counter	Timber	10	SQM	ESEN_Wk24ADep-437	G - Reception including corridors
Cupboards	Laminated	25	SQM	ESEN_Wk24ADep-444	G - Reception including corridors
Benchtops	Laminated	5	SQM	ESEN_Wk24ADep-445	G - Reception including corridors
Benchtops	Laminated	20	SQM	ESEN_Wk24ADep-457	G - Muster Room

Appliances	Stove - Electric	1	ITEM	ESEN_Wk24ADep-476	G - Training Area
Appliances	Oven - Electric	1	ITEM	ESEN_Wk24ADep-477	G - Training Area
Appliances	Dishwasher (Domestic)	1	ITEM	ESEN_Wk24ADep-478	G - Training Area
Cupboards	Laminated	20	SQM	ESEN_Wk24ADep-479	G - Training Area
Benchtops	Laminated	10	SQM	ESEN_Wk24ADep-480	G - Training Area
Benchtops	Timber	2	SQM	ESEN_Wk24ADep-481	G - Training Area
Cupboards	Laminated	5	SQM	ESEN_Wk24ADep-499	G - Charles Sturt room
Benchtops	Laminated	5	SQM	ESEN_Wk24ADep-500	G - Charles Sturt room
Reception Counter	Steel	1	SQM	ESEN_Wk24ADep-518	G - Workshop
Shelving	Laminated	5	SQM	ESEN_Wk24ADep-574	G - Office 6
Cupboards	Laminated	1	SQM	ESEN_Wk24ADep-580	G - Office 6
Shelving	Laminated	1	SQM	ESEN_Wk24ADep-586	G - Office 7
Cupboards	Laminated	1	SQM	ESEN_Wk24ADep-592	G - Office 7

## Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Cupboards	Laminated	ESEN_Wk24ADep-127	12	12
Benchtops	Laminated	ESEN_Wk24ADep-128	12	12
Shelving	Laminated	ESEN_Wk24ADep-137	12	12
Cupboards	Laminated	ESEN_Wk24ADep-144	12	12
Benchtops	Laminated	ESEN_Wk24ADep-152	12	12
Cupboards	Laminated	ESEN_Wk24ADep-166	12	9
Shelving	Laminated	ESEN_Wk24ADep-168	12	12
Cupboards	Laminated	ESEN_Wk24ADep-175	12	12
Benchtops	Laminated	ESEN_Wk24ADep-176	12	12
Shelving	Laminated	ESEN_Wk24ADep-185	12	12
Cupboards	Laminated	ESEN_Wk24ADep-189	12	12
Shelving	Laminated	ESEN_Wk24ADep-251	12	12
Cupboards	Laminated	ESEN_Wk24ADep-256	12	12
Benchtops	Laminated	ESEN_Wk24ADep-257	12	12
Cupboards	Laminated	ESEN_Wk24ADep-279	12	9

Benchtops	Laminated	ESEN_Wk24ADep-280	12	9
Vanity Unit	Laminated	ESEN_Wk24ADep-299	15	12
Vanity Unit	Laminated	ESEN_Wk24ADep-317	15	12
Vanity Unit	Laminated	ESEN_Wk24ADep-331	15	12
Cupboards	Laminated	ESEN_Wk24ADep-356	12	12
Appliances	Dishwasher (Domestic)	ESEN_Wk24ADep-425	10	8
Reception Counter	Timber	ESEN_Wk24ADep-437	15	12
Cupboards	Laminated	ESEN_Wk24ADep-444	12	9
Benchtops	Laminated	ESEN_Wk24ADep-445	12	9
Benchtops	Laminated	ESEN_Wk24ADep-457	12	9
Appliances	Stove - Electric	ESEN_Wk24ADep-476	10	8
Appliances	Oven - Electric	ESEN_Wk24ADep-477	10	8
Appliances	Dishwasher (Domestic)	ESEN_Wk24ADep-478	10	8
Cupboards	Laminated	ESEN_Wk24ADep-479	12	9
Benchtops	Laminated	ESEN_Wk24ADep-480	12	9
Benchtops	Timber	ESEN_Wk24ADep-481	15	12
Cupboards	Laminated	ESEN_Wk24ADep-499	12	12
Benchtops	Laminated	ESEN_Wk24ADep-500	12	12
Reception Counter	Steel	ESEN_Wk24ADep-518	15	12
Shelving	Laminated	ESEN_Wk24ADep-574	12	12
Cupboards	Laminated	ESEN_Wk24ADep-580	12	12
Shelving	Laminated	ESEN_Wk24ADep-586	12	12
Cupboards	Laminated	ESEN_Wk24ADep-592	12	12

## Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Cupboards	Laminated	ESEN_Wk24ADep-127	2	4 - Good
Benchtops	Laminated	ESEN_Wk24ADep-128	2	4 - Good
Shelving	Laminated	ESEN_Wk24ADep-137	2	4 - Good
Cupboards	Laminated	ESEN_Wk24ADep-144	2	4 - Good
Benchtops	Laminated	ESEN_Wk24ADep-152	2	4 - Good

Cupboards	Laminated	ESEN_Wk24ADep-166	3	3 - Fair
Shelving	Laminated	ESEN_Wk24ADep-168	2	4 - Good
Cupboards	Laminated	ESEN_Wk24ADep-175	2	4 - Good
Benchtops	Laminated	ESEN_Wk24ADep-176	2	4 - Good
Shelving	Laminated	ESEN_Wk24ADep-185	2	4 - Good
Cupboards	Laminated	ESEN_Wk24ADep-189	2	4 - Good
Shelving	Laminated	ESEN_Wk24ADep-251	2	4 - Good
Cupboards	Laminated	ESEN_Wk24ADep-256	2	4 - Good
Benchtops	Laminated	ESEN_Wk24ADep-257	2	4 - Good
Cupboards	Laminated	ESEN_Wk24ADep-279	3	3 - Fair
Benchtops	Laminated	ESEN_Wk24ADep-280	3	3 - Fair
Vanity Unit	Laminated	ESEN_Wk24ADep-299	3	3 - Fair
Vanity Unit	Laminated	ESEN_Wk24ADep-317	3	3 - Fair
Vanity Unit	Laminated	ESEN_Wk24ADep-331	3	3 - Fair
Cupboards	Laminated	ESEN_Wk24ADep-356	2	4 - Good
Appliances	Dishwasher (Domestic)	ESEN_Wk24ADep-425	3	3 - Fair
Reception Counter	Timber	ESEN_Wk24ADep-437	3	3 - Fair
Cupboards	Laminated	ESEN_Wk24ADep-444	3	3 - Fair
Benchtops	Laminated	ESEN_Wk24ADep-445	3	3 - Fair
Benchtops	Laminated	ESEN_Wk24ADep-457	3	3 - Fair
Appliances	Stove - Electric	ESEN_Wk24ADep-476	3	3 - Fair
Appliances	Oven - Electric	ESEN_Wk24ADep-477	3	3 - Fair
Appliances	Dishwasher (Domestic)	ESEN_Wk24ADep-478	3	3 - Fair
Cupboards	Laminated	ESEN_Wk24ADep-479	3	3 - Fair
Benchtops	Laminated	ESEN_Wk24ADep-480	3	3 - Fair
Benchtops	Timber	ESEN_Wk24ADep-481	3	3 - Fair
Cupboards	Laminated	ESEN_Wk24ADep-499	2	4 - Good
Benchtops	Laminated	ESEN_Wk24ADep-500	2	4 - Good
Reception Counter	Steel	ESEN_Wk24ADep-518	3	3 - Fair
Shelving	Laminated	ESEN_Wk24ADep-574	2	4 - Good
Cupboards	Laminated	ESEN_Wk24ADep-580	2	4 - Good

Shelving	Laminated	ESEN_Wk24ADep-586	2	4 - Good
Cupboards	Laminated	ESEN_Wk24ADep-592	2	4 - Good

## Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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# Internal Fabric

## Asset Function and Details

Internal Fabric comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Doors	Swing - Glass Aluminium	2	ITEM	ESEN_Wk24ADep-130	G - Design Office
Floor Covering	Carpet - Tiles	133	SQM	ESEN_Wk24ADep-131	G - Design Office
Wall Cladding	Plasterboard	130	SQM	ESEN_Wk24ADep-132	G - Design Office
Internal Partitions	Timber Frame	60	SQM	ESEN_Wk24ADep-133	G - Design Office
Ceiling	Suspended Acoustic Tile	133	SQM	ESEN_Wk24ADep-134	G - Design Office
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk24ADep-138	G - Regional Office
Ceiling	Plasterboard	5	SQM	ESEN_Wk24ADep-139	G - Regional Office
Doors	Swing - Glass Aluminium	2	ITEM	ESEN_Wk24ADep-146	G - Regional Office
Floor Covering	Carpet - Tiles	250	SQM	ESEN_Wk24ADep-147	G - Regional Office
Wall Cladding	Plasterboard	180	SQM	ESEN_Wk24ADep-148	G - Regional Office
Internal Partitions	Timber Frame	80	SQM	ESEN_Wk24ADep-149	G - Regional Office
Ceiling	Suspended Acoustic Tile	250	SQM	ESEN_Wk24ADep-150	G - Regional Office
Ceiling	Suspended Acoustic Tile	24	SQM	ESEN_Wk24ADep-151	G - William Hovell room
Doors	Swing - Glass Timber	2	ITEM	ESEN_Wk24ADep-156	G - William Hovell room
Floor Covering	Carpet - Tiles	58	SQM	ESEN_Wk24ADep-157	G - William Hovell room
Wall Cladding	Plasterboard	65	SQM	ESEN_Wk24ADep-158	G - William Hovell room
Internal Partitions	Timber Frame	30	SQM	ESEN_Wk24ADep-159	G - William Hovell room
Ceiling	Plasterboard	35	SQM	ESEN_Wk24ADep-160	G - William Hovell room
Internal Glazing	Aluminium Framed	5	SQM	ESEN_Wk24ADep-167	G - Support Services
Doors	Swing - Glass Aluminium	2	ITEM	ESEN_Wk24ADep-178	G - Support Services
Floor Covering	Carpet - Tiles	63	SQM	ESEN_Wk24ADep-179	G - Support Services
Wall Cladding	Plasterboard	75	SQM	ESEN_Wk24ADep-180	G - Support Services
Internal Partitions	Timber Frame	40	SQM	ESEN_Wk24ADep-181	G - Support Services
Ceiling	Suspended Acoustic Tile	63	SQM	ESEN_Wk24ADep-182	G - Support Services
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk24ADep-183	G - Office 13

Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk24ADep-184	G - Office 13
Floor Covering	Carpet - Tiles	12	SQM	ESEN_Wk24ADep-191	G - Office 13
Wall Cladding	Plasterboard	30	SQM	ESEN_Wk24ADep-192	G - Office 13
Internal Partitions	Timber Frame	10	SQM	ESEN_Wk24ADep-193	G - Office 13
Ceiling	Suspended Acoustic Tile	12	SQM	ESEN_Wk24ADep-194	G - Office 13
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk24ADep-195	G - Office 14
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk24ADep-196	G - Office 14
Floor Covering	Carpet - Tiles	9	SQM	ESEN_Wk24ADep-201	G - Office 14
Wall Cladding	Plasterboard	30	SQM	ESEN_Wk24ADep-202	G - Office 14
Internal Partitions	Timber Frame	10	SQM	ESEN_Wk24ADep-203	G - Office 14
Ceiling	Suspended Acoustic Tile	9	SQM	ESEN_Wk24ADep-204	G - Office 14
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk24ADep-205	G - Office 15
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk24ADep-206	G - Office 15
Floor Covering	Carpet - Tiles	12	SQM	ESEN_Wk24ADep-211	G - Office 15
Wall Cladding	Plasterboard	30	SQM	ESEN_Wk24ADep-212	G - Office 15
Internal Partitions	Timber Frame	10	SQM	ESEN_Wk24ADep-213	G - Office 15
Ceiling	Suspended Acoustic Tile	12	SQM	ESEN_Wk24ADep-214	G - Office 15
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk24ADep-215	G - Office 16
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk24ADep-216	G - Office 16
Floor Covering	Carpet - Tiles	10	SQM	ESEN_Wk24ADep-220	G - Office 16
Wall Cladding	Plasterboard	30	SQM	ESEN_Wk24ADep-221	G - Office 16
Internal Partitions	Timber Frame	10	SQM	ESEN_Wk24ADep-222	G - Office 16
Ceiling	Suspended Acoustic Tile	10	SQM	ESEN_Wk24ADep-223	G - Office 16
Internal Glazing	Aluminium Framed	5	SQM	ESEN_Wk24ADep-224	G - Office 17
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk24ADep-225	G - Office 17
Floor Covering	Carpet - Tiles	13	SQM	ESEN_Wk24ADep-230	G - Office 17
Wall Cladding	Plasterboard	30	SQM	ESEN_Wk24ADep-231	G - Office 17
Internal Partitions	Timber Frame	10	SQM	ESEN_Wk24ADep-232	G - Office 17
Ceiling	Suspended Acoustic Tile	13	SQM	ESEN_Wk24ADep-233	G - Office 17
Handrails, Balustrade & Ramps	Handrails - Stainless Steel	10	LM	ESEN_Wk24ADep-235	G - Field Services
Ceiling	Plasterboard	16	SQM	ESEN_Wk24ADep-236	G - Field Services



Doors	Swing - Glass Aluminium	2	ITEM	ESEN_Wk24ADep-242	G - Field Services
Floor Covering	Carpet - Tiles	80	SQM	ESEN_Wk24ADep-243	G - Field Services
Wall Cladding	Plasterboard	110	SQM	ESEN_Wk24ADep-244	G - Field Services
Internal Partitions	Timber Frame	40	SQM	ESEN_Wk24ADep-245	G - Field Services
Ceiling	Suspended Acoustic Tile	70	SQM	ESEN_Wk24ADep-246	G - Field Services
Internal Glazing	Aluminium Framed	5	SQM	ESEN_Wk24ADep-249	G - Office 19
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk24ADep-250	G - Office 19
Ceiling	Plasterboard	10	SQM	ESEN_Wk24ADep-252	G - Office 19
Floor Covering	Carpet - Tiles	44	SQM	ESEN_Wk24ADep-259	G - Office 19
Wall Cladding	Plasterboard	70	SQM	ESEN_Wk24ADep-260	G - Office 19
Internal Partitions	Timber Frame	30	SQM	ESEN_Wk24ADep-261	G - Office 19
Ceiling	Suspended Acoustic Tile	44	SQM	ESEN_Wk24ADep-262	G - Office 19
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk24ADep-264	G - Office 2
Floor Covering	Carpet - Tiles	15	SQM	ESEN_Wk24ADep-270	G - Office 2
Wall Cladding	Plasterboard	35	SQM	ESEN_Wk24ADep-271	G - Office 2
Internal Partitions	Timber Frame	10	SQM	ESEN_Wk24ADep-272	G - Office 2
Ceiling	Suspended Acoustic Tile	15	SQM	ESEN_Wk24ADep-273	G - Office 2
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk24ADep-284	G - Tea Room
Floor Covering	Vinyl	9	SQM	ESEN_Wk24ADep-285	G - Tea Room
Wall Cladding	Plasterboard	25	SQM	ESEN_Wk24ADep-286	G - Tea Room
Internal Partitions	Timber Frame	10	SQM	ESEN_Wk24ADep-287	G - Tea Room
Ceiling	Plasterboard	9	SQM	ESEN_Wk24ADep-288	G - Tea Room
Ceiling	Skylight - Dome fitting	1	ITEM	ESEN_Wk24ADep-297	G - Toilets 1
Doors	Swing - Glass Timber	2	ITEM	ESEN_Wk24ADep-303	G - Toilets 1
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk24ADep-304	G - Toilets 1
Floor Covering	Tiles - Ceramic	19	SQM	ESEN_Wk24ADep-305	G - Toilets 1
Wall Cladding	Mirror	5	SQM	ESEN_Wk24ADep-306	G - Toilets 1
Wall Cladding	Cement Sheet	60	SQM	ESEN_Wk24ADep-307	G - Toilets 1
Internal Partitions	Bathroom (Cubicle Walls & Doors)	20	SQM	ESEN_Wk24ADep-308	G - Toilets 1
Internal Partitions	Masonry	45	SQM	ESEN_Wk24ADep-309	G - Toilets 1
Ceiling	Cement Sheet	19	SQM	ESEN_Wk24ADep-310	G - Toilets 1

Ceiling	Skylight - Dome fitting	1	ITEM	ESEN_Wk24ADep-315	G - Toilets 2
Doors	Swing - Solid Timber	2	ITEM	ESEN_Wk24ADep-321	G - Toilets 2
Floor Covering	Tiles - Ceramic	7	SQM	ESEN_Wk24ADep-322	G - Toilets 2
Wall Cladding	Mirror	5	SQM	ESEN_Wk24ADep-323	G - Toilets 2
Wall Cladding	Cement Sheet	35	SQM	ESEN_Wk24ADep-324	G - Toilets 2
Internal Partitions	Masonry	25	SQM	ESEN_Wk24ADep-325	G - Toilets 2
Ceiling	Cement Sheet	7	SQM	ESEN_Wk24ADep-326	G - Toilets 2
Ceiling	Skylight - Dome fitting	2	ITEM	ESEN_Wk24ADep-329	G - Toilets 3
Doors	Swing - Glass Timber	2	ITEM	ESEN_Wk24ADep-335	G - Toilets 3
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk24ADep-336	G - Toilets 3
Floor Covering	Tiles - Ceramic	29	SQM	ESEN_Wk24ADep-337	G - Toilets 3
Wall Cladding	Mirror	5	SQM	ESEN_Wk24ADep-338	G - Toilets 3
Wall Cladding	Cement Sheet	80	SQM	ESEN_Wk24ADep-339	G - Toilets 3
Internal Partitions	Bathroom (Cubicle Walls & Doors)	30	SQM	ESEN_Wk24ADep-340	G - Toilets 3
Internal Partitions	Masonry	45	SQM	ESEN_Wk24ADep-341	G - Toilets 3
Ceiling	Cement Sheet	29	SQM	ESEN_Wk24ADep-342	G - Toilets 3
Ceiling	Cement Sheet	4	SQM	ESEN_Wk24ADep-671	G - Toilets 3
Internal Stairs	Concrete	1	SQM	ESEN_Wk24ADep-351	G - Office 20
Internal Glazing	Aluminium Framed	5	SQM	ESEN_Wk24ADep-353	G - Office 20
Doors	Swing - Solid Timber	5	ITEM	ESEN_Wk24ADep-354	G - Office 20
Ceiling	Plasterboard	10	SQM	ESEN_Wk24ADep-355	G - Office 20
Floor Covering	Carpet - Tiles	38	SQM	ESEN_Wk24ADep-358	G - Office 20
Wall Cladding	Plasterboard	70	SQM	ESEN_Wk24ADep-359	G - Office 20
Internal Partitions	Timber Frame	30	SQM	ESEN_Wk24ADep-360	G - Office 20
Ceiling	Suspended Acoustic Tile	38	SQM	ESEN_Wk24ADep-361	G - Office 20
Handrails, Balustrade & Ramps	Handrails - Stainless Steel	5	LM	ESEN_Wk24ADep-375	G - Accessible toilet
Wall Cladding	Mirror	1	SQM	ESEN_Wk24ADep-376	G - Accessible toilet
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk24ADep-377	G - Accessible toilet
Floor Covering	Carpet - Tiles	5	SQM	ESEN_Wk24ADep-378	G - Accessible toilet
Wall Cladding	Cement Sheet	20	SQM	ESEN_Wk24ADep-379	G - Accessible toilet
Internal Partitions	Timber Frame	10	SQM	ESEN_Wk24ADep-380	G - Accessible toilet

Ceiling	Skylight - Dome fitting	1	ITEM	ESEN_Wk24ADep-381	G - Accessible toilet
Ceiling	Cement Sheet	5	SQM	ESEN_Wk24ADep-382	G - Accessible toilet
Internal Glazing	Aluminium Framed	5	SQM	ESEN_Wk24ADep-388	G - Office 22
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk24ADep-389	G - Office 22
Floor Covering	Carpet - Broadloom	27	SQM	ESEN_Wk24ADep-390	G - Office 22
Wall Cladding	Plasterboard	45	SQM	ESEN_Wk24ADep-391	G - Office 22
Internal Partitions	Timber Frame	45	SQM	ESEN_Wk24ADep-392	G - Office 22
Ceiling	Plasterboard	27	SQM	ESEN_Wk24ADep-393	G - Office 22
Doors	Swing - Solid Timber	2	ITEM	ESEN_Wk24ADep-400	G - Comms room
Wall Cladding	Timber - Sheeting	30	SQM	ESEN_Wk24ADep-401	G - Comms room
Internal Partitions	Timber Frame	30	SQM	ESEN_Wk24ADep-402	G - Comms room
Internal Partitions	Masonry	10	SQM	ESEN_Wk24ADep-403	G - Comms room
Ceiling	Timber - Sheeting	14	SQM	ESEN_Wk24ADep-404	G - Comms room
Floor Covering	Timber Sheeting	16	SQM	ESEN_Wk24ADep-412	G - Office 24
Internal Glazing	Timber Framed	10	SQM	ESEN_Wk24ADep-414	G - Office 24
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk24ADep-415	G - Office 24
Floor Covering	Carpet - Broadloom	16	SQM	ESEN_Wk24ADep-416	G - Office 24
Wall Cladding	Cement Sheet	35	SQM	ESEN_Wk24ADep-417	G - Office 24
Wall Cladding	Timber - Sheeting	50	SQM	ESEN_Wk24ADep-418	G - Office 24
Internal Partitions	Timber Frame	50	SQM	ESEN_Wk24ADep-419	G - Office 24
Ceiling	Timber - Sheeting	16	SQM	ESEN_Wk24ADep-420	G - Office 24
Internal Stairs	Concrete	2	SQM	ESEN_Wk24ADep-424	G - Reception including corridors
Ceiling	Skylight - Dome fitting	2	ITEM	ESEN_Wk24ADep-426	G - Reception including corridors
Doors	Swing - Glass Aluminium	4	ITEM	ESEN_Wk24ADep-438	G - Reception including corridors
Doors	Swing - Solid Timber	5	ITEM	ESEN_Wk24ADep-439	G - Reception including corridors
Floor Covering	Carpet - Tiles	145	SQM	ESEN_Wk24ADep-440	G - Reception including corridors
Ceiling	Suspended Acoustic Tile	25	SQM	ESEN_Wk24ADep-441	G - Reception including corridors
Wall Cladding	Plasterboard	190	SQM	ESEN_Wk24ADep-448	G - Reception including corridors
Internal Partitions	Timber Frame	70	SQM	ESEN_Wk24ADep-449	G - Reception including corridors
Ceiling	Plasterboard	120	SQM	ESEN_Wk24ADep-450	G - Reception including corridors
Floor Covering	Carpet - Broadloom	91	SQM	ESEN_Wk24ADep-451	G - Muster Room

Doors	Swing - Glass Timber	2	ITEM	ESEN_Wk24ADep-459	G - Muster Room
Wall Cladding	Plasterboard	100	SQM	ESEN_Wk24ADep-460	G - Muster Room
Internal Glazing	Aluminium Framed	10	SQM	ESEN_Wk24ADep-461	G - Muster Room
Internal Partitions	Timber Frame	80	SQM	ESEN_Wk24ADep-462	G - Muster Room
Ceiling	Suspended Acoustic Tile	91	SQM	ESEN_Wk24ADep-463	G - Muster Room
Ceiling	Suspended Acoustic Tile	15	SQM	ESEN_Wk24ADep-663	G - Muster Room
Floor Covering	Vinyl	5	SQM	ESEN_Wk24ADep-475	G - Training Area
Internal Glazing	Aluminium Framed	5	SQM	ESEN_Wk24ADep-485	G - Training Area
Doors	Swing - Solid Timber	2	ITEM	ESEN_Wk24ADep-486	G - Training Area
Doors	Swing - Glass Timber	2	ITEM	ESEN_Wk24ADep-487	G - Training Area
Doors	Concertina - Composite	6	ITEM	ESEN_Wk24ADep-488	G - Training Area
Floor Covering	Carpet - Tiles	150	SQM	ESEN_Wk24ADep-489	G - Training Area
Wall Cladding	Plasterboard	170	SQM	ESEN_Wk24ADep-490	G - Training Area
Ceiling	Skylight - Timber/Glass	3	ITEM	ESEN_Wk24ADep-491	G - Training Area
Ceiling	Plasterboard	25	SQM	ESEN_Wk24ADep-492	G - Training Area
Internal Partitions	Timber Frame	80	SQM	ESEN_Wk24ADep-493	G - Training Area
Ceiling	Suspended Acoustic Tile	155	SQM	ESEN_Wk24ADep-494	G - Training Area
Ceiling	Suspended Acoustic Tile	10	SQM	ESEN_Wk24ADep-672	G - Training Area
Doors	Swing - Glass Timber	2	ITEM	ESEN_Wk24ADep-495	G - Charles Sturt room
Floor Covering	Carpet - Tiles	24	SQM	ESEN_Wk24ADep-502	G - Charles Sturt room
Wall Cladding	Plasterboard	40	SQM	ESEN_Wk24ADep-503	G - Charles Sturt room
Internal Partitions	Timber Frame	15	SQM	ESEN_Wk24ADep-504	G - Charles Sturt room
Ceiling	Suspended Acoustic Tile	24	SQM	ESEN_Wk24ADep-505	G - Charles Sturt room
Wall Cladding	Timber - Sheeting	10	SQM	ESEN_Wk24ADep-520	G - Workshop
Wall Cladding	Cement Sheet	20	SQM	ESEN_Wk24ADep-521	G - Workshop
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	1	ITEM	ESEN_Wk24ADep-529	G - Workshop
Doors	Swing - Steel Mesh	7	ITEM	ESEN_Wk24ADep-530	G - Workshop
Internal Partitions	Chain Link Fencing	120	SQM	ESEN_Wk24ADep-531	G - Workshop
Internal Partitions	Timber Frame	80	SQM	ESEN_Wk24ADep-532	G - Workshop
Internal Partitions	Metal/Steel Frame	80	SQM	ESEN_Wk24ADep-533	G - Workshop
Wall Cladding	Colorbond	420	SQM	ESEN_Wk24ADep-534	G - Workshop

Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk24ADep-542	G - Workshop
Floor Covering	Tiles - Ceramic	1	SQM	ESEN_Wk24ADep-544	G - Store 1
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk24ADep-549	G - Store 1
Floor Covering	Carpet - Broadloom	10	SQM	ESEN_Wk24ADep-550	G - Store 1
Wall Cladding	Plasterboard	25	SQM	ESEN_Wk24ADep-551	G - Store 1
Internal Partitions	Timber Frame	10	SQM	ESEN_Wk24ADep-552	G - Store 1
Ceiling	Suspended Acoustic Tile	10	SQM	ESEN_Wk24ADep-553	G - Store 1
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk24ADep-557	G - Store 2
Floor Covering	Carpet - Broadloom	9	SQM	ESEN_Wk24ADep-558	G - Store 2
Wall Cladding	Plasterboard	25	SQM	ESEN_Wk24ADep-559	G - Store 2
Internal Partitions	Timber Frame	10	SQM	ESEN_Wk24ADep-560	G - Store 2
Ceiling	Suspended Acoustic Tile	9	SQM	ESEN_Wk24ADep-561	G - Store 2
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk24ADep-563	G - Office 5
Internal Glazing	Aluminium Framed	5	SQM	ESEN_Wk24ADep-564	G - Office 5
Floor Covering	Carpet - Tiles	17	SQM	ESEN_Wk24ADep-569	G - Office 5
Wall Cladding	Plasterboard	40	SQM	ESEN_Wk24ADep-570	G - Office 5
Internal Partitions	Timber Frame	10	SQM	ESEN_Wk24ADep-571	G - Office 5
Ceiling	Suspended Acoustic Tile	17	SQM	ESEN_Wk24ADep-572	G - Office 5
Internal Glazing	Aluminium Framed	5	SQM	ESEN_Wk24ADep-575	G - Office 6
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk24ADep-576	G - Office 6
Floor Covering	Carpet - Tiles	17	SQM	ESEN_Wk24ADep-582	G - Office 6
Wall Cladding	Plasterboard	40	SQM	ESEN_Wk24ADep-583	G - Office 6
Internal Partitions	Timber Frame	10	SQM	ESEN_Wk24ADep-584	G - Office 6
Ceiling	Suspended Acoustic Tile	17	SQM	ESEN_Wk24ADep-585	G - Office 6
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk24ADep-587	G - Office 7
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk24ADep-588	G - Office 7
Floor Covering	Carpet - Tiles	16	SQM	ESEN_Wk24ADep-594	G - Office 7
Wall Cladding	Plasterboard	40	SQM	ESEN_Wk24ADep-595	G - Office 7
Internal Partitions	Timber Frame	10	SQM	ESEN_Wk24ADep-596	G - Office 7
Ceiling	Suspended Acoustic Tile	16	SQM	ESEN_Wk24ADep-597	G - Office 7
Internal Glazing	Aluminium Framed	5	SQM	ESEN_Wk24ADep-599	G - Office 8

Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk24ADep-600	G - Office 8
Floor Covering	Carpet - Tiles	15	SQM	ESEN_Wk24ADep-605	G - Office 8
Wall Cladding	Plasterboard	40	SQM	ESEN_Wk24ADep-606	G - Office 8
Internal Partitions	Timber Frame	10	SQM	ESEN_Wk24ADep-607	G - Office 8
Ceiling	Suspended Acoustic Tile	15	SQM	ESEN_Wk24ADep-608	G - Office 8
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk24ADep-609	G - Office 9
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk24ADep-610	G - Office 9
Floor Covering	Carpet - Tiles	32	SQM	ESEN_Wk24ADep-615	G - Office 9
Wall Cladding	Plasterboard	55	SQM	ESEN_Wk24ADep-616	G - Office 9
Internal Partitions	Timber Frame	15	SQM	ESEN_Wk24ADep-617	G - Office 9
Ceiling	Suspended Acoustic Tile	32	SQM	ESEN_Wk24ADep-618	G - Office 9

## Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Doors	Swing - Glass Aluminium	ESEN_Wk24ADep-130	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-131	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-132	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-133	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-134	25	19
Doors	Swing - Glass Timber	ESEN_Wk24ADep-138	15	12
Ceiling	Plasterboard	ESEN_Wk24ADep-139	30	23
Doors	Swing - Glass Aluminium	ESEN_Wk24ADep-146	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-147	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-148	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-149	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-150	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-151	25	6
Doors	Swing - Glass Timber	ESEN_Wk24ADep-156	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-157	8	8
Wall Cladding	Plasterboard	ESEN_Wk24ADep-158	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-159	25	19

Ceiling	Plasterboard	ESEN_Wk24ADep-160	30	23
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-167	30	23
Doors	Swing - Glass Aluminium	ESEN_Wk24ADep-178	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-179	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-180	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-181	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-182	25	19
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-183	30	23
Doors	Swing - Solid Timber	ESEN_Wk24ADep-184	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-191	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-192	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-193	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-194	25	19
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-195	30	23
Doors	Swing - Solid Timber	ESEN_Wk24ADep-196	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-201	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-202	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-203	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-204	25	19
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-205	30	23
Doors	Swing - Solid Timber	ESEN_Wk24ADep-206	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-211	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-212	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-213	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-214	25	19
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-215	30	23
Doors	Swing - Solid Timber	ESEN_Wk24ADep-216	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-220	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-221	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-222	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-223	25	19

Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-224	30	23
Doors	Swing - Solid Timber	ESEN_Wk24ADep-225	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-230	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-231	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-232	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-233	25	19
Handrails, Balustrade & Ramps	Handrails - Stainless Steel	ESEN_Wk24ADep-235	15	14
Ceiling	Plasterboard	ESEN_Wk24ADep-236	30	23
Doors	Swing - Glass Aluminium	ESEN_Wk24ADep-242	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-243	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-244	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-245	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-246	25	19
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-249	30	23
Doors	Swing - Solid Timber	ESEN_Wk24ADep-250	15	12
Ceiling	Plasterboard	ESEN_Wk24ADep-252	30	23
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-259	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-260	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-261	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-262	25	19
Doors	Swing - Glass Timber	ESEN_Wk24ADep-264	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-270	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-271	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-272	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-273	25	19
Doors	Swing - Glass Timber	ESEN_Wk24ADep-284	15	12
Floor Covering	Vinyl	ESEN_Wk24ADep-285	15	12
Wall Cladding	Plasterboard	ESEN_Wk24ADep-286	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-287	25	19
Ceiling	Plasterboard	ESEN_Wk24ADep-288	30	23
Ceiling	Skylight - Dome fitting	ESEN_Wk24ADep-297	20	15



Doors	Swing - Glass Timber	ESEN_Wk24ADep-303	15	12
Doors	Swing - Solid Timber	ESEN_Wk24ADep-304	15	12
Floor Covering	Tiles - Ceramic	ESEN_Wk24ADep-305	20	15
Wall Cladding	Mirror	ESEN_Wk24ADep-306	30	23
Wall Cladding	Cement Sheet	ESEN_Wk24ADep-307	35	27
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk24ADep-308	12	9
Internal Partitions	Masonry	ESEN_Wk24ADep-309	50	39
Ceiling	Cement Sheet	ESEN_Wk24ADep-310	30	23
Ceiling	Skylight - Dome fitting	ESEN_Wk24ADep-315	20	15
Doors	Swing - Solid Timber	ESEN_Wk24ADep-321	15	12
Floor Covering	Tiles - Ceramic	ESEN_Wk24ADep-322	20	15
Wall Cladding	Mirror	ESEN_Wk24ADep-323	30	23
Wall Cladding	Cement Sheet	ESEN_Wk24ADep-324	35	27
Internal Partitions	Masonry	ESEN_Wk24ADep-325	50	39
Ceiling	Cement Sheet	ESEN_Wk24ADep-326	30	23
Ceiling	Skylight - Dome fitting	ESEN_Wk24ADep-329	20	15
Doors	Swing - Glass Timber	ESEN_Wk24ADep-335	15	12
Doors	Swing - Solid Timber	ESEN_Wk24ADep-336	15	12
Floor Covering	Tiles - Ceramic	ESEN_Wk24ADep-337	20	15
Wall Cladding	Mirror	ESEN_Wk24ADep-338	30	23
Wall Cladding	Cement Sheet	ESEN_Wk24ADep-339	35	27
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk24ADep-340	12	9
Internal Partitions	Masonry	ESEN_Wk24ADep-341	50	39
Ceiling	Cement Sheet	ESEN_Wk24ADep-342	30	23
Ceiling	Cement Sheet	ESEN_Wk24ADep-671		NA
Internal Stairs	Concrete	ESEN_Wk24ADep-351	80	62
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-353	30	23
Doors	Swing - Solid Timber	ESEN_Wk24ADep-354	15	12
Ceiling	Plasterboard	ESEN_Wk24ADep-355	30	23
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-358	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-359	25	19

Internal Partitions	Timber Frame	ESEN_Wk24ADep-360	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-361	25	19
Handrails, Balustrade & Ramps	Handrails - Stainless Steel	ESEN_Wk24ADep-375	15	12
Wall Cladding	Mirror	ESEN_Wk24ADep-376	30	23
Doors	Swing - Solid Timber	ESEN_Wk24ADep-377	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-378	8	6
Wall Cladding	Cement Sheet	ESEN_Wk24ADep-379	35	27
Internal Partitions	Timber Frame	ESEN_Wk24ADep-380	25	19
Ceiling	Skylight - Dome fitting	ESEN_Wk24ADep-381	20	15
Ceiling	Cement Sheet	ESEN_Wk24ADep-382	30	23
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-388	30	23
Doors	Swing - Glass Timber	ESEN_Wk24ADep-389	15	12
Floor Covering	Carpet - Broadloom	ESEN_Wk24ADep-390	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-391	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-392	25	19
Ceiling	Plasterboard	ESEN_Wk24ADep-393	30	23
Doors	Swing - Solid Timber	ESEN_Wk24ADep-400	15	12
Wall Cladding	Timber - Sheeting	ESEN_Wk24ADep-401	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-402	25	19
Internal Partitions	Masonry	ESEN_Wk24ADep-403	50	39
Ceiling	Timber - Sheeting	ESEN_Wk24ADep-404	25	24
Floor Covering	Timber Sheeting	ESEN_Wk24ADep-412	20	15
Internal Glazing	Timber Framed	ESEN_Wk24ADep-414	30	23
Doors	Swing - Solid Timber	ESEN_Wk24ADep-415	15	12
Floor Covering	Carpet - Broadloom	ESEN_Wk24ADep-416	8	6
Wall Cladding	Cement Sheet	ESEN_Wk24ADep-417	35	27
Wall Cladding	Timber - Sheeting	ESEN_Wk24ADep-418	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-419	25	19
Ceiling	Timber - Sheeting	ESEN_Wk24ADep-420	25	19
Internal Stairs	Concrete	ESEN_Wk24ADep-424	80	62
Ceiling	Skylight - Dome fitting	ESEN_Wk24ADep-426	20	15

Doors	Swing - Glass Aluminium	ESEN_Wk24ADep-438	15	12
Doors	Swing - Solid Timber	ESEN_Wk24ADep-439	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-440	8	6
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-441	25	19
Wall Cladding	Plasterboard	ESEN_Wk24ADep-448	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-449	25	19
Ceiling	Plasterboard	ESEN_Wk24ADep-450	30	23
Floor Covering	Carpet - Broadloom	ESEN_Wk24ADep-451	8	2
Doors	Swing - Glass Timber	ESEN_Wk24ADep-459	15	12
Wall Cladding	Plasterboard	ESEN_Wk24ADep-460	25	19
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-461	30	23
Internal Partitions	Timber Frame	ESEN_Wk24ADep-462	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-463	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-663		NA
Floor Covering	Vinyl	ESEN_Wk24ADep-475	15	12
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-485	30	23
Doors	Swing - Solid Timber	ESEN_Wk24ADep-486	15	12
Doors	Swing - Glass Timber	ESEN_Wk24ADep-487	15	12
Doors	Concertina - Composite	ESEN_Wk24ADep-488	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-489	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-490	25	19
Ceiling	Skylight - Timber/Glass	ESEN_Wk24ADep-491	20	15
Ceiling	Plasterboard	ESEN_Wk24ADep-492	30	23
Internal Partitions	Timber Frame	ESEN_Wk24ADep-493	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-494	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-672		NA
Doors	Swing - Glass Timber	ESEN_Wk24ADep-495	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-502	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-503	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-504	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-505	25	19

Wall Cladding	Timber - Sheeting	ESEN_Wk24ADep-520	25	19
Wall Cladding	Cement Sheet	ESEN_Wk24ADep-521	35	27
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	ESEN_Wk24ADep-529	20	15
Doors	Swing - Steel Mesh	ESEN_Wk24ADep-530	20	15
Internal Partitions	Chain Link Fencing	ESEN_Wk24ADep-531	22	17
Internal Partitions	Timber Frame	ESEN_Wk24ADep-532	25	19
Internal Partitions	Metal/Steel Frame	ESEN_Wk24ADep-533	50	39
Wall Cladding	Colorbond	ESEN_Wk24ADep-534	25	19
Doors	Swing - Glass Timber	ESEN_Wk24ADep-542	15	12
Floor Covering	Tiles - Ceramic	ESEN_Wk24ADep-544	20	15
Doors	Swing - Solid Timber	ESEN_Wk24ADep-549	15	12
Floor Covering	Carpet - Broadloom	ESEN_Wk24ADep-550	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-551	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-552	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-553	25	19
Doors	Swing - Solid Timber	ESEN_Wk24ADep-557	15	12
Floor Covering	Carpet - Broadloom	ESEN_Wk24ADep-558	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-559	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-560	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-561	25	19
Doors	Swing - Solid Timber	ESEN_Wk24ADep-563	15	12
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-564	30	23
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-569	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-570	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-571	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-572	25	19
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-575	30	23
Doors	Swing - Solid Timber	ESEN_Wk24ADep-576	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-582	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-583	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-584	25	19

Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-585	25	19
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-587	30	23
Doors	Swing - Solid Timber	ESEN_Wk24ADep-588	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-594	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-595	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-596	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-597	25	19
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-599	30	23
Doors	Swing - Solid Timber	ESEN_Wk24ADep-600	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-605	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-606	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-607	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-608	25	19
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-609	30	23
Doors	Swing - Solid Timber	ESEN_Wk24ADep-610	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-615	8	6
Wall Cladding	Plasterboard	ESEN_Wk24ADep-616	25	19
Internal Partitions	Timber Frame	ESEN_Wk24ADep-617	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-618	25	19

## Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Doors	Swing - Glass Aluminium	ESEN_Wk24ADep-130	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-131	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-132	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-133	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-134	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk24ADep-138	3	3 - Fair
Ceiling	Plasterboard	ESEN_Wk24ADep-139	3	3 - Fair
Doors	Swing - Glass Aluminium	ESEN_Wk24ADep-146	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-147	3	3 - Fair

Wall Cladding	Plasterboard	ESEN_Wk24ADep-148	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-149	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-150	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-151	4	2 - Worn
Doors	Swing - Glass Timber	ESEN_Wk24ADep-156	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-157	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk24ADep-158	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-159	3	3 - Fair
Ceiling	Plasterboard	ESEN_Wk24ADep-160	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-167	3	3 - Fair
Doors	Swing - Glass Aluminium	ESEN_Wk24ADep-178	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-179	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-180	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-181	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-182	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-183	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-184	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-191	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-192	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-193	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-194	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-195	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-196	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-201	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-202	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-203	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-204	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-205	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-206	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-211	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-212	3	3 - Fair

Internal Partitions	Timber Frame	ESEN_Wk24ADep-213	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-214	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-215	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-216	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-220	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-221	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-222	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-223	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-224	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-225	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-230	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-231	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-232	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-233	3	3 - Fair
Handrails, Balustrade & Ramps	Handrails - Stainless Steel	ESEN_Wk24ADep-235	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk24ADep-236	3	3 - Fair
Doors	Swing - Glass Aluminium	ESEN_Wk24ADep-242	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-243	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-244	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-245	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-246	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-249	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-250	3	3 - Fair
Ceiling	Plasterboard	ESEN_Wk24ADep-252	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-259	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-260	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-261	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-262	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk24ADep-264	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-270	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-271	3	3 - Fair

Internal Partitions	Timber Frame	ESEN_Wk24ADep-272	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-273	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk24ADep-284	3	3 - Fair
Floor Covering	Vinyl	ESEN_Wk24ADep-285	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-286	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-287	3	3 - Fair
Ceiling	Plasterboard	ESEN_Wk24ADep-288	3	3 - Fair
Ceiling	Skylight - Dome fitting	ESEN_Wk24ADep-297	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk24ADep-303	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-304	3	3 - Fair
Floor Covering	Tiles - Ceramic	ESEN_Wk24ADep-305	3	3 - Fair
Wall Cladding	Mirror	ESEN_Wk24ADep-306	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk24ADep-307	3	3 - Fair
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk24ADep-308	3	3 - Fair
Internal Partitions	Masonry	ESEN_Wk24ADep-309	3	3 - Fair
Ceiling	Cement Sheet	ESEN_Wk24ADep-310	3	3 - Fair
Ceiling	Skylight - Dome fitting	ESEN_Wk24ADep-315	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-321	3	3 - Fair
Floor Covering	Tiles - Ceramic	ESEN_Wk24ADep-322	3	3 - Fair
Wall Cladding	Mirror	ESEN_Wk24ADep-323	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk24ADep-324	3	3 - Fair
Internal Partitions	Masonry	ESEN_Wk24ADep-325	3	3 - Fair
Ceiling	Cement Sheet	ESEN_Wk24ADep-326	3	3 - Fair
Ceiling	Skylight - Dome fitting	ESEN_Wk24ADep-329	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk24ADep-335	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-336	3	3 - Fair
Floor Covering	Tiles - Ceramic	ESEN_Wk24ADep-337	3	3 - Fair
Wall Cladding	Mirror	ESEN_Wk24ADep-338	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk24ADep-339	3	3 - Fair
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk24ADep-340	3	3 - Fair
Internal Partitions	Masonry	ESEN_Wk24ADep-341	3	3 - Fair



Ceiling	Cement Sheet	ESEN_Wk24ADep-342	3	3 - Fair
Ceiling	Cement Sheet	ESEN_Wk24ADep-671		
Internal Stairs	Concrete	ESEN_Wk24ADep-351	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-353	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-354	3	3 - Fair
Ceiling	Plasterboard	ESEN_Wk24ADep-355	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-358	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-359	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-360	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-361	3	3 - Fair
Handrails, Balustrade & Ramps	Handrails - Stainless Steel	ESEN_Wk24ADep-375	3	3 - Fair
Wall Cladding	Mirror	ESEN_Wk24ADep-376	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-377	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-378	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk24ADep-379	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-380	3	3 - Fair
Ceiling	Skylight - Dome fitting	ESEN_Wk24ADep-381	3	3 - Fair
Ceiling	Cement Sheet	ESEN_Wk24ADep-382	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-388	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk24ADep-389	3	3 - Fair
Floor Covering	Carpet - Broadloom	ESEN_Wk24ADep-390	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-391	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-392	3	3 - Fair
Ceiling	Plasterboard	ESEN_Wk24ADep-393	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-400	3	3 - Fair
Wall Cladding	Timber - Sheeting	ESEN_Wk24ADep-401	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-402	3	3 - Fair
Internal Partitions	Masonry	ESEN_Wk24ADep-403	3	3 - Fair
Ceiling	Timber - Sheeting	ESEN_Wk24ADep-404	2	4 - Good
Floor Covering	Timber Sheeting	ESEN_Wk24ADep-412	3	3 - Fair
Internal Glazing	Timber Framed	ESEN_Wk24ADep-414	3	3 - Fair

Doors	Swing - Solid Timber	ESEN_Wk24ADep-415	3	3 - Fair
Floor Covering	Carpet - Broadloom	ESEN_Wk24ADep-416	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk24ADep-417	3	3 - Fair
Wall Cladding	Timber - Sheeting	ESEN_Wk24ADep-418	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-419	3	3 - Fair
Ceiling	Timber - Sheeting	ESEN_Wk24ADep-420	3	3 - Fair
Internal Stairs	Concrete	ESEN_Wk24ADep-424	3	3 - Fair
Ceiling	Skylight - Dome fitting	ESEN_Wk24ADep-426	3	3 - Fair
Doors	Swing - Glass Aluminium	ESEN_Wk24ADep-438	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-439	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-440	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-441	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-448	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-449	3	3 - Fair
Ceiling	Plasterboard	ESEN_Wk24ADep-450	3	3 - Fair
Floor Covering	Carpet - Broadloom	ESEN_Wk24ADep-451	4	2 - Worn
Doors	Swing - Glass Timber	ESEN_Wk24ADep-459	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-460	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-461	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-462	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-463	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-663		
Floor Covering	Vinyl	ESEN_Wk24ADep-475	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-485	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-486	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk24ADep-487	3	3 - Fair
Doors	Concertina - Composite	ESEN_Wk24ADep-488	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-489	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-490	3	3 - Fair
Ceiling	Skylight - Timber/Glass	ESEN_Wk24ADep-491	3	3 - Fair
Ceiling	Plasterboard	ESEN_Wk24ADep-492	3	3 - Fair

Internal Partitions	Timber Frame	ESEN_Wk24ADep-493	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-494	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-672		
Doors	Swing - Glass Timber	ESEN_Wk24ADep-495	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-502	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-503	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-504	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-505	3	3 - Fair
Wall Cladding	Timber - Sheeting	ESEN_Wk24ADep-520	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk24ADep-521	3	3 - Fair
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	ESEN_Wk24ADep-529	3	3 - Fair
Doors	Swing - Steel Mesh	ESEN_Wk24ADep-530	3	3 - Fair
Internal Partitions	Chain Link Fencing	ESEN_Wk24ADep-531	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-532	3	3 - Fair
Internal Partitions	Metal/Steel Frame	ESEN_Wk24ADep-533	3	3 - Fair
Wall Cladding	Colorbond	ESEN_Wk24ADep-534	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk24ADep-542	3	3 - Fair
Floor Covering	Tiles - Ceramic	ESEN_Wk24ADep-544	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-549	3	3 - Fair
Floor Covering	Carpet - Broadloom	ESEN_Wk24ADep-550	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-551	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-552	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-553	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-557	3	3 - Fair
Floor Covering	Carpet - Broadloom	ESEN_Wk24ADep-558	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-559	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-560	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-561	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-563	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-564	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-569	3	3 - Fair

Wall Cladding	Plasterboard	ESEN_Wk24ADep-570	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-571	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-572	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-575	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-576	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-582	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-583	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-584	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-585	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-587	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-588	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-594	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-595	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-596	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-597	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-599	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-600	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-605	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-606	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-607	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-608	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk24ADep-609	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk24ADep-610	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk24ADep-615	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk24ADep-616	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk24ADep-617	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-618	3	3 - Fair

## Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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## Internal Finishes

### Asset Function and Details

Internal Finishes comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Wall   Ceiling Finish	Wall Paint	130	SQM	ESEN_Wk24ADep-129	G - Design Office
Wall   Ceiling Finish	Wall Paint	190	SQM	ESEN_Wk24ADep-145	G - Regional Office
Wall Finish	Wallpaper	10	SQM	ESEN_Wk24ADep-153	G - William Hovell room
Wall   Ceiling Finish	Wall Paint	75	SQM	ESEN_Wk24ADep-154	G - William Hovell room
Wall   Ceiling Finish	Ceiling Paint	35	SQM	ESEN_Wk24ADep-155	G - William Hovell room
Wall   Ceiling Finish	Wall Paint	80	SQM	ESEN_Wk24ADep-177	G - Support Services
Wall   Ceiling Finish	Wall Paint	40	SQM	ESEN_Wk24ADep-190	G - Office 13
Wall   Ceiling Finish	Wall Paint	40	SQM	ESEN_Wk24ADep-200	G - Office 14
Wall   Ceiling Finish	Wall Paint	40	SQM	ESEN_Wk24ADep-210	G - Office 15
Wall   Ceiling Finish	Wall Paint	40	SQM	ESEN_Wk24ADep-219	G - Office 16
Wall   Ceiling Finish	Wall Paint	40	SQM	ESEN_Wk24ADep-229	G - Office 17
Wall   Ceiling Finish	Wall Paint	120	SQM	ESEN_Wk24ADep-241	G - Field Services
Wall   Ceiling Finish	Ceiling Paint	10	SQM	ESEN_Wk24ADep-248	G - Office 19
Wall   Ceiling Finish	Wall Paint	80	SQM	ESEN_Wk24ADep-258	G - Office 19
Wall   Ceiling Finish	Wall Paint	40	SQM	ESEN_Wk24ADep-269	G - Office 2
Wall Finish	Tiles - Ceramic	5	SQM	ESEN_Wk24ADep-281	G - Tea Room
Wall   Ceiling Finish	Wall Paint	25	SQM	ESEN_Wk24ADep-282	G - Tea Room
Wall   Ceiling Finish	Ceiling Paint	9	SQM	ESEN_Wk24ADep-283	G - Tea Room
Wall Finish	Tiles - Ceramic	45	SQM	ESEN_Wk24ADep-300	G - Toilets 1
Wall   Ceiling Finish	Wall Paint	25	SQM	ESEN_Wk24ADep-301	G - Toilets 1
Wall   Ceiling Finish	Ceiling Paint	19	SQM	ESEN_Wk24ADep-302	G - Toilets 1
Wall Finish	Tiles - Ceramic	5	SQM	ESEN_Wk24ADep-318	G - Toilets 2
Wall   Ceiling Finish	Wall Paint	35	SQM	ESEN_Wk24ADep-319	G - Toilets 2
Wall   Ceiling Finish	Ceiling Paint	7	SQM	ESEN_Wk24ADep-320	G - Toilets 2
Wall Finish	Tiles - Ceramic	80	SQM	ESEN_Wk24ADep-332	G - Toilets 3

Wall   Ceiling Finish	Wall Paint	25	SQM	ESEN_Wk24ADep-333	G - Toilets 3
Wall   Ceiling Finish	Ceiling Paint	29	SQM	ESEN_Wk24ADep-334	G - Toilets 3
Wall   Ceiling Finish	Ceiling Paint	10	SQM	ESEN_Wk24ADep-352	G - Office 20
Wall   Ceiling Finish	Wall Paint	80	SQM	ESEN_Wk24ADep-357	G - Office 20
Wall Finish	Tiles - Ceramic	1	SQM	ESEN_Wk24ADep-372	G - Accessible toilet
Wall   Ceiling Finish	Wall Paint	25	SQM	ESEN_Wk24ADep-373	G - Accessible toilet
Wall   Ceiling Finish	Ceiling Paint	5	SQM	ESEN_Wk24ADep-374	G - Accessible toilet
Wall   Ceiling Finish	Wall Paint	45	SQM	ESEN_Wk24ADep-386	G - Office 22
Wall   Ceiling Finish	Ceiling Paint	27	SQM	ESEN_Wk24ADep-387	G - Office 22
Floor Finish	Epoxy	14	SQM	ESEN_Wk24ADep-399	G - Comms room
Wall   Ceiling Finish	Wall Paint	35	SQM	ESEN_Wk24ADep-409	G - Office 24
Wall   Ceiling Finish	Wall Paint	50	SQM	ESEN_Wk24ADep-410	G - Office 24
Wall   Ceiling Finish	Ceiling Paint	16	SQM	ESEN_Wk24ADep-411	G - Office 24
Wall   Ceiling Finish	Wall Paint	200	SQM	ESEN_Wk24ADep-446	G - Reception including corridors
Wall   Ceiling Finish	Ceiling Paint	120	SQM	ESEN_Wk24ADep-447	G - Reception including corridors
Wall   Ceiling Finish	Wall Paint	105	SQM	ESEN_Wk24ADep-458	G - Muster Room
Wall Finish	Tiles - Ceramic	15	SQM	ESEN_Wk24ADep-482	G - Training Area
Wall   Ceiling Finish	Wall Paint	190	SQM	ESEN_Wk24ADep-483	G - Training Area
Wall   Ceiling Finish	Ceiling Paint	25	SQM	ESEN_Wk24ADep-484	G - Training Area
Wall   Ceiling Finish	Wall Paint	45	SQM	ESEN_Wk24ADep-501	G - Charles Sturt room
Wall   Ceiling Finish	Wall Paint	40	SQM	ESEN_Wk24ADep-519	G - Workshop
Wall   Ceiling Finish	Wall Paint	30	SQM	ESEN_Wk24ADep-548	G - Store 1
Wall   Ceiling Finish	Wall Paint	30	SQM	ESEN_Wk24ADep-556	G - Store 2
Wall Finish	Fabric	5	SQM	ESEN_Wk24ADep-562	G - Office 5
Wall   Ceiling Finish	Wall Paint	40	SQM	ESEN_Wk24ADep-568	G - Office 5
Wall Finish	Fabric	5	SQM	ESEN_Wk24ADep-573	G - Office 6
Wall   Ceiling Finish	Wall Paint	45	SQM	ESEN_Wk24ADep-581	G - Office 6
Wall   Ceiling Finish	Wall Paint	45	SQM	ESEN_Wk24ADep-593	G - Office 7
Wall Finish	Fabric	5	SQM	ESEN_Wk24ADep-598	G - Office 8
Wall   Ceiling Finish	Wall Paint	45	SQM	ESEN_Wk24ADep-604	G - Office 8
Wall   Ceiling Finish	Wall Paint	60	SQM	ESEN_Wk24ADep-614	G - Office 9

## Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-129	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-145	7	5
Wall Finish	Wallpaper	ESEN_Wk24ADep-153	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-154	7	5
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-155	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-177	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-190	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-200	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-210	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-219	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-229	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-241	7	5
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-248	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-258	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-269	7	5
Wall Finish	Tiles - Ceramic	ESEN_Wk24ADep-281	25	19
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-282	7	5
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-283	7	5
Wall Finish	Tiles - Ceramic	ESEN_Wk24ADep-300	25	19
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-301	7	5
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-302	7	5
Wall Finish	Tiles - Ceramic	ESEN_Wk24ADep-318	25	19
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-319	7	5
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-320	7	5
Wall Finish	Tiles - Ceramic	ESEN_Wk24ADep-332	25	19
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-333	7	5
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-334	7	5
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-352	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-357	7	5

Wall Finish	Tiles - Ceramic	ESEN_Wk24ADep-372	25	19
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-373	7	5
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-374	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-386	7	5
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-387	7	5
Floor Finish	Epoxy	ESEN_Wk24ADep-399	5	4
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-409	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-410	7	7
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-411	7	7
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-446	7	5
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-447	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-458	7	5
Wall Finish	Tiles - Ceramic	ESEN_Wk24ADep-482	25	19
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-483	7	5
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-484	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-501	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-519	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-548	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-556	7	5
Wall Finish	Fabric	ESEN_Wk24ADep-562	15	12
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-568	7	5
Wall Finish	Fabric	ESEN_Wk24ADep-573	15	12
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-581	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-593	7	5
Wall Finish	Fabric	ESEN_Wk24ADep-598	15	12
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-604	7	5
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-614	7	5

## Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-129	3	3 - Fair



Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-145	3	3 - Fair
Wall Finish	Wallpaper	ESEN_Wk24ADep-153	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-154	3	3 - Fair
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-155	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-177	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-190	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-200	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-210	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-219	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-229	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-241	3	3 - Fair
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-248	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-258	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-269	3	3 - Fair
Wall Finish	Tiles - Ceramic	ESEN_Wk24ADep-281	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-282	3	3 - Fair
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-283	3	3 - Fair
Wall Finish	Tiles - Ceramic	ESEN_Wk24ADep-300	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-301	3	3 - Fair
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-302	3	3 - Fair
Wall Finish	Tiles - Ceramic	ESEN_Wk24ADep-318	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-319	3	3 - Fair
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-320	3	3 - Fair
Wall Finish	Tiles - Ceramic	ESEN_Wk24ADep-332	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-333	3	3 - Fair
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-334	3	3 - Fair
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-352	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-357	3	3 - Fair
Wall Finish	Tiles - Ceramic	ESEN_Wk24ADep-372	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-373	3	3 - Fair
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-374	3	3 - Fair

Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-386	3	3 - Fair
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-387	3	3 - Fair
Floor Finish	Epoxy	ESEN_Wk24ADep-399	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-409	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-410	2	4 - Good
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-411	2	4 - Good
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-446	3	3 - Fair
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-447	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-458	3	3 - Fair
Wall Finish	Tiles - Ceramic	ESEN_Wk24ADep-482	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-483	3	3 - Fair
Wall   Ceiling Finish	Ceiling Paint	ESEN_Wk24ADep-484	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-501	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-519	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-548	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-556	3	3 - Fair
Wall Finish	Fabric	ESEN_Wk24ADep-562	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-568	3	3 - Fair
Wall Finish	Fabric	ESEN_Wk24ADep-573	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-581	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-593	3	3 - Fair
Wall Finish	Fabric	ESEN_Wk24ADep-598	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-604	3	3 - Fair
Wall   Ceiling Finish	Wall Paint	ESEN_Wk24ADep-614	3	3 - Fair

## Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Wall   Ceiling Finish					\$1,231					

## Services - Electrical

### Asset Function and Details

Services - Electrical comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
External Lighting	Flood	2	ITEM	ESEN_Wk24ADep-67	External - External
External Lighting	Flood	7	ITEM	ESEN_Wk24ADep-113	External - External
Security Measures	CCTV Cameras	12	ITEM	ESEN_Wk24ADep-117	External - External
External Lighting	LED	6	ITEM	ESEN_Wk24ADep-118	External - External
External Lighting	Fluorescent - Tube - Mounted	6	ITEM	ESEN_Wk24ADep-119	External - External
Internal Lighting	Fluorescent - Tube - Recessed Bay	31	ITEM	ESEN_Wk24ADep-125	G - Design Office
Internal Lighting	Fluorescent - Compact (CFL)	2	ITEM	ESEN_Wk24ADep-126	G - Design Office
Internal Lighting	LED - Downlight	8	ITEM	ESEN_Wk24ADep-136	G - Regional Office
Internal Lighting	Fluorescent - Tube - Recessed Bay	60	ITEM	ESEN_Wk24ADep-143	G - Regional Office
Internal Lighting	Halogen - Downlight	27	ITEM	ESEN_Wk24ADep-164	G - William Hovell room
Internal Lighting	Fluorescent - Compact (CFL)	15	ITEM	ESEN_Wk24ADep-165	G - William Hovell room
Internal Lighting	Fluorescent - Tube - Recessed Bay	15	ITEM	ESEN_Wk24ADep-173	G - Support Services
Internal Lighting	Fluorescent - Compact (CFL)	1	ITEM	ESEN_Wk24ADep-174	G - Support Services
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk24ADep-188	G - Office 13
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk24ADep-199	G - Office 14
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk24ADep-209	G - Office 15
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk24ADep-218	G - Office 16
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk24ADep-228	G - Office 17
Internal Lighting	Fluorescent - Tube - Recessed Bay	15	ITEM	ESEN_Wk24ADep-239	G - Field Services
Internal Lighting	Fluorescent - Compact (CFL)	4	ITEM	ESEN_Wk24ADep-240	G - Field Services
Internal Lighting	Fluorescent - Tube - Recessed Bay	10	ITEM	ESEN_Wk24ADep-255	G - Office 19
Internal Lighting	Fluorescent - Tube - Recessed Bay	4	ITEM	ESEN_Wk24ADep-268	G - Office 2
Internal Lighting	Halogen - Downlight	2	ITEM	ESEN_Wk24ADep-278	G - Tea Room
Internal Lighting	LED - Downlight	2	ITEM	ESEN_Wk24ADep-291	G - Toilets 1
Internal Lighting	Fluorescent - Compact (CFL)	4	ITEM	ESEN_Wk24ADep-298	G - Toilets 1

Internal Lighting	Fluorescent - Compact (CFL)	2	ITEM	ESEN_Wk24ADep-316	G - Toilets 2
Internal Lighting	Fluorescent - Compact (CFL)	6	ITEM	ESEN_Wk24ADep-330	G - Toilets 3
Internal Lighting	Fluorescent - Tube - Recessed Bay	6	ITEM	ESEN_Wk24ADep-365	G - Office 20
Internal Lighting	Fluorescent - Compact (CFL)	3	ITEM	ESEN_Wk24ADep-366	G - Office 20
Internal Lighting	Fluorescent - Compact (CFL)	1	ITEM	ESEN_Wk24ADep-371	G - Accessible toilet
Internal Lighting	Fluorescent - Tube - Mounted	6	ITEM	ESEN_Wk24ADep-385	G - Office 22
Security Measures	Building Alarm System	1	ITEM	ESEN_Wk24ADep-397	G - Comms room
Internal Lighting	Fluorescent - Tube - Mounted	4	ITEM	ESEN_Wk24ADep-398	G - Comms room
Internal Lighting	Fluorescent - Tube - Mounted	4	ITEM	ESEN_Wk24ADep-408	G - Office 24
Internal Lighting	LED - Downlight	4	ITEM	ESEN_Wk24ADep-432	G - Reception including corridors
Internal Lighting	Fluorescent - Compact (CFL)	17	ITEM	ESEN_Wk24ADep-433	G - Reception including corridors
Internal Lighting	LED - Downlight	27	ITEM	ESEN_Wk24ADep-434	G - Reception including corridors
Security Measures	CCTV Cameras	1	ITEM	ESEN_Wk24ADep-435	G - Reception including corridors
Security Measures	Building Alarm System	1	ITEM	ESEN_Wk24ADep-436	G - Reception including corridors
Internal Lighting	Fluorescent - Tube - Recessed Bay	25	ITEM	ESEN_Wk24ADep-456	G - Muster Room
Internal Lighting	Halogen - Downlight	11	ITEM	ESEN_Wk24ADep-473	G - Training Area
Internal Lighting	Fluorescent - Tube - Recessed Bay	35	ITEM	ESEN_Wk24ADep-474	G - Training Area
Internal Lighting	Fluorescent - Tube - Recessed Bay	6	ITEM	ESEN_Wk24ADep-498	G - Charles Sturt room
Internal Lighting	High-Bay	46	ITEM	ESEN_Wk24ADep-536	G - Workshop
Internal Lighting	Fluorescent - Tube - Suspended	47	ITEM	ESEN_Wk24ADep-537	G - Workshop
Internal Lighting	Fluorescent - Tube - Mounted	2	ITEM	ESEN_Wk24ADep-538	G - Workshop
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk24ADep-547	G - Store 1
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk24ADep-555	G - Store 2
Internal Lighting	Fluorescent - Tube - Recessed Bay	4	ITEM	ESEN_Wk24ADep-567	G - Office 5
Internal Lighting	Fluorescent - Tube - Recessed Bay	4	ITEM	ESEN_Wk24ADep-579	G - Office 6
Internal Lighting	Fluorescent - Tube - Recessed Bay	4	ITEM	ESEN_Wk24ADep-591	G - Office 7
Internal Lighting	Fluorescent - Tube - Recessed Bay	4	ITEM	ESEN_Wk24ADep-603	G - Office 8
Internal Lighting	Fluorescent - Tube - Recessed Bay	10	ITEM	ESEN_Wk24ADep-613	G - Office 9

## Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
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External Lighting	Flood	ESEN_Wk24ADep-67	15	4
External Lighting	Flood	ESEN_Wk24ADep-113	15	12
Security Measures	CCTV Cameras	ESEN_Wk24ADep-117	12	9
External Lighting	LED	ESEN_Wk24ADep-118	15	14
External Lighting	Fluorescent - Tube - Mounted	ESEN_Wk24ADep-119	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-125	15	12
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-126	15	12
Internal Lighting	LED - Downlight	ESEN_Wk24ADep-136	20	15
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-143	15	12
Internal Lighting	Halogen - Downlight	ESEN_Wk24ADep-164	15	12
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-165	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-173	15	12
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-174	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-188	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-199	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-209	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-218	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-228	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-239	15	12
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-240	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-255	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-268	15	12
Internal Lighting	Halogen - Downlight	ESEN_Wk24ADep-278	15	12
Internal Lighting	LED - Downlight	ESEN_Wk24ADep-291	20	15
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-298	15	12
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-316	15	12
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-330	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-365	15	12
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-366	15	12
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-371	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk24ADep-385	15	12

Security Measures	Building Alarm System	ESEN_Wk24ADep-397	12	9
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk24ADep-398	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk24ADep-408	15	12
Internal Lighting	LED - Downlight	ESEN_Wk24ADep-432	20	19
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-433	15	12
Internal Lighting	LED - Downlight	ESEN_Wk24ADep-434	20	15
Security Measures	CCTV Cameras	ESEN_Wk24ADep-435	12	9
Security Measures	Building Alarm System	ESEN_Wk24ADep-436	12	9
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-456	15	12
Internal Lighting	Halogen - Downlight	ESEN_Wk24ADep-473	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-474	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-498	15	12
Internal Lighting	High-Bay	ESEN_Wk24ADep-536	15	12
Internal Lighting	Fluorescent - Tube - Suspended	ESEN_Wk24ADep-537	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk24ADep-538	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-547	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-555	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-567	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-579	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-591	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-603	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-613	15	12

## Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
External Lighting	Flood	ESEN_Wk24ADep-67	4	2 - Worn
External Lighting	Flood	ESEN_Wk24ADep-113	3	3 - Fair
Security Measures	CCTV Cameras	ESEN_Wk24ADep-117	3	3 - Fair
External Lighting	LED	ESEN_Wk24ADep-118	2	4 - Good
External Lighting	Fluorescent - Tube - Mounted	ESEN_Wk24ADep-119	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-125	3	3 - Fair

Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-126	3	3 - Fair
Internal Lighting	LED - Downlight	ESEN_Wk24ADep-136	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-143	3	3 - Fair
Internal Lighting	Halogen - Downlight	ESEN_Wk24ADep-164	3	3 - Fair
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-165	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-173	3	3 - Fair
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-174	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-188	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-199	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-209	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-218	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-228	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-239	3	3 - Fair
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-240	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-255	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-268	3	3 - Fair
Internal Lighting	Halogen - Downlight	ESEN_Wk24ADep-278	3	3 - Fair
Internal Lighting	LED - Downlight	ESEN_Wk24ADep-291	3	3 - Fair
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-298	3	3 - Fair
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-316	3	3 - Fair
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-330	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-365	3	3 - Fair
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-366	3	3 - Fair
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-371	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk24ADep-385	3	3 - Fair
Security Measures	Building Alarm System	ESEN_Wk24ADep-397	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk24ADep-398	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk24ADep-408	3	3 - Fair
Internal Lighting	LED - Downlight	ESEN_Wk24ADep-432	2	4 - Good
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk24ADep-433	3	3 - Fair
Internal Lighting	LED - Downlight	ESEN_Wk24ADep-434	3	3 - Fair

Security Measures	CCTV Cameras	ESEN_Wk24ADep-435	3	3 - Fair
Security Measures	Building Alarm System	ESEN_Wk24ADep-436	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-456	3	3 - Fair
Internal Lighting	Halogen - Downlight	ESEN_Wk24ADep-473	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-474	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-498	3	3 - Fair
Internal Lighting	High-Bay	ESEN_Wk24ADep-536	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Suspended	ESEN_Wk24ADep-537	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk24ADep-538	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-547	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-555	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-567	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-579	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-591	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-603	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk24ADep-613	3	3 - Fair

## Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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## Services - Fire

### Asset Function and Details

Services - Fire comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk24ADep-114	External - External
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk24ADep-115	External - External
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk24ADep-121	G - Design Office
ESM	Exit Signs	2	ITEM	ESEN_Wk24ADep-122	G - Design Office
ESM	Emergency Lighting - Spitfire fitting	3	ITEM	ESEN_Wk24ADep-123	G - Design Office
ESM	Smoke Detection/Alarm System	4	ITEM	ESEN_Wk24ADep-124	G - Design Office
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk24ADep-135	G - Regional Office
ESM	Exit Signs	4	ITEM	ESEN_Wk24ADep-140	G - Regional Office
ESM	Emergency Lighting - Spitfire fitting	2	ITEM	ESEN_Wk24ADep-141	G - Regional Office
ESM	Smoke Detection/Alarm System	9	ITEM	ESEN_Wk24ADep-142	G - Regional Office
ESM	Exit Signs	2	ITEM	ESEN_Wk24ADep-162	G - William Hovell room
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-163	G - William Hovell room
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk24ADep-169	G - Support Services
ESM	Exit Signs	1	ITEM	ESEN_Wk24ADep-170	G - Support Services
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk24ADep-171	G - Support Services
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-172	G - Support Services
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk24ADep-186	G - Office 13
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-187	G - Office 13
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk24ADep-197	G - Office 14
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-198	G - Office 14
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk24ADep-207	G - Office 15
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-208	G - Office 15
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-217	G - Office 16
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk24ADep-226	G - Office 17
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-227	G - Office 17

ESM	Exit Signs	2	ITEM	ESEN_Wk24ADep-237	G - Field Services
ESM	Smoke Detection/Alarm System	3	ITEM	ESEN_Wk24ADep-238	G - Field Services
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk24ADep-253	G - Office 19
ESM	Smoke Detection/Alarm System	2	ITEM	ESEN_Wk24ADep-254	G - Office 19
ESM	Emergency Warning and Intercommunication System	1	ITEM	ESEN_Wk24ADep-263	G - Office 2
ESM	Exit Signs	1	ITEM	ESEN_Wk24ADep-265	G - Office 2
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk24ADep-266	G - Office 2
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-267	G - Office 2
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-277	G - Tea Room
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk24ADep-295	G - Toilets 1
ESM	Smoke Detection/Alarm System	2	ITEM	ESEN_Wk24ADep-296	G - Toilets 1
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-314	G - Toilets 2
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk24ADep-327	G - Toilets 3
ESM	Smoke Detection/Alarm System	2	ITEM	ESEN_Wk24ADep-328	G - Toilets 3
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk24ADep-362	G - Office 20
ESM	Exit Signs	1	ITEM	ESEN_Wk24ADep-363	G - Office 20
ESM	Smoke Detection/Alarm System	2	ITEM	ESEN_Wk24ADep-364	G - Office 20
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-370	G - Accessible toilet
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-396	G - Comms room
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk24ADep-427	G - Reception including corridors
ESM	Exit Signs	7	ITEM	ESEN_Wk24ADep-428	G - Reception including corridors
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk24ADep-429	G - Reception including corridors
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk24ADep-430	G - Reception including corridors
ESM	Fire Indicator Panel	1	ITEM	ESEN_Wk24ADep-431	G - Reception including corridors
ESM	Smoke Detection/Alarm System	8	ITEM	ESEN_Wk24ADep-443	G - Reception including corridors
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk24ADep-453	G - Muster Room
ESM	Exit Signs	1	ITEM	ESEN_Wk24ADep-454	G - Muster Room
ESM	Smoke Detection/Alarm System	2	ITEM	ESEN_Wk24ADep-455	G - Muster Room
ESM	Exit Signs	3	ITEM	ESEN_Wk24ADep-468	G - Training Area
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk24ADep-469	G - Training Area
ESM	Fire Blanket	1	ITEM	ESEN_Wk24ADep-470	G - Training Area

ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk24ADep-471	G - Training Area
ESM	Smoke Detection/Alarm System	3	ITEM	ESEN_Wk24ADep-472	G - Training Area
ESM	Exit Signs	1	ITEM	ESEN_Wk24ADep-496	G - Charles Sturt room
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-497	G - Charles Sturt room
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk24ADep-522	G - Workshop
ESM	Portable Fire Extinguishers - Foam	1	ITEM	ESEN_Wk24ADep-523	G - Workshop
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk24ADep-524	G - Workshop
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk24ADep-525	G - Workshop
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk24ADep-526	G - Workshop
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk24ADep-527	G - Workshop
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk24ADep-528	G - Workshop
ESM	Exit Signs	2	ITEM	ESEN_Wk24ADep-535	G - Workshop
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk24ADep-539	G - Workshop
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk24ADep-540	G - Workshop
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk24ADep-541	G - Workshop
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-546	G - Store 1
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-554	G - Store 2
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk24ADep-565	G - Office 5
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-566	G - Office 5
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk24ADep-577	G - Office 6
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-578	G - Office 6
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk24ADep-589	G - Office 7
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-590	G - Office 7
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk24ADep-601	G - Office 8
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-602	G - Office 8
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk24ADep-611	G - Office 9
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk24ADep-612	G - Office 9

## Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
ESM	Fire Hose Reel	ESEN_Wk24ADep-114	15	12

ESM	Portable Fire Extinguishers - CO2	ESEN_Wk24ADep-115	10	8
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-121	10	8
ESM	Exit Signs	ESEN_Wk24ADep-122	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-123	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-124	15	12
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk24ADep-135	10	8
ESM	Exit Signs	ESEN_Wk24ADep-140	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-141	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-142	15	12
ESM	Exit Signs	ESEN_Wk24ADep-162	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-163	15	12
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-169	10	8
ESM	Exit Signs	ESEN_Wk24ADep-170	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-171	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-172	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-186	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-187	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-197	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-198	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-207	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-208	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-217	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-226	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-227	15	12
ESM	Exit Signs	ESEN_Wk24ADep-237	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-238	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-253	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-254	15	12
ESM	Emergency Warning and Intercommunication System	ESEN_Wk24ADep-263	12	9
ESM	Exit Signs	ESEN_Wk24ADep-265	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-266	15	12

ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-267	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-277	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-295	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-296	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-314	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-327	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-328	15	12
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-362	10	8
ESM	Exit Signs	ESEN_Wk24ADep-363	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-364	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-370	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-396	15	12
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk24ADep-427	10	8
ESM	Exit Signs	ESEN_Wk24ADep-428	15	12
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk24ADep-429	10	8
ESM	Fire Hose Reel	ESEN_Wk24ADep-430	15	12
ESM	Fire Indicator Panel	ESEN_Wk24ADep-431	12	9
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-443	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-453	15	12
ESM	Exit Signs	ESEN_Wk24ADep-454	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-455	15	12
ESM	Exit Signs	ESEN_Wk24ADep-468	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-469	15	12
ESM	Fire Blanket	ESEN_Wk24ADep-470	15	12
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-471	10	8
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-472	15	12
ESM	Exit Signs	ESEN_Wk24ADep-496	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-497	15	12
ESM	Fire Hose Reel	ESEN_Wk24ADep-522	15	12
ESM	Portable Fire Extinguishers - Foam	ESEN_Wk24ADep-523	10	8
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-524	10	8

ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-525	10	8
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-526	10	8
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-527	10	8
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-528	10	8
ESM	Exit Signs	ESEN_Wk24ADep-535	15	12
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-539	10	8
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-540	10	8
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk24ADep-541	10	8
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-546	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-554	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-565	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-566	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-577	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-578	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-589	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-590	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-601	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-602	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-611	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-612	15	12

## Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
ESM	Fire Hose Reel	ESEN_Wk24ADep-114	3	3 - Fair
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk24ADep-115	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-121	3	3 - Fair
ESM	Exit Signs	ESEN_Wk24ADep-122	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-123	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-124	3	3 - Fair
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk24ADep-135	3	3 - Fair
ESM	Exit Signs	ESEN_Wk24ADep-140	3	3 - Fair

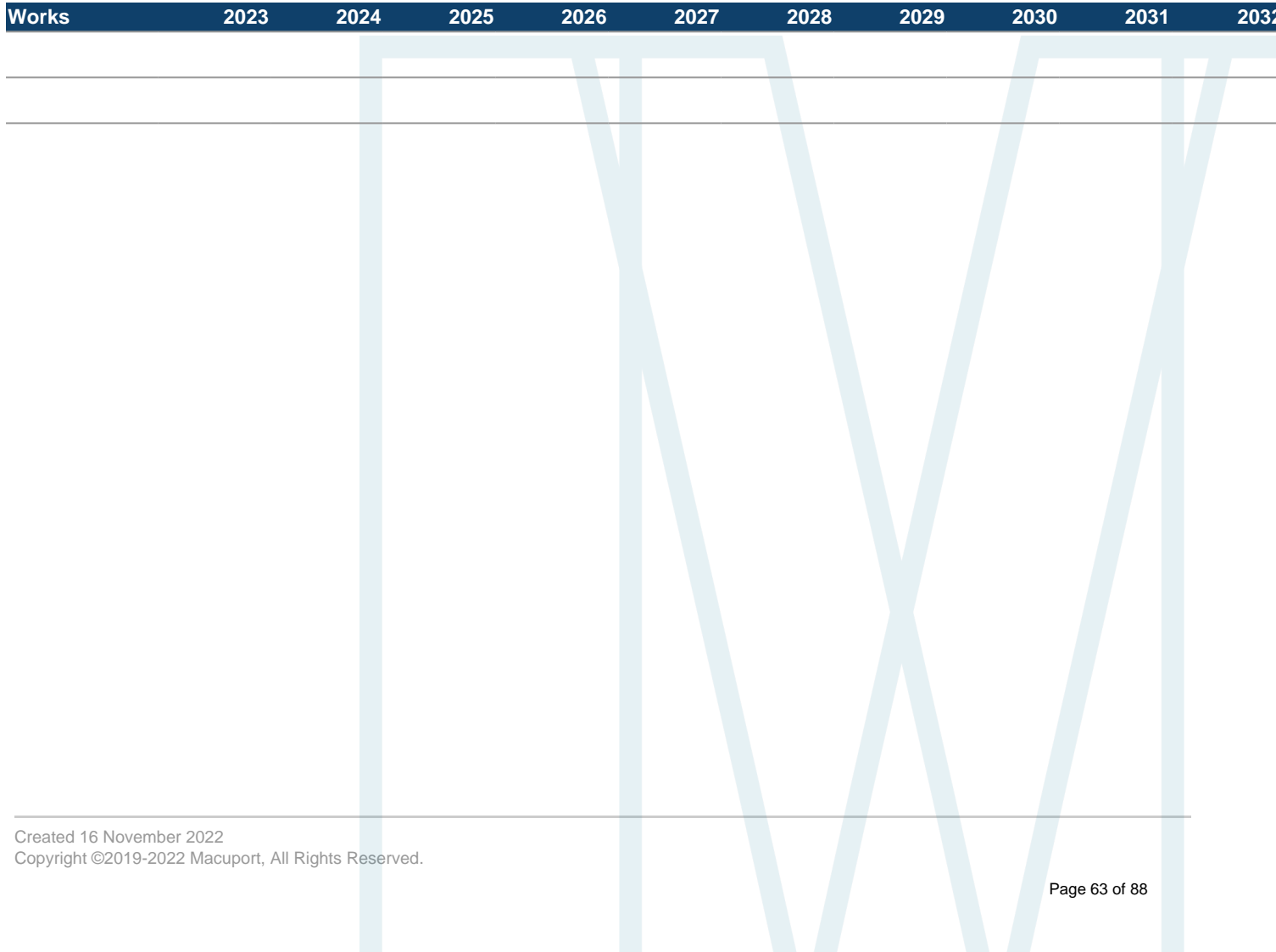
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-141	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-142	3	3 - Fair
ESM	Exit Signs	ESEN_Wk24ADep-162	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-163	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-169	3	3 - Fair
ESM	Exit Signs	ESEN_Wk24ADep-170	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-171	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-172	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-186	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-187	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-197	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-198	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-207	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-208	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-217	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-226	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-227	3	3 - Fair
ESM	Exit Signs	ESEN_Wk24ADep-237	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-238	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-253	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-254	3	3 - Fair
ESM	Emergency Warning and Intercommunication System	ESEN_Wk24ADep-263	3	3 - Fair
ESM	Exit Signs	ESEN_Wk24ADep-265	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-266	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-267	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-277	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-295	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-296	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-314	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-327	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-328	3	3 - Fair

ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-362	3	3 - Fair
ESM	Exit Signs	ESEN_Wk24ADep-363	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-364	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-370	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-396	3	3 - Fair
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk24ADep-427	3	3 - Fair
ESM	Exit Signs	ESEN_Wk24ADep-428	3	3 - Fair
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk24ADep-429	3	3 - Fair
ESM	Fire Hose Reel	ESEN_Wk24ADep-430	3	3 - Fair
ESM	Fire Indicator Panel	ESEN_Wk24ADep-431	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-443	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-453	3	3 - Fair
ESM	Exit Signs	ESEN_Wk24ADep-454	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-455	3	3 - Fair
ESM	Exit Signs	ESEN_Wk24ADep-468	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-469	3	3 - Fair
ESM	Fire Blanket	ESEN_Wk24ADep-470	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-471	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-472	3	3 - Fair
ESM	Exit Signs	ESEN_Wk24ADep-496	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-497	3	3 - Fair
ESM	Fire Hose Reel	ESEN_Wk24ADep-522	3	3 - Fair
ESM	Portable Fire Extinguishers - Foam	ESEN_Wk24ADep-523	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-524	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-525	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-526	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-527	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-528	3	3 - Fair
ESM	Exit Signs	ESEN_Wk24ADep-535	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-539	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-540	3	3 - Fair



ESM	Portable Fire Extinguishers - CO2	ESEN_Wk24ADep-541	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-546	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-554	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-565	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-566	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-577	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-578	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-589	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-590	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-601	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-602	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk24ADep-611	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk24ADep-612	3	3 - Fair

## Major Repairs and Upgrade Expenditure



## Services - Hydraulic

### Asset Function and Details

Services - Hydraulic comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Instantaneous	Electric	1	ITEM	ESEN_Wk24ADep-274	G - Tea Room
Instantaneous	Electric	1	ITEM	ESEN_Wk24ADep-421	G - Reception including corridors
Instantaneous	Electric	1	ITEM	ESEN_Wk24ADep-464	G - Training Area
Storage Unit	Large - Electric	1	ITEM	ESEN_Wk24ADep-543	G - Store 1
Temperature Control Device/Valve	Temperature Control Device/Valve (TMV Valve)	1	ITEM	ESEN_Wk24ADep-545	G - Store 1

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Instantaneous	Electric	ESEN_Wk24ADep-274	18	14
Instantaneous	Electric	ESEN_Wk24ADep-421	18	14
Instantaneous	Electric	ESEN_Wk24ADep-464	18	14
Storage Unit	Large - Electric	ESEN_Wk24ADep-543	15	14
Temperature Control Device/Valve	Temperature Control Device/Valve (TMV Valve)	ESEN_Wk24ADep-545	20	15

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Instantaneous	Electric	ESEN_Wk24ADep-274	3	3 - Fair
Instantaneous	Electric	ESEN_Wk24ADep-421	3	3 - Fair
Instantaneous	Electric	ESEN_Wk24ADep-464	3	3 - Fair
Storage Unit	Large - Electric	ESEN_Wk24ADep-543	2	4 - Good
Temperature Control Device/Valve	Temperature Control Device/Valve (TMV Valve)	ESEN_Wk24ADep-545	3	3 - Fair

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

## Services - Mechanical

### Asset Function and Details

Services - Mechanical comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk24ADep-35	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk24ADep-36	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk24ADep-37	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk24ADep-38	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk24ADep-39	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk24ADep-40	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk24ADep-41	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk24ADep-42	External - External
Evaporative Cooling Systems	Evaporative Cooling Unit	4	ITEM	ESEN_Wk24ADep-43	External - External
Evaporative Cooling Systems	Evaporative Cooling Unit	1	ITEM	ESEN_Wk24ADep-44	External - External
Rangehood	Domestic	1	ITEM	ESEN_Wk24ADep-45	External - External
Air Handling Systems	Air Handling Unit (Entire Building)	1	SQM	ESEN_Wk24ADep-46	External - External
Fans	Exhaust Fan - Ducted (Commercial)	9	ITEM	ESEN_Wk24ADep-112	External - External
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk24ADep-120	G - Design Office
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk24ADep-161	G - William Hovell room
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk24ADep-234	G - Field Services
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk24ADep-247	G - Office 19
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	1	ITEM	ESEN_Wk24ADep-276	G - Tea Room
Split Systems	Cassette A/C	1	ITEM	ESEN_Wk24ADep-383	G - Office 22
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk24ADep-394	G - Comms room
Split Systems	Window A/C (Window Rattler)	1	ITEM	ESEN_Wk24ADep-405	G - Office 24
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	1	ITEM	ESEN_Wk24ADep-407	G - Office 24
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk24ADep-422	G - Reception including corridors
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk24ADep-465	G - Training Area
Rangehood	Domestic	1	ITEM	ESEN_Wk24ADep-466	G - Training Area

## Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Split Systems	Condenser - Small	ESEN_Wk24ADep-35	10	8
Split Systems	Condenser - Small	ESEN_Wk24ADep-36	10	8
Split Systems	Condenser - Small	ESEN_Wk24ADep-37	10	8
Split Systems	Condenser - Small	ESEN_Wk24ADep-38	10	8
Split Systems	Condenser - Small	ESEN_Wk24ADep-39	10	10
Split Systems	Condenser - Small	ESEN_Wk24ADep-40	10	10
Split Systems	Condenser - Small	ESEN_Wk24ADep-41	10	10
Split Systems	Condenser - Small	ESEN_Wk24ADep-42	10	10
Evaporative Cooling Systems	Evaporative Cooling Unit	ESEN_Wk24ADep-43	15	4
Evaporative Cooling Systems	Evaporative Cooling Unit	ESEN_Wk24ADep-44	15	4
Rangehood	Domestic	ESEN_Wk24ADep-45	10	8
Air Handling Systems	Air Handling Unit (Entire Building)	ESEN_Wk24ADep-46	20	15
Fans	Exhaust Fan - Ducted (Commercial)	ESEN_Wk24ADep-112	12	9
Split Systems	Ducted A/C	ESEN_Wk24ADep-120	12	9
Split Systems	Ducted A/C	ESEN_Wk24ADep-161	12	9
Split Systems	Ducted A/C	ESEN_Wk24ADep-234	12	9
Split Systems	High Wall A/C	ESEN_Wk24ADep-247	10	8
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk24ADep-276	15	12
Split Systems	Cassette A/C	ESEN_Wk24ADep-383	10	8
Split Systems	High Wall A/C	ESEN_Wk24ADep-394	10	8
Split Systems	Window A/C (Window Rattler)	ESEN_Wk24ADep-405	8	6
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk24ADep-407	15	12
Split Systems	Ducted A/C	ESEN_Wk24ADep-422	12	9
Split Systems	Ducted A/C	ESEN_Wk24ADep-465	12	9
Rangehood	Domestic	ESEN_Wk24ADep-466	10	8
Split Systems	Condenser - Small	ESEN_Wk24ADep-506	10	8

## Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Split Systems	Condenser - Small	ESEN_Wk24ADep-35	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk24ADep-36	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk24ADep-37	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk24ADep-38	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk24ADep-39	2	4 - Good
Split Systems	Condenser - Small	ESEN_Wk24ADep-40	2	4 - Good
Split Systems	Condenser - Small	ESEN_Wk24ADep-41	2	4 - Good
Split Systems	Condenser - Small	ESEN_Wk24ADep-42	2	4 - Good
Evaporative Cooling Systems	Evaporative Cooling Unit	ESEN_Wk24ADep-43	4	2 - Worn
Evaporative Cooling Systems	Evaporative Cooling Unit	ESEN_Wk24ADep-44	4	2 - Worn
Rangehood	Domestic	ESEN_Wk24ADep-45	3	3 - Fair
Air Handling Systems	Air Handling Unit (Entire Building)	ESEN_Wk24ADep-46	3	3 - Fair
Fans	Exhaust Fan - Ducted (Commercial)	ESEN_Wk24ADep-112	3	3 - Fair
Split Systems	Ducted A/C	ESEN_Wk24ADep-120	3	3 - Fair
Split Systems	Ducted A/C	ESEN_Wk24ADep-161	3	3 - Fair
Split Systems	Ducted A/C	ESEN_Wk24ADep-234	3	3 - Fair
Split Systems	High Wall A/C	ESEN_Wk24ADep-247	3	3 - Fair
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk24ADep-276	3	3 - Fair
Split Systems	Cassette A/C	ESEN_Wk24ADep-383	3	3 - Fair
Split Systems	High Wall A/C	ESEN_Wk24ADep-394	3	3 - Fair
Split Systems	Window A/C (Window Rattler)	ESEN_Wk24ADep-405	3	3 - Fair
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk24ADep-407	3	3 - Fair
Split Systems	Ducted A/C	ESEN_Wk24ADep-422	3	3 - Fair
Split Systems	Ducted A/C	ESEN_Wk24ADep-465	3	3 - Fair
Rangehood	Domestic	ESEN_Wk24ADep-466	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk24ADep-506	3	3 - Fair

## Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Split Systems								\$3,899		



## Services - Plumbing

### Asset Function and Details

Services - Plumbing comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Sinks	Kitchen Washing Sink - Metal	1	ITEM	ESEN_Wk24ADep-275	G - Tea Room
Toilets	Urinal - Porcelain	3	ITEM	ESEN_Wk24ADep-289	G - Toilets 1
Sinks	Hand Basin - Porcelain	2	ITEM	ESEN_Wk24ADep-290	G - Toilets 1
Toilets	Cistern - Plastic	1	ITEM	ESEN_Wk24ADep-292	G - Toilets 1
Toilets	Pan - Porcelain	3	ITEM	ESEN_Wk24ADep-293	G - Toilets 1
Toilets	Cistern - Porcelain	3	ITEM	ESEN_Wk24ADep-294	G - Toilets 1
Sinks	Hand Basin - Porcelain	1	ITEM	ESEN_Wk24ADep-311	G - Toilets 2
Toilets	Pan - Porcelain	1	ITEM	ESEN_Wk24ADep-312	G - Toilets 2
Toilets	Cistern - Porcelain	1	ITEM	ESEN_Wk24ADep-313	G - Toilets 2
Toilets	Cistern - Plastic	1	ITEM	ESEN_Wk24ADep-343	G - Toilets 3
Toilets	Pan - Porcelain	4	ITEM	ESEN_Wk24ADep-344	G - Toilets 3
Toilets	Cistern - Porcelain	4	ITEM	ESEN_Wk24ADep-345	G - Toilets 3
Toilets	Urinal (Multi) - Metal	1	ITEM	ESEN_Wk24ADep-346	G - Toilets 3
Sinks	Hand Basin - Metal	1	ITEM	ESEN_Wk24ADep-347	G - Toilets 3
Toilets	Cistern - Porcelain	1	ITEM	ESEN_Wk24ADep-367	G - Accessible toilet
Toilets	Pan - Porcelain	1	ITEM	ESEN_Wk24ADep-368	G - Accessible toilet
Sinks	Hand Basin - Porcelain	1	ITEM	ESEN_Wk24ADep-369	G - Accessible toilet
Sinks	Kitchen Washing Sink - Metal	1	ITEM	ESEN_Wk24ADep-442	G - Reception including corridors
Sinks	Kitchen Washing Sink - Metal	1	ITEM	ESEN_Wk24ADep-467	G - Training Area

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk24ADep-275	15	12
Toilets	Urinal - Porcelain	ESEN_Wk24ADep-289	15	12
Sinks	Hand Basin - Porcelain	ESEN_Wk24ADep-290	15	12

Toilets	Cistern - Plastic	ESEN_Wk24ADep-292	15	12
Toilets	Pan - Porcelain	ESEN_Wk24ADep-293	15	12
Toilets	Cistern - Porcelain	ESEN_Wk24ADep-294	15	12
Sinks	Hand Basin - Porcelain	ESEN_Wk24ADep-311	15	12
Toilets	Pan - Porcelain	ESEN_Wk24ADep-312	15	12
Toilets	Cistern - Porcelain	ESEN_Wk24ADep-313	15	12
Toilets	Cistern - Plastic	ESEN_Wk24ADep-343	15	12
Toilets	Pan - Porcelain	ESEN_Wk24ADep-344	15	12
Toilets	Cistern - Porcelain	ESEN_Wk24ADep-345	15	12
Toilets	Urinal (Multi) - Metal	ESEN_Wk24ADep-346	15	12
Sinks	Hand Basin - Metal	ESEN_Wk24ADep-347	15	12
Toilets	Cistern - Porcelain	ESEN_Wk24ADep-367	15	12
Toilets	Pan - Porcelain	ESEN_Wk24ADep-368	15	12
Sinks	Hand Basin - Porcelain	ESEN_Wk24ADep-369	15	12
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk24ADep-442	15	12
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk24ADep-467	15	12

## Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk24ADep-275	3	3 - Fair
Toilets	Urinal - Porcelain	ESEN_Wk24ADep-289	3	3 - Fair
Sinks	Hand Basin - Porcelain	ESEN_Wk24ADep-290	3	3 - Fair
Toilets	Cistern - Plastic	ESEN_Wk24ADep-292	3	3 - Fair
Toilets	Pan - Porcelain	ESEN_Wk24ADep-293	3	3 - Fair
Toilets	Cistern - Porcelain	ESEN_Wk24ADep-294	3	3 - Fair
Sinks	Hand Basin - Porcelain	ESEN_Wk24ADep-311	3	3 - Fair
Toilets	Pan - Porcelain	ESEN_Wk24ADep-312	3	3 - Fair
Toilets	Cistern - Porcelain	ESEN_Wk24ADep-313	3	3 - Fair
Toilets	Cistern - Plastic	ESEN_Wk24ADep-343	3	3 - Fair
Toilets	Pan - Porcelain	ESEN_Wk24ADep-344	3	3 - Fair
Toilets	Cistern - Porcelain	ESEN_Wk24ADep-345	3	3 - Fair



Toilets	Urinal (Multi) - Metal	ESEN_Wk24ADep-346	3	3 - Fair
Sinks	Hand Basin - Metal	ESEN_Wk24ADep-347	3	3 - Fair
Toilets	Cistern - Porcelain	ESEN_Wk24ADep-367	3	3 - Fair
Toilets	Pan - Porcelain	ESEN_Wk24ADep-368	3	3 - Fair
Sinks	Hand Basin - Porcelain	ESEN_Wk24ADep-369	3	3 - Fair
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk24ADep-442	3	3 - Fair
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk24ADep-467	3	3 - Fair

## Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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## Services - Utility

### Asset Function and Details

Services - Utility comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Water Meter	Water Meter	1	ITEM	ESEN_Wk24ADep-116	External - External
Electricity Meter	Electricity Meter	1	ITEM	ESEN_Wk24ADep-348	G - Office 20

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Water Meter	Water Meter	ESEN_Wk24ADep-116	25	19
Electricity Meter	Electricity Meter	ESEN_Wk24ADep-348	25	19

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Water Meter	Water Meter	ESEN_Wk24ADep-116	3	3 - Fair
Electricity Meter	Electricity Meter	ESEN_Wk24ADep-348	3	3 - Fair

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

# Statutory Equipment

## Asset Function and Details

Statutory Equipment comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Storage Unit	Industrial - Pallet racking	4	ITEM	ESEN_Wk24ADep-63	External - External
Pressure Vessels & Tanks	Pressure vessel (all types)	1	ITEM	ESEN_Wk24ADep-64	External - External
Roof Access	Ladder Locks	2	ITEM	ESEN_Wk24ADep-65	External - External
Switchboards	Domestic	3	ITEM	ESEN_Wk24ADep-66	External - External
Storage Unit	Industrial - Pallet racking	4	ITEM	ESEN_Wk24ADep-659	External - External
Pressure Vessels & Tanks	Pressure vessel (all types)	1	ITEM	ESEN_Wk24ADep-660	External - External
Roof Access	Ladder Locks	2	ITEM	ESEN_Wk24ADep-661	External - External
Switchboards	Domestic	3	ITEM	ESEN_Wk24ADep-662	External - External
Switchboards	Main control board	1	ITEM	ESEN_Wk24ADep-349	G - Office 20
Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-350	G - Office 20
Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-384	G - Office 22
Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-665	G - Office 22
Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-395	G - Comms room
Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-666	G - Comms room
Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-406	G - Office 24
Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-667	G - Office 24
Switchboards	Sub-board	2	ITEM	ESEN_Wk24ADep-423	G - Reception including corridors
Switchboards	Sub-board	2	ITEM	ESEN_Wk24ADep-670	G - Reception including corridors
Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-452	G - Muster Room
Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-664	G - Muster Room
Storage Unit	Industrial - Pallet racking	10	ITEM	ESEN_Wk24ADep-507	G - Workshop
Storage Unit	Industrial - Pallet racking	5	ITEM	ESEN_Wk24ADep-508	G - Workshop
Storage Unit	Industrial - Pallet racking	6	ITEM	ESEN_Wk24ADep-509	G - Workshop
Storage Unit	Industrial - Pallet racking	10	ITEM	ESEN_Wk24ADep-510	G - Workshop
Cranes	Crane (all types)	1	ITEM	ESEN_Wk24ADep-511	G - Workshop

Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-512	G - Workshop
Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-513	G - Workshop
Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-514	G - Workshop
Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-515	G - Workshop
Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-516	G - Workshop
Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-517	G - Workshop
Storage Unit	Industrial - Pallet racking	10	ITEM	ESEN_Wk24ADep-673	G - Workshop
Storage Unit	Industrial - Pallet racking	5	ITEM	ESEN_Wk24ADep-674	G - Workshop
Storage Unit	Industrial - Pallet racking	6	ITEM	ESEN_Wk24ADep-675	G - Workshop
Storage Unit	Industrial - Pallet racking	10	ITEM	ESEN_Wk24ADep-676	G - Workshop
Cranes	Crane (all types)	1	ITEM	ESEN_Wk24ADep-677	G - Workshop
Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-678	G - Workshop
Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-679	G - Workshop
Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-680	G - Workshop
Switchboards	Sub-board	1	ITEM	ESEN_Wk24ADep-681	G - Workshop

## Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-63	15	12
Pressure Vessels & Tanks	Pressure vessel (all types)	ESEN_Wk24ADep-64	20	15
Roof Access	Ladder Locks	ESEN_Wk24ADep-65	30	23
Switchboards	Domestic	ESEN_Wk24ADep-66	25	19
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-659		NA
Pressure Vessels & Tanks	Pressure vessel (all types)	ESEN_Wk24ADep-660		NA
Roof Access	Ladder Locks	ESEN_Wk24ADep-661		NA
Switchboards	Domestic	ESEN_Wk24ADep-662		NA
Switchboards	Main control board	ESEN_Wk24ADep-349	25	19
Switchboards	Sub-board	ESEN_Wk24ADep-350	25	19
Switchboards	Sub-board	ESEN_Wk24ADep-384	25	19
Switchboards	Sub-board	ESEN_Wk24ADep-665		NA
Switchboards	Sub-board	ESEN_Wk24ADep-395	25	19

Switchboards	Sub-board	ESEN_Wk24ADep-666		NA
Switchboards	Sub-board	ESEN_Wk24ADep-406	25	19
Switchboards	Sub-board	ESEN_Wk24ADep-667		NA
Switchboards	Sub-board	ESEN_Wk24ADep-423	25	19
Switchboards	Sub-board	ESEN_Wk24ADep-670		NA
Switchboards	Sub-board	ESEN_Wk24ADep-452	25	19
Switchboards	Sub-board	ESEN_Wk24ADep-664		NA
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-507	15	12
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-508	15	12
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-509	15	12
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-510	15	12
Cranes	Crane (all types)	ESEN_Wk24ADep-511	15	12
Switchboards	Sub-board	ESEN_Wk24ADep-512	25	19
Switchboards	Sub-board	ESEN_Wk24ADep-513	25	19
Switchboards	Sub-board	ESEN_Wk24ADep-514	25	19
Switchboards	Sub-board	ESEN_Wk24ADep-515	25	19
Switchboards	Sub-board	ESEN_Wk24ADep-516	25	19
Switchboards	Sub-board	ESEN_Wk24ADep-517	25	19
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-673		NA
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-674		NA
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-675		NA
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-676		NA
Cranes	Crane (all types)	ESEN_Wk24ADep-677		NA
Switchboards	Sub-board	ESEN_Wk24ADep-678		NA
Switchboards	Sub-board	ESEN_Wk24ADep-679		NA
Switchboards	Sub-board	ESEN_Wk24ADep-680		NA
Switchboards	Sub-board	ESEN_Wk24ADep-681		NA

## Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-63	3	3 - Fair

Pressure Vessels & Tanks	Pressure vessel (all types)	ESEN_Wk24ADep-64	3	3 - Fair
Roof Access	Ladder Locks	ESEN_Wk24ADep-65	3	3 - Fair
Switchboards	Domestic	ESEN_Wk24ADep-66	3	3 - Fair
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-659		
Pressure Vessels & Tanks	Pressure vessel (all types)	ESEN_Wk24ADep-660		
Roof Access	Ladder Locks	ESEN_Wk24ADep-661		
Switchboards	Domestic	ESEN_Wk24ADep-662		
Switchboards	Main control board	ESEN_Wk24ADep-349	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk24ADep-350	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk24ADep-384	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk24ADep-665		
Switchboards	Sub-board	ESEN_Wk24ADep-395	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk24ADep-666		
Switchboards	Sub-board	ESEN_Wk24ADep-406	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk24ADep-667		
Switchboards	Sub-board	ESEN_Wk24ADep-423	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk24ADep-670		
Switchboards	Sub-board	ESEN_Wk24ADep-452	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk24ADep-664		
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-507	3	3 - Fair
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-508	3	3 - Fair
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-509	3	3 - Fair
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-510	3	3 - Fair
Cranes	Crane (all types)	ESEN_Wk24ADep-511	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk24ADep-512	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk24ADep-513	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk24ADep-514	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk24ADep-515	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk24ADep-516	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk24ADep-517	3	3 - Fair
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-673		

Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-674
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-675
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-676
Cranes	Crane (all types)	ESEN_Wk24ADep-677
Switchboards	Sub-board	ESEN_Wk24ADep-678
Switchboards	Sub-board	ESEN_Wk24ADep-679
Switchboards	Sub-board	ESEN_Wk24ADep-680
Switchboards	Sub-board	ESEN_Wk24ADep-681

## Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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## Appendix A - Maintenance Plan

### Corrective Maintenance

Building Structure	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Foundation	Concrete slab	ESEN_Wk24ADep-655	Damage observed to foundation Resurface concrete slab	Within 3-5 years	\$168,75
Wall Structure	Masonry	ESEN_Wk24ADep-656	Damage observed to wall structure Replace damaged sections of wall structure	Within 12 months	\$10,12
External Fabric	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Roof Cladding	Flat - Colorbond	ESEN_Wk24ADep-657	Water penetration - roof leak Repair leaking element	Within 12 months	\$2,50
Roof Access	Ladders - Metal/Steel	ESEN_Wk24ADep-658	Ladder - Not tested Test and Tag Element	Within 1-3 months	\$1,57
Internal Fabric	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Ceiling	Cement Sheet	ESEN_Wk24ADep-671	Damage observed to ceilings Repair damaged sections of ceiling	Within 1-2 years	\$90
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-663	Stained ceiling tiles Replace damaged ceiling tiles	Within 1-2 years	\$1,65
Ceiling	Suspended Acoustic Tile	ESEN_Wk24ADep-672	Stained ceiling tiles Replace damaged ceiling tiles	Within 1-2 years	\$1,10
Statutory Equipment	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-659	Palette racking - Not tested Test and Tag Element	Within 1-3 months	\$90
Pressure Vessels & Tanks	Pressure vessel (all types)	ESEN_Wk24ADep-660	Pressure vessel - Not tested Test and Tag Element	Within 1-3 months	\$50
Roof Access	Ladder Locks	ESEN_Wk24ADep-661	Ladder locks - Not tested Test and Tag Element	Within 1-3 months	\$50
Switchboards	Domestic	ESEN_Wk24ADep-662	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$67
Switchboards	Sub-board	ESEN_Wk24ADep-665	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
Switchboards	Sub-board	ESEN_Wk24ADep-666	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
Switchboards	Sub-board	ESEN_Wk24ADep-667	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
Switchboards	Sub-board	ESEN_Wk24ADep-670	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
Switchboards	Sub-board	ESEN_Wk24ADep-664	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50



Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-673	Palette racking - Not tested Test and Tag Element	Within 1-3 months	\$2,25
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-674	Palette racking - Not tested Test and Tag Element	Within 1-3 months	\$1,12
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-675	Palette racking - Not tested Test and Tag Element	Within 1-3 months	\$1,35
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-676	Palette racking - Not tested Test and Tag Element	Within 1-3 months	\$2,25
Cranes	Crane (all types)	ESEN_Wk24ADep-677	Crane - Not tested Test and Tag Element	Within 1-3 months	\$50
Switchboards	Sub-board	ESEN_Wk24ADep-678	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
Switchboards	Sub-board	ESEN_Wk24ADep-679	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
Switchboards	Sub-board	ESEN_Wk24ADep-680	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
Switchboards	Sub-board	ESEN_Wk24ADep-681	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50

## Appendix B - Definitions

Term	Explanation
Asset management (AM)	Systematic and coordinated activities and practices through which an organization optimally and sustainably manages its assets and asset systems, their associated performance, risks and expenditures over their life cycles for the purpose of achieving its organizational strategic plan
Asset management information	Meaningful data relating to assets and asset management Examples of asset management information include asset registers, drawings, contracts, licences, legal, regulatory and statutory documents, policies, standards, guidance notes, technical instructions, procedures, operating criteria, asset performance and condition data, or all asset management records.
Asset management information system (AMIS)	System for the storage, processing and transmission of asset management information The storage or transmission of asset information can be achieved via multiple types of media
Asset management objective(s)	a) specific and measurable outcome or achievement required of the asset system(s) in order to implement the asset management policy and asset management strategy; and/or b) detailed and measurable level of performance or condition required of the assets; and/or c) specific and measurable outcome or achievement required of the asset management system
Asset management performance	Measurable results of an organization's management of its assets and/or asset system(s) Results are normally measured against the organization's Strategic Plan, Asset Management Policy, Asset Management Strategy, asset management objectives and/or other asset management performance requirements Asset management performance may include the effectiveness of expenditures, the reliability, efficiency, quality, sustainability and value of the assets and their utilization, and/or the impact of assets and asset management upon the organization's financial performance, health and safety performance, environmental performance, compliance and reputation Asset management performance measurement includes measuring the effectiveness of the organization's asset management system
Asset Management Plan	Document specifying activities and resources, responsibilities and timescales for implementing the asset management strategy and delivering the asset management objectives
Asset Management Policy	Principles and mandated requirements derived from, and consistent with, the organizational Strategic Plan, providing a framework for the development and implementation of the Asset Management Strategy and the setting of the asset management objectives
Asset Management Strategy (AMS)	Long-term optimized approach to management of the assets, derived from, and consistent with, the organizational strategic plan and the asset management policy The Asset Management Strategy converts the objectives of the organizational strategic plan and the asset management policy into a high-level, long-term action plan for the assets and/or asset system(s), the asset portfolios and/or the asset management system The high-level, long-term action plans for the assets and the asset management objectives are normally the outputs of the asset management strategy. These elements together form the basis for developing more specific and detailed asset management plan(s).
Asset management system	Organization's asset management policy, Asset Management Strategy, asset management objectives, Asset Management Plan(s) and the activities, processes and organizational structures necessary for their development, implementation and continual improvement A management system is a set of interrelated elements used to establish policy, strategy and objectives and to achieve those objectives through the implementation of plans A management system includes organizational structure, roles and responsibilities, planning activities, standards, information systems, practices, processes, procedures and resources.
Asset portfolio	Complete range of assets and asset systems owned by an organization Assets and asset systems may either be highly integrated and interdependent or deliver more independent and parallel contributions to an organization's total performance. In the latter case, opportunities may exist to manage and optimize assets or asset systems differently across the Portfolio
Asset recognition	An asset is recognised in the balance sheet when it is probable that the future economic benefits will flow to the entity and the asset has a cost or value that can be measured reliably.
Asset Register (AM)	A record of all asset information considered worthy of separate identification including inventory, historical, financial, condition, construction, technical and financial information about each.
Asset Register (Financial)	A record of assets, including financial information about each, that will be beneficial for the cost planning and cost management of the assets
Asset renewal	The process of improving the service potential an asset delivers through such methods as replacement, rehabilitation or reconstruction.
Asset system	Set of assets that interact and/or are interrelated so as to deliver a required business function or service

Asset threshold	The minimum gross value for the recognition of an asset or collection of assets
Asset values	A determination of the value of the asset which depends on the purpose for which it is required
Audit	Systematic, independent process for obtaining evidence and evaluating it objectively to determine the extent to which audit criteria are fulfilled
Australian Standards	Documents published in Australia by Standards Australia that set out specifications and procedures designed to ensure products, services and systems are safe, reliable and consistently perform the way they were intended to.
Business Plan	A plan produced by an organisation which translates the objectives contained in the Annual Plan into detailed work plans for a particular or range of business activities.
Capital works	The planning and procurement of works applied to existing or new assets, resulting in an increase to the capital value of the assets. This includes the creation of new assets, as well as the renewal and replacement of existing assets.
Capital expenditure (CAPEX)	Expenditure used to create new assets or to increase the capacity of existing assets beyond their original design capacity or service potential.
Components	Specific parts of an asset having independent physical or functional identify and having specific attributes such as different life expectancy, maintenance regimes, risk or criticality
Contracted service providers	Individual(s) not directly employed by the organization including contractors, subcontractors, service providers, consultants, agency staff and casual workers
Condition monitoring	Continuous or period inspection, assessment, measurement and interpretation of the resultant data, to indicate the condition of a specific component used to determine the need for preventive or remedial action
Cost	Cost is the amount of cash or cash equivalents paid to acquire an asset at the time of its acquisition or the costs associated with the construction of a new asset. Alternatively, cost can represent the fair value of other consideration given to the acquisition at the time of its acquisition or transfer to an organisation or, where applicable, the amount attributed to that asset when initially recognised in accordance with the specific requirements of other Australian Accounting Standards
Critical assets/asset systems	Assets and/or asset systems that are identified as having the greatest potential to impact on the achievement of the organizational Strategic Plan. The assets can be safety-critical, environment-critical and/or performance-critical, and can relate to legal, regulatory and/or statutory requirements
Demand management	The active intervention in the market to influence demand for services and assets with forecast consequences, usually to avoid or defer Capex expenditure. Demand management is based on the notion that as needs are satisfied, expectations automatically rise and almost every action taken to satisfy demand will continue to stimulate further demand
Depreciation	The wearing out, consumption or other loss of value of an asset whether arising from use, passing of time or obsolescence and through both technological and market changes. Depreciation is accounted for by the allocation of the cost of the asset less its residual value over its useful life.
Deterioration rate	The rate at which an asset approaches failure
Design life	The proposed life of the asset determined as part of the design process
Disposal	A process whereby an asset is disposed of, sold or decommissioned
Economic life	The period from acquisition of the asset to the time when the asset, while physically able to provide a service, ceases to be the lowest cost alternative to satisfy a particular need
Effectiveness	Relates to how well outcomes meet objectives. It concerns the immediate characteristics of an entity's outputs and the degree to which an asset contributes to achieving specified outcomes. Entities should ensure that an asset suits the nature of their business and supports the delivery of budget funded entity outcomes. Extent to which planned activities are realized and planned results achieved
Enablers (asset management)	Supportive systems, procedures, processes, activities and resources that enable an organization to operate its asset management system efficiently and effectively
Functional policy	Specified approach, rules and boundaries set out by an organization, that provide direction and the framework for the control of specific asset-related processes and activities. Functional policies, strategies and objectives relate to asset management activities or processes, such as capital investment, construction methods, maintenance and purchasing. These should not be confused with the asset management policies, Asset Management Strategy or asset management objectives as these are cross-functional and consider the life-cycle optimization of all relevant activities
Functionality	Functionality is 'fitness for purpose'. It describes how well a current asset matches the activities it supports

Key performance indicators (KPIs)	A qualitative or quantitative measure of a service or activity used to compare actual performance against a standard or other target.
Level of service	A relevant measurable standard or target that reflects the required performance to meet agreed expectations in relation to the type, quality and quantity of services delivered
Life	A measure of anticipated life of an asset or component such as time, number of cycles, distance intervals etc.
Life-cycle	The time period commencing with the identification of the need for an asset and terminating with the decommissioning of the asset or any associated liabilities The principal stages of an asset's life-cycle can include: create/acquire, utilize, maintain and renew/dispose
Life-cycle cost	Total expenditure required throughout the life of an asset in order to fund the creation, design, construction, operation, maintenance, renewal and disposal enabling the asset to deliver the desired service level over its life
Maintenance	All actions necessary for retaining an asset as near as practical to its original condition excluding rehabilitation. The work needed to maintain an asset in a condition that enables it to reach its service potential and may expand the assets service life. Note maintenance does not include modification of an asset from its original design.
Maintenance Plan	Collated information, policies and procedures for the optimum maintenance of an asset, or group of assets.
Maintenance standards	The standards set for the maintenance and/or service of an asset in accordance with maintenance quality objectives. Information is usually contained in preventive maintenance schedules and is derived from operation and maintenance manuals, codes of practice, estimating criteria, statutory regulations and mandatory requirements
Operations	Building or asset operation is the active process of running or operating that asset. Operations will consume a variety of resources including human, energy, chemicals and materials and the costs associated with continuing operations are included as part of overall life-cycle cost of an asset.
Original Equipment Manufacturer (OEM)	The original manufacture of the asset, part or component.
Operational Expenditure (OPEX)	The money a company spends on an ongoing, day-to-day basis in order to run a business or system.
Optimize	Achieve by a quantitative or qualitative method, as appropriate, the best value compromise between conflicting factors such as performance, costs and retained risk within any non-negotiable constraints
Performance monitoring	Continuous or period quantitative and qualitative assessments of actual performance compared with specific objectives targets or standards
Plant and equipment	The physical resources of an asset with their own useful life of more than one year and which are not held for sale purposes e.g. vehicles etc
Procedure	Specified way of carrying out an activity or a process Procedure(s) can be either documented or theoretical
Process	Set of interrelated or interacting activities which transforms inputs into outputs Processes may be classified in a number of different ways. A distinction is sometimes made between operational processes which are directly concerned with the planned outputs of the organization, and management processes which provide the framework enabling the operational processes to take place
Program Delivery	Program delivery is the set of activities that agencies are expected to undertake to meet its Targets and Outcomes.
Renewal	Works carried out to upgrade, refurbish or replace existing facilities with newer facilities of equivalent capacity or performance capability
Remaining economic life	The time remaining until an asset ceases to provide the required service level or economic usefulness
Repair	Action to restore an item to its previous condition after failure or damage
Replacement	The complete replacement of an asset that has reached the end of its life. Replacement should provide a similar or agreed alternative or level of service
Replacement value	The cost of replacing the service potential of an existing asset (by reference to a some measure of capacity) with an appropriate modern facility
Risk management	Risk management involves the systematic identification, analysis, treatment and allocation of all risks associated with any business or project. The extent of the risk management practices required will vary depending on the potential impact of the risks (ANAO) Coordinated activities to direct and control an organization with regard to risk

Stakeholder	Person or group having an interest in the organization's performance, success and/or the impact of its activities Examples may include employees, customers, shareholders, financiers, regulators, statutory bodies, contractors, suppliers, unions, or society
Strategic Plan	A plan containing the long term goals and strategies of an organisation. Strategic plans have a strong external focus, cover major portions of an organisation's functions and identify its key targets, actions and resource allocations which specifically relate to the long term survival, value and growth of that organisation
Sub class of asset	A further dissection of a class of assets containing similar properties, nature or functions. This grouping provides better reporting information, enhanced benchmarking and assist long-term portfolio planning
Sustainable	Achieving or retaining an optimum compromise between performance, costs and risks over the asset's life-cycle, whilst avoiding adverse long-term impacts to the organization from short-term decisions The related noun "sustainability" relates to the quality of being sustainable
Sustainable development	An enduring balanced approach to economic activity, environmental responsibility and social progress
Tenant	A person or entity paying rent in exchange for the occupancy of a building also referred to as Lessee.
Useful life	Useful life is the period over which an asset is expected to be available for use by an entity for the same it was acquired. The useful life of an asset may be different to the period of its physical and economic life.
Use	An assessment of how intensively an asset is used based upon its design specifications. Use may be classified as expected, excessive or under-utilised.
Valuation	A periodical assessment of the value of an asset dependent upon the purpose for which the valuation is required. Valuations can be conducted to determine replacement value (for determining maintenance levels or insurance levels), market value for life cycle costing purposes, optimal deprival value for tariff setting and rental value to ensure an asset meets its required rate of return
Whole-of-life costing	An estimate of all expected costs over the lifetime of the relevant asset, including the costs of acquisition, operation and maintenance and disposal.
Business continuity	The ability of an organization to quickly resume core functions following a serious interruption of business activities.
Property	Land or Buildings

## Appendix C - Condition & Criticality Assessment Guide

### 1. Condition and Criticality Matrix

Condition and criticality are defined based on a ranking system of '1' to '5'. A score of '1' represents "excellent condition" or lowest "no impact", while a score of '5' represents a failed condition or the highest "catastrophic impact". Prioritisation for response or action are found by cross-referencing the condition and criticality. The following table, illustrates how these rankings result in ratings for the relevant buildings, rooms or assets and as a consequence a prioritisation for fault response or works.

	Criticality				
	1	2	3	4	5
Condition	No Impact	Low Impact	Medium Impact	High Impact	Catastrophic Impact
1 Poor	M	S	H	VH	VH
2 Worn	M	S	S	H	VH
3 Fair	L	M	S	H	VH
4 Good	L	L	M	S	H
5 Excellent	L	L	M	S	S

Fault response and works response for assets are based on their fault criticality or operational criticality respectively in relation to condition. These priorities are:

Priority	Rating	Fault Response Time	Works Response Time
Priority 1	Very High (VH)	2 Hours	Immediate
Priority 2	High (H)	4 Hours	12 Months
Priority 3	Significant (S)	24 Hours	2 Years
Priority 4	Medium (M)	3 Days	3 - 4 Years

Priority 5	Low (L)	5 Days	4 Years +
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### Prioritisation of faults – Fault Response Time

The suggested fault response times is the period an appropriately qualified resource must arrive on site to address the fault and “make safe”. As the fault is likely to have a reduced rating because of the resource’s response, it should have an amended priority and then be rectified within the amended time or as agreed with site management.

### Prioritisation of works – Works Response Time

Prioritisation of works based on operational criticality are generally deferred maintenance or project works and are prioritised based on available budget at the discretion of site management. These priorities are:

- Priority 1 – urgent work that will prevent immediate closure of premises and address a catastrophic risk to site security, occupants, breaches of legislation, and the government
- Priority 2 – essential work required within twelve months that will prevent serious deterioration of the asset, address risks to security and occupants, and remedy breaches of legislation
- Priority 3 – essential work required within two years that will prevent deterioration, address medium risks to security and occupants, and remedy breaches of legislation
- Priority 4 – work required within three to five years that will prevent deterioration, remedy breaches to legislation, and reduce overall risks
- Priority 5 – work required in five or more years to prevent deterioration or maintain services. These will where possible form part of an upgrade or replacement program.

## Criticality

Criticality relates to the impact of the condition of the component-type on the functionality of the space or area.

### Determining Criticality

The criticality rating is based on the risk to the Department. There are three risk factors to be considered:

1. Risk to the organisation
2. Risk to the site
3. Risk to the provision of services

The following table details the criticality ranking based on these risk factors.

Table Criticality ranking

Criticality ranking	Impact		
	Organisation	Site	Loss of Service
5	Widespread media coverage Potentially damaging to Organisation, Litigation	Widespread media coverage Potentially damaging to Organisation, Litigation	Service cannot be provided Alternate facilities required
4	Widespread media coverage Increase in costs Litigation	High risk of injury to staff, or members of the public Excessive damage to site	Service cannot be provided Alternate facilities required

3	Some media coverage No risk of litigation	Medium risk of injury. Marginal damage to site	Service impact localised
2		Minimal damage, minimal risk of injury	Minimal impact to service
1	No impact	No damage, no risk of injury	No impact

Criticality is primarily assessed on the component from a normal operational perspective, this is referred to as the Operational Criticality.

If a component is noted as having a fault the Fault Criticality is also to be determined. This is because the nature of the fault may introduce risks in excess of what may normally be expected from an operational perspective.

In determining Fault Criticality to undertake remedial action to the asset, the Assessor must take into account:

- Overt safety issues, eg, structural stability, slipping/tripping hazards, compromised fire safety, broken or insecure fixing of glazing
- Compromise to the Functionality, the usability of the space, eg, uneven floors not suited to room activities
- Potential consequential damage to other component-types, eg, a leaking roof may damage ceilings, paint work, etc, a leaking down pipe may undermine the footings and produce slippery surfaces
- Aesthetics. Because an item may appear unsightly does not mean it should automatically be given a high criticality. However, damaged surfaces at the main site entry represents a high use area and may warrant a slightly higher criticality than similar damage in less visible/used areas. Worn surfaces in passive activity areas will have less impact than equivalent level of wear in active areas. Aesthetics on their own should not warrant a high priority.

Each fault must be assessed and reviewed individually. Assessors should not attempt to include associated activities in any fault determination or criticality. Eg., large sections of putty on an external window is missing and the painting is cracked and peeling. Re-fixing the putty/glazing must be assessed separately to the painting.

### Determining Condition:

This audit takes into account:

- visible damage,
- wear and tear,
- unusual noise,
- unusual vibration,
- any other abnormal operating condition

### Functionality

For this assessment, maintenance priorities are directed to ensuring Functionality is maintained. This means that the condition of a component-type/component should be such that the Site, Room, Building or Asset can be reasonably and safely used for its originally intended purpose, without unreasonable compromise.

In addition, the condition should not unduly compromise Amenity and Public Image

Eg:

- No heating – functionality/usage of the room could be severely compromised in winter. This depends on the room usage as heating.
- Poor heating – still operational but may limit the functionality of the space under certain conditions. Normally on cold days the heaters may need to operate longer to reach an appropriate temperature. In alpine areas this may still warrant a high priority but not in other climate zones.

The following table shows the relative condition index descriptors.



**Relative condition index**

	5 Excellent	4 Good	3 Fair	2 Worn	1 Poor
<b>Structure</b>	Sound structure	Functionally sound structure	Adequate structure, some evidence of foundation movement, minor cracking	Structure functioning but with problems due foundation movement, Some significant cracking	Structure has serious problems and concern is held for the integrity of the structure
<b>Internal and External Fabrics</b>	Fabric constructed with sound materials, true to line and level  No evidence of deterioration or discolouration	Showing minor wear and tear and minor deterioration of surfaces	Appearance affected by minor cracking, staining, or minor leakage  Indications of breaches of weatherproofing  Minor damage to coatings	Fabric damaged, weakened or displaced  Appearance affected by cracking, staining, overflows, or breakages.  Breaches of weatherproofing evident.  Coatings in need of heavy maintenance or renewal	Fabric is badly damaged or weakened  Appearance affected by cracking, staining, overflows, leakage, or wilful damage  Breaches of waterproofing  Coatings badly damaged or non-existent
<b>Services</b>	All components operable and well maintained	All components operable	Occasional outages, breakdowns or blockages. Increased maintenance required	Failures of plumbing electrical and mechanical components common place	Plumbing, electrical and mechanical components are unsafe or inoperable
<b>Fittings</b>	Well secured and operational, sound of function and appearance	Operational and functional, minor wear and tear	Generally operational. Minor breakage	Fittings of poor quality and appearance, often inoperable and damaged.	Most are inoperable or damaged
<b>Maintenance</b>	Well maintained and clean	Increased maintenance inspection required	Regular and programmed maintenance inspections essential	Frequent maintenance inspections essential. Short-term element replacement rehabilitation	Minimum life expectancy, requiring urgent rehabilitation or replacement

## Appendix D - Key Notes

The Appendix is an area for the recording of key notes and information in relation to this asset. As an example this section could be utilised to record budget proposal approval/declines, the effect the declined budget has on the asset, notes for future proposals and demand related issues. In essence this section can be used to record all noteworthy information.





## **Shed Asset Management Plan**

### **Albury depot - Shed**

174 North Street, Albury, Albury, NSW, 2640, Australia

16 November 2022

## Macutex Quality Assurance Auditing

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# 1. Introduction

## 1.1 Background

Essential Energy, as a state-owned corporation, builds, operates and maintains the electricity network across 95% of New South Wales and parts of southern Queensland. The organisation has undertaken a 5-year transformation program to improve operations and profitability. This asset management initiative embarked on by the Property Division will support the transformation initiative by delivering improved property management processes.

The asset management project will facilitate the shift in organisational asset management capability, allowing for alignment to ISO 55001 and principles of The Asset Management Policy for the NSW Public Sector.

This Asset Management Plan (AMP) is directly related and refers to Essential Energy's over-arching Asset Management Framework (AMF) and other relevant documents/legislation as set out within the AMF.

## 2. Scope

This AMP covers the Shed and its asset base.

The building is located within Albury depot site at 174 North Street, Albury, Albury, NSW, 2640, Australia.

Data in this report was acquired during an audit conducted 03/05/2021.

Shed



Shed is approximately 60 sqms

The site asset base was audited where applicable as follows:

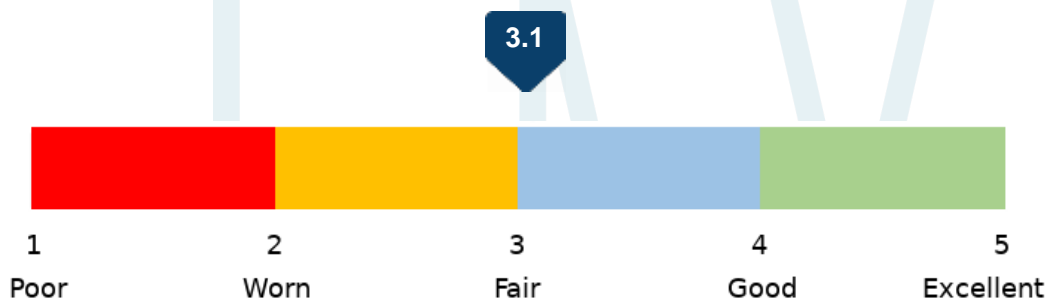
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external lighting and security measures such as CCTV.
- Site assets including boundary walls, fencing and gates, landscaping, rainwater tanks and retaining walls.
- Services - Plumbing including sinks and toilets.

### 3. Condition Assessment

This audit has been rated on the following condition rating criteria:

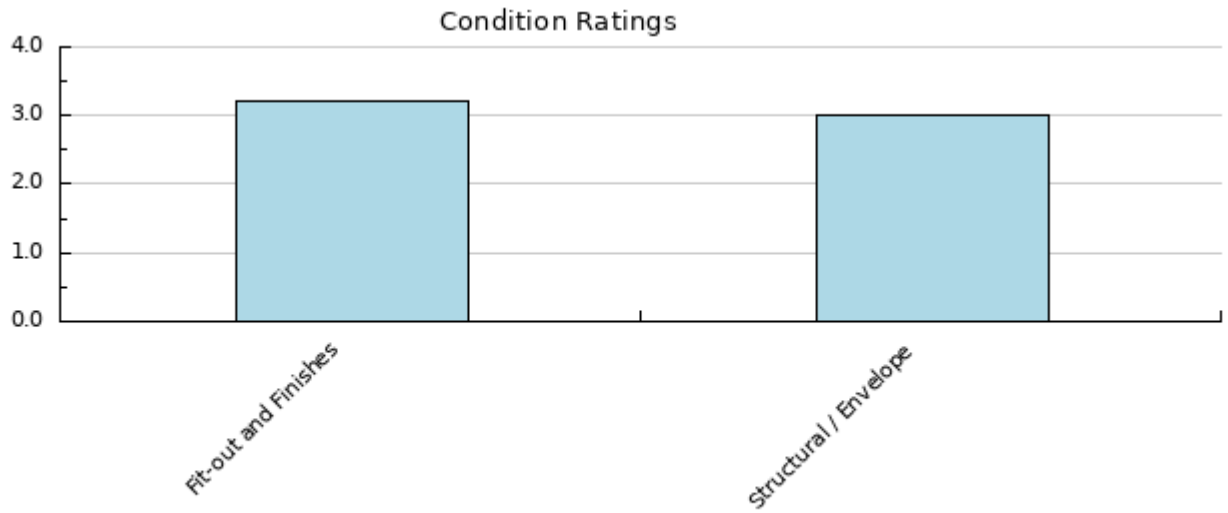
Condition	Rating	Definition
Excellent	5	<ul style="list-style-type: none"> <li>No defects</li> <li>As new condition and appearance</li> <li>Only preventative maintenance required</li> </ul>
Good	4	<ul style="list-style-type: none"> <li>Superficial wear and tear</li> <li>Minor defects and some deterioration to surface finishes</li> <li>No major defects</li> <li>Major maintenance not required</li> <li>Minor maintenance only required</li> </ul>
Fair	3	<ul style="list-style-type: none"> <li>Average condition</li> <li>Deteriorated surfaces require attention</li> <li>Services are functional but require attention</li> <li>Deferred maintenance work exists</li> <li>Small number of defects identified</li> </ul>
Worn	2	<ul style="list-style-type: none"> <li>Badly deteriorated</li> <li>Structural problems</li> <li>General poor condition and with eroded protective coatings</li> <li>Elements are broken and services are not performing</li> <li>Significant number of major defects</li> <li>Major repairs required</li> </ul>
Poor	1	<ul style="list-style-type: none"> <li>Not operational</li> <li>Unfit for occupancy or normal use</li> <li>Building has failed</li> <li>Complete replacement required</li> </ul>

Shed was assessed on 03/05/2021. The resulting site average condition rating per the table below is:





The Elements Group condition assessment rating is per the following chart:



Further detail is provided in subsequent sections of this AMP and the online Site Condition Report.

## Building Structure

### Asset Function and Details

Building Structure comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Roof Structure	Metal/Steel - Frame	60	SQM	ESEN_Wk24ADep-624	External - External
Wall Structure	Metal/Steel Frame	10	SQM	ESEN_Wk24ADep-625	External - External
Structural Columns	Metal/Steel	40	LM	ESEN_Wk24ADep-626	External - External
Foundation	Concrete slab	60	SQM	ESEN_Wk24ADep-627	External - External

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Structure	Metal/Steel - Frame	ESEN_Wk24ADep-624	50	39
Wall Structure	Metal/Steel Frame	ESEN_Wk24ADep-625	50	39
Structural Columns	Metal/Steel	ESEN_Wk24ADep-626	50	39
Foundation	Concrete slab	ESEN_Wk24ADep-627	80	62

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Structure	Metal/Steel - Frame	ESEN_Wk24ADep-624	3	3 - Fair
Wall Structure	Metal/Steel Frame	ESEN_Wk24ADep-625	3	3 - Fair
Structural Columns	Metal/Steel	ESEN_Wk24ADep-626	3	3 - Fair
Foundation	Concrete slab	ESEN_Wk24ADep-627	3	3 - Fair

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

## External Fabric

### Asset Function and Details

External Fabric comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
External Paintwork	Paint	20	SQM	ESEN_Wk24ADep-619	External - External
Wall Cladding	Colorbond	10	SQM	ESEN_Wk24ADep-620	External - External
Guttering	Box Gutter - Zinc - Alum	10	LM	ESEN_Wk24ADep-621	External - External
Downpipes	Colorbond	10	LM	ESEN_Wk24ADep-622	External - External
Roof Cladding	Pitched - Colorbond	60	SQM	ESEN_Wk24ADep-623	External - External

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
External Paintwork	Paint	ESEN_Wk24ADep-619	7	2
Wall Cladding	Colorbond	ESEN_Wk24ADep-620	25	19
Guttering	Box Gutter - Zinc - Alum	ESEN_Wk24ADep-621	15	12
Downpipes	Colorbond	ESEN_Wk24ADep-622	15	12
Roof Cladding	Pitched - Colorbond	ESEN_Wk24ADep-623	25	19

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
External Paintwork	Paint	ESEN_Wk24ADep-619	4	2 - Worn
Wall Cladding	Colorbond	ESEN_Wk24ADep-620	3	3 - Fair
Guttering	Box Gutter - Zinc - Alum	ESEN_Wk24ADep-621	3	3 - Fair
Downpipes	Colorbond	ESEN_Wk24ADep-622	3	3 - Fair
Roof Cladding	Pitched - Colorbond	ESEN_Wk24ADep-623	3	3 - Fair

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

# Appendix A - Maintenance Plan

## Corrective Maintenance



## Appendix B - Definitions

Term	Explanation
Asset management (AM)	Systematic and coordinated activities and practices through which an organization optimally and sustainably manages its assets and asset systems, their associated performance, risks and expenditures over their life cycles for the purpose of achieving its organizational strategic plan
Asset management information	Meaningful data relating to assets and asset management Examples of asset management information include asset registers, drawings, contracts, licences, legal, regulatory and statutory documents, policies, standards, guidance notes, technical instructions, procedures, operating criteria, asset performance and condition data, or all asset management records.
Asset management information system (AMIS)	System for the storage, processing and transmission of asset management information The storage or transmission of asset information can be achieved via multiple types of media
Asset management objective(s)	a) specific and measurable outcome or achievement required of the asset system(s) in order to implement the asset management policy and asset management strategy; and/or b) detailed and measurable level of performance or condition required of the assets; and/or c) specific and measurable outcome or achievement required of the asset management system
Asset management performance	Measurable results of an organization's management of its assets and/or asset system(s) Results are normally measured against the organization's Strategic Plan, Asset Management Policy, Asset Management Strategy, asset management objectives and/or other asset management performance requirements Asset management performance may include the effectiveness of expenditures, the reliability, efficiency, quality, sustainability and value of the assets and their utilization, and/or the impact of assets and asset management upon the organization's financial performance, health and safety performance, environmental performance, compliance and reputation Asset management performance measurement includes measuring the effectiveness of the organization's asset management system
Asset Management Plan	Document specifying activities and resources, responsibilities and timescales for implementing the asset management strategy and delivering the asset management objectives
Asset Management Policy	Principles and mandated requirements derived from, and consistent with, the organizational Strategic Plan, providing a framework for the development and implementation of the Asset Management Strategy and the setting of the asset management objectives
Asset Management Strategy (AMS)	Long-term optimized approach to management of the assets, derived from, and consistent with, the organizational strategic plan and the asset management policy The Asset Management Strategy converts the objectives of the organizational strategic plan and the asset management policy into a high-level, long-term action plan for the assets and/or asset system(s), the asset portfolios and/or the asset management system The high-level, long-term action plans for the assets and the asset management objectives are normally the outputs of the asset management strategy. These elements together form the basis for developing more specific and detailed asset management plan(s).
Asset management system	Organization's asset management policy, Asset Management Strategy, asset management objectives, Asset Management Plan(s) and the activities, processes and organizational structures necessary for their development, implementation and continual improvement A management system is a set of interrelated elements used to establish policy, strategy and objectives and to achieve those objectives through the implementation of plans A management system includes organizational structure, roles and responsibilities, planning activities, standards, information systems, practices, processes, procedures and resources.
Asset portfolio	Complete range of assets and asset systems owned by an organization Assets and asset systems may either be highly integrated and interdependent or deliver more independent and parallel contributions to an organization's total performance. In the latter case, opportunities may exist to manage and optimize assets or asset systems differently across the Portfolio
Asset recognition	An asset is recognised in the balance sheet when it is probable that the future economic benefits will flow to the entity and the asset has a cost or value that can be measured reliably.
Asset Register (AM)	A record of all asset information considered worthy of separate identification including inventory, historical, financial, condition, construction, technical and financial information about each.
Asset Register (Financial)	A record of assets, including financial information about each, that will be beneficial for the cost planning and cost management of the assets
Asset renewal	The process of improving the service potential an asset delivers through such methods as replacement, rehabilitation or reconstruction.
Asset system	Set of assets that interact and/or are interrelated so as to deliver a required business function or service

Asset threshold	The minimum gross value for the recognition of an asset or collection of assets
Asset values	A determination of the value of the asset which depends on the purpose for which it is required
Audit	Systematic, independent process for obtaining evidence and evaluating it objectively to determine the extent to which audit criteria are fulfilled
Australian Standards	Documents published in Australia by Standards Australia that set out specifications and procedures designed to ensure products, services and systems are safe, reliable and consistently perform the way they were intended to.
Business Plan	A plan produced by an organisation which translates the objectives contained in the Annual Plan into detailed work plans for a particular or range of business activities.
Capital works	The planning and procurement of works applied to existing or new assets, resulting in an increase to the capital value of the assets. This includes the creation of new assets, as well as the renewal and replacement of existing assets.
Capital expenditure (CAPEX)	Expenditure used to create new assets or to increase the capacity of existing assets beyond their original design capacity or service potential.
Components	Specific parts of an asset having independent physical or functional identify and having specific attributes such as different life expectancy, maintenance regimes, risk or criticality
Contracted service providers	Individual(s) not directly employed by the organization including contractors, subcontractors, service providers, consultants, agency staff and casual workers
Condition monitoring	Continuous or period inspection, assessment, measurement and interpretation of the resultant data, to indicate the condition of a specific component used to determine the need for preventive or remedial action
Cost	Cost is the amount of cash or cash equivalents paid to acquire an asset at the time of its acquisition or the costs associated with the construction of a new asset. Alternatively, cost can represent the fair value of other consideration given to the acquisition at the time of its acquisition or transfer to an organisation or, where applicable, the amount attributed to that asset when initially recognised in accordance with the specific requirements of other Australian Accounting Standards
Critical assets/asset systems	Assets and/or asset systems that are identified as having the greatest potential to impact on the achievement of the organizational Strategic Plan. The assets can be safety-critical, environment-critical and/or performance-critical, and can relate to legal, regulatory and/or statutory requirements
Demand management	The active intervention in the market to influence demand for services and assets with forecast consequences, usually to avoid or defer Capex expenditure. Demand management is based on the notion that as needs are satisfied, expectations automatically rise and almost every action taken to satisfy demand will continue to stimulate further demand
Depreciation	The wearing out, consumption or other loss of value of an asset whether arising from use, passing of time or obsolescence and through both technological and market changes. Depreciation is accounted for by the allocation of the cost of the asset less its residual value over its useful life.
Deterioration rate	The rate at which an asset approaches failure
Design life	The proposed life of the asset determined as part of the design process
Disposal	A process whereby an asset is disposed of, sold or decommissioned
Economic life	The period from acquisition of the asset to the time when the asset, while physically able to provide a service, ceases to be the lowest cost alternative to satisfy a particular need
Effectiveness	Relates to how well outcomes meet objectives. It concerns the immediate characteristics of an entity's outputs and the degree to which an asset contributes to achieving specified outcomes. Entities should ensure that an asset suits the nature of their business and supports the delivery of budget funded entity outcomes. Extent to which planned activities are realized and planned results achieved
Enablers (asset management)	Supportive systems, procedures, processes, activities and resources that enable an organization to operate its asset management system efficiently and effectively
Functional policy	Specified approach, rules and boundaries set out by an organization, that provide direction and the framework for the control of specific asset-related processes and activities. Functional policies, strategies and objectives relate to asset management activities or processes, such as capital investment, construction methods, maintenance and purchasing. These should not be confused with the asset management policies, Asset Management Strategy or asset management objectives as these are cross-functional and consider the life-cycle optimization of all relevant activities
Functionality	Functionality is 'fitness for purpose'. It describes how well a current asset matches the activities it supports

Key performance indicators (KPIs)	A qualitative or quantitative measure of a service or activity used to compare actual performance against a standard or other target.
Level of service	A relevant measurable standard or target that reflects the required performance to meet agreed expectations in relation to the type, quality and quantity of services delivered
Life	A measure of anticipated life of an asset or component such as time, number of cycles, distance intervals etc.
Life-cycle	The time period commencing with the identification of the need for an asset and terminating with the decommissioning of the asset or any associated liabilities The principal stages of an asset's life-cycle can include: create/acquire, utilize, maintain and renew/dispose
Life-cycle cost	Total expenditure required throughout the life of an asset in order to fund the creation, design, construction, operation, maintenance, renewal and disposal enabling the asset to deliver the desired service level over its life
Maintenance	All actions necessary for retaining an asset as near as practical to its original condition excluding rehabilitation. The work needed to maintain an asset in a condition that enables it to reach its service potential and may expand the assets service life. Note maintenance does not include modification of an asset from its original design.
Maintenance Plan	Collated information, policies and procedures for the optimum maintenance of an asset, or group of assets.
Maintenance standards	The standards set for the maintenance and/or service of an asset in accordance with maintenance quality objectives. Information is usually contained in preventive maintenance schedules and is derived from operation and maintenance manuals, codes of practice, estimating criteria, statutory regulations and mandatory requirements
Operations	Building or asset operation is the active process of running or operating that asset. Operations will consume a variety of resources including human, energy, chemicals and materials and the costs associated with continuing operations are included as part of overall life-cycle cost of an asset.
Original Equipment Manufacturer (OEM)	The original manufacture of the asset, part or component.
Operational Expenditure (OPEX)	The money a company spends on an ongoing, day-to-day basis in order to run a business or system.
Optimize	Achieve by a quantitative or qualitative method, as appropriate, the best value compromise between conflicting factors such as performance, costs and retained risk within any non-negotiable constraints
Performance monitoring	Continuous or period quantitative and qualitative assessments of actual performance compared with specific objectives targets or standards
Plant and equipment	The physical resources of an asset with their own useful life of more than one year and which are not held for sale purposes e.g. vehicles etc
Procedure	Specified way of carrying out an activity or a process Procedure(s) can be either documented or theoretical
Process	Set of interrelated or interacting activities which transforms inputs into outputs Processes may be classified in a number of different ways. A distinction is sometimes made between operational processes which are directly concerned with the planned outputs of the organization, and management processes which provide the framework enabling the operational processes to take place
Program Delivery	Program delivery is the set of activities that agencies are expected to undertake to meet its Targets and Outcomes.
Renewal	Works carried out to upgrade, refurbish or replace existing facilities with newer facilities of equivalent capacity or performance capability
Remaining economic life	The time remaining until an asset ceases to provide the required service level or economic usefulness
Repair	Action to restore an item to its previous condition after failure or damage
Replacement	The complete replacement of an asset that has reached the end of its life. Replacement should provide a similar or agreed alternative or level of service
Replacement value	The cost of replacing the service potential of an existing asset (by reference to a some measure of capacity) with an appropriate modern facility
Risk management	Risk management involves the systematic identification, analysis, treatment and allocation of all risks associated with any business or project. The extent of the risk management practices required will vary depending on the potential impact of the risks (ANAO) Coordinated activities to direct and control an organization with regard to risk

Stakeholder	Person or group having an interest in the organization's performance, success and/or the impact of its activities Examples may include employees, customers, shareholders, financiers, regulators, statutory bodies, contractors, suppliers, unions, or society
Strategic Plan	A plan containing the long term goals and strategies of an organisation. Strategic plans have a strong external focus, cover major portions of an organisation's functions and identify its key targets, actions and resource allocations which specifically relate to the long term survival, value and growth of that organisation
Sub class of asset	A further dissection of a class of assets containing similar properties, nature or functions. This grouping provides better reporting information, enhanced benchmarking and assist long-term portfolio planning
Sustainable	Achieving or retaining an optimum compromise between performance, costs and risks over the asset's life-cycle, whilst avoiding adverse long-term impacts to the organization from short-term decisions The related noun "sustainability" relates to the quality of being sustainable
Sustainable development	An enduring balanced approach to economic activity, environmental responsibility and social progress
Tenant	A person or entity paying rent in exchange for the occupancy of a building also referred to as Lessee.
Useful life	Useful life is the period over which an asset is expected to be available for use by an entity for the same it was acquired. The useful life of an asset may be different to the period of its physical and economic life.
Use	An assessment of how intensively an asset is used based upon its design specifications. Use may be classified as expected, excessive or under-utilised.
Valuation	A periodical assessment of the value of an asset dependent upon the purpose for which the valuation is required. Valuations can be conducted to determine replacement value (for determining maintenance levels or insurance levels), market value for life cycle costing purposes, optimal deprival value for tariff setting and rental value to ensure an asset meets its required rate of return
Whole-of-life costing	An estimate of all expected costs over the lifetime of the relevant asset, including the costs of acquisition, operation and maintenance and disposal.
Business continuity	The ability of an organization to quickly resume core functions following a serious interruption of business activities.
Property	Land or Buildings



## Appendix C - Condition & Criticality Assessment Guide

### 1. Condition and Criticality Matrix

Condition and criticality are defined based on a ranking system of '1' to '5'. A score of '1' represents "excellent condition" or lowest "no impact", while a score of '5' represents a failed condition or the highest "catastrophic impact". Prioritisation for response or action are found by cross-referencing the condition and criticality. The following table, illustrates how these rankings result in ratings for the relevant buildings, rooms or assets and as a consequence a prioritisation for fault response or works.

	Criticality				
	1	2	3	4	5
Condition	No Impact	Low Impact	Medium Impact	High Impact	Catastrophic Impact
1 Poor	M	S	H	VH	VH
2 Worn	M	S	S	H	VH
3 Fair	L	M	S	H	VH
4 Good	L	L	M	S	H
5 Excellent	L	L	M	S	S

Fault response and works response for assets are based on their fault criticality or operational criticality respectively in relation to condition. These priorities are:

Priority	Rating	Fault Response Time	Works Response Time
Priority 1	Very High (VH)	2 Hours	Immediate
Priority 2	High (H)	4 Hours	12 Months
Priority 3	Significant (S)	24 Hours	2 Years
Priority 4	Medium (M)	3 Days	3 - 4 Years

Priority 5	Low (L)	5 Days	4 Years +
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### Prioritisation of faults – Fault Response Time

The suggested fault response times is the period an appropriately qualified resource must arrive on site to address the fault and “make safe”. As the fault is likely to have a reduced rating because of the resource’s response, it should have an amended priority and then be rectified within the amended time or as agreed with site management.

### Prioritisation of works – Works Response Time

Prioritisation of works based on operational criticality are generally deferred maintenance or project works and are prioritised based on available budget at the discretion of site management. These priorities are:

- Priority 1 – urgent work that will prevent immediate closure of premises and address a catastrophic risk to site security, occupants, breaches of legislation, and the government
- Priority 2 – essential work required within twelve months that will prevent serious deterioration of the asset, address risks to security and occupants, and remedy breaches of legislation
- Priority 3 – essential work required within two years that will prevent deterioration, address medium risks to security and occupants, and remedy breaches of legislation
- Priority 4 – work required within three to five years that will prevent deterioration, remedy breaches to legislation, and reduce overall risks
- Priority 5 – work required in five or more years to prevent deterioration or maintain services. These will where possible form part of an upgrade or replacement program.

## Criticality

Criticality relates to the impact of the condition of the component-type on the functionality of the space or area.

### Determining Criticality

The criticality rating is based on the risk to the Department. There are three risk factors to be considered:

1. Risk to the organisation
2. Risk to the site
3. Risk to the provision of services

The following table details the criticality ranking based on these risk factors.

Table Criticality ranking

Criticality ranking	Impact		
	Organisation	Site	Loss of Service
5	Widespread media coverage Potentially damaging to Organisation, Litigation	Widespread media coverage Potentially damaging to Organisation, Litigation	Service cannot be provided Alternate facilities required
4	Widespread media coverage Increase in costs Litigation	High risk of injury to staff, or members of the public Excessive damage to site	Service cannot be provided Alternate facilities required

3	Some media coverage No risk of litigation	Medium risk of injury. Marginal damage to site	Service impact localised
2		Minimal damage, minimal risk of injury	Minimal impact to service
1	No impact	No damage, no risk of injury	No impact

Criticality is primarily assessed on the component from a normal operational perspective, this is referred to as the Operational Criticality.

If a component is noted as having a fault the Fault Criticality is also to be determined. This is because the nature of the fault may introduce risks in excess of what may normally be expected from an operational perspective.

In determining Fault Criticality to undertake remedial action to the asset, the Assessor must take into account:

- Overt safety issues, eg, structural stability, slipping/tripping hazards, compromised fire safety, broken or insecure fixing of glazing
- Compromise to the Functionality, the usability of the space, eg, uneven floors not suited to room activities
- Potential consequential damage to other component-types, eg, a leaking roof may damage ceilings, paint work, etc, a leaking down pipe may undermine the footings and produce slippery surfaces
- Aesthetics. Because an item may appear unsightly does not mean it should automatically be given a high criticality. However, damaged surfaces at the main site entry represents a high use area and may warrant a slightly higher criticality than similar damage in less visible/used areas. Worn surfaces in passive activity areas will have less impact than equivalent level of wear in active areas. Aesthetics on their own should not warrant a high priority.

Each fault must be assessed and reviewed individually. Assessors should not attempt to include associated activities in any fault determination or criticality. Eg., large sections of putty on an external window is missing and the painting is cracked and peeling. Re-fixing the putty/glazing must be assessed separately to the painting.

### Determining Condition:

This audit takes into account:

- visible damage,
- wear and tear,
- unusual noise,
- unusual vibration,
- any other abnormal operating condition

### Functionality

For this assessment, maintenance priorities are directed to ensuring Functionality is maintained. This means that the condition of a component-type/component should be such that the Site, Room, Building or Asset can be reasonably and safely used for its originally intended purpose, without unreasonable compromise.

In addition, the condition should not unduly compromise Amenity and Public Image

Eg:

- No heating – functionality/usage of the room could be severely compromised in winter. This depends on the room usage as heating.
- Poor heating – still operational but may limit the functionality of the space under certain conditions. Normally on cold days the heaters may need to operate longer to reach an appropriate temperature. In alpine areas this may still warrant a high priority but not in other climate zones.

The following table shows the relative condition index descriptors.

### Relative condition index

	5 Excellent	4 Good	3 Fair	2 Worn	1 Poor
<b>Structure</b>	Sound structure	Functionally sound structure	Adequate structure, some evidence of foundation movement, minor cracking	Structure functioning but with problems due foundation movement, Some significant cracking	Structure has serious problems and concern is held for the integrity of the structure
<b>Internal and External Fabrics</b>	Fabric constructed with sound materials, true to line and level  No evidence of deterioration or discolouration	Showing minor wear and tear and minor deterioration of surfaces	Appearance affected by minor cracking, staining, or minor leakage  Indications of breaches of weatherproofing  Minor damage to coatings	Fabric damaged, weakened or displaced  Appearance affected by cracking, staining, overflows, or breakages.  Breaches of weatherproofing evident.  Coatings in need of heavy maintenance or renewal	Fabric is badly damaged or weakened  Appearance affected by cracking, staining, overflows, leakage, or wilful damage  Breaches of waterproofing  Coatings badly damaged or non-existent
<b>Services</b>	All components operable and well maintained	All components operable	Occasional outages, breakdowns or blockages. Increased maintenance required	Failures of plumbing electrical and mechanical components common place	Plumbing, electrical and mechanical components are unsafe or inoperable
<b>Fittings</b>	Well secured and operational, sound of function and appearance	Operational and functional, minor wear and tear	Generally operational. Minor breakage	Fittings of poor quality and appearance, often inoperable and damaged.	Most are inoperable or damaged
<b>Maintenance</b>	Well maintained and clean	Increased maintenance inspection required	Regular and programmed maintenance inspections essential	Frequent maintenance inspections essential. Short-term element replacement rehabilitation	Minimum life expectancy, requiring urgent rehabilitation or replacement

## Appendix D - Key Notes

The Appendix is an area for the recording of key notes and information in relation to this asset. As an example this section could be utilised to record budget proposal approval/declines, the effect the declined budget has on the asset, notes for future proposals and demand related issues. In essence this section can be used to record all noteworthy information.





## Site Asset Management Plan

### Albury depot - Site

174 North Street, Albury, Albury, NSW, 2640, Australia

16 November 2022

## Macutex Quality Assurance Auditing

<b>Prepared for:</b>	Essential Energy 2021
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<b>Site Address:</b>	174 North Street, Albury, Albury, NSW, 2640, Australia
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# 1. Introduction

## 1.1 Background

Essential Energy, as a state-owned corporation, builds, operates and maintains the electricity network across 95% of New South Wales and parts of southern Queensland. The organisation has undertaken a 5-year transformation program to improve operations and profitability. This asset management initiative embarked on by the Property Division will support the transformation initiative by delivering improved property management processes.

The asset management project will facilitate the shift in organisational asset management capability, allowing for alignment to ISO 55001 and principles of The Asset Management Policy for the NSW Public Sector.

This Asset Management Plan (AMP) is directly related and refers to Essential Energy's over-arching Asset Management Framework (AMF) and other relevant documents/legislation as set out within the AMF.

## 2. Scope

This AMP covers the Site and its asset base.

The building is located within Albury depot site at 174 North Street, Albury, Albury, NSW, 2640, Australia.

Data in this report was acquired during an audit conducted 03/05/2021.

Site



Site is approximately 14048 sqms

The site asset base was audited where applicable as follows:

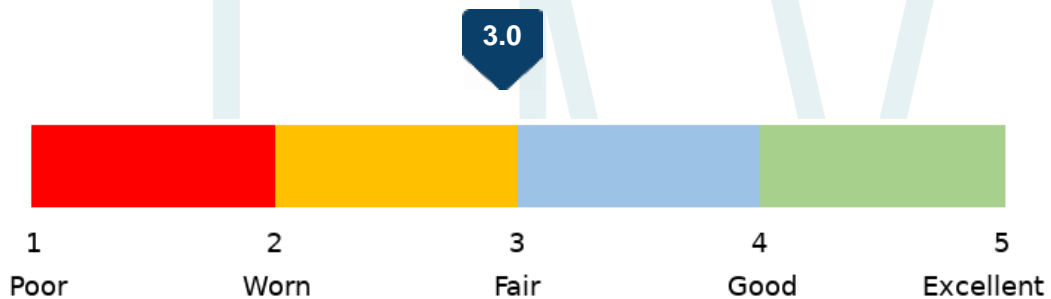
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external lighting and security measures such as CCTV.
- Site assets including boundary walls, fencing and gates, landscaping, rainwater tanks and retaining walls.
- Services - Plumbing including sinks and toilets.

### 3. Condition Assessment

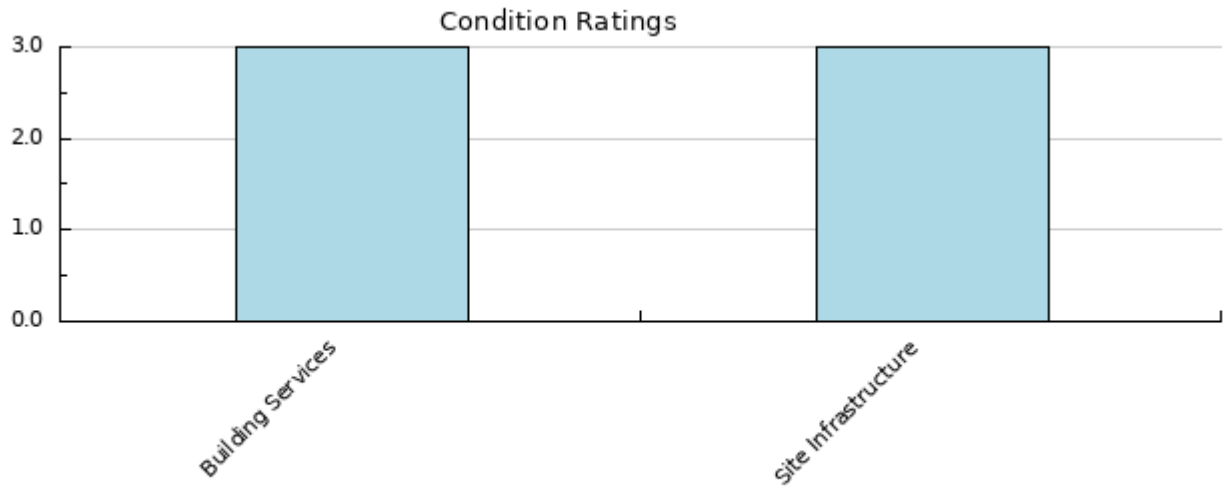
This audit has been rated on the following condition rating criteria:

Condition	Rating	Definition
Excellent	5	<ul style="list-style-type: none"> <li>No defects</li> <li>As new condition and appearance</li> <li>Only preventative maintenance required</li> </ul>
Good	4	<ul style="list-style-type: none"> <li>Superficial wear and tear</li> <li>Minor defects and some deterioration to surface finishes</li> <li>No major defects</li> <li>Major maintenance not required</li> <li>Minor maintenance only required</li> </ul>
Fair	3	<ul style="list-style-type: none"> <li>Average condition</li> <li>Deteriorated surfaces require attention</li> <li>Services are functional but require attention</li> <li>Deferred maintenance work exists</li> <li>Small number of defects identified</li> </ul>
Worn	2	<ul style="list-style-type: none"> <li>Badly deteriorated</li> <li>Structural problems</li> <li>General poor condition and with eroded protective coatings</li> <li>Elements are broken and services are not performing</li> <li>Significant number of major defects</li> <li>Major repairs required</li> </ul>
Poor	1	<ul style="list-style-type: none"> <li>Not operational</li> <li>Unfit for occupancy or normal use</li> <li>Building has failed</li> <li>Complete replacement required</li> </ul>

Site was assessed on 03/05/2021. The resulting site average condition rating per the table below is:



The Elements Group condition assessment rating is per the following chart:



Further detail is provided in subsequent sections of this AMP and the online Site Condition Report.

## Services - Electrical

### Asset Function and Details

Services - Electrical comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
External Lighting	Flood	5	ITEM	ESEN_Wk24ADep-633	Site - Site

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
External Lighting	Flood	ESEN_Wk24ADep-633	15	12

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
External Lighting	Flood	ESEN_Wk24ADep-633	3	3 - Fair

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

## Site

### Asset Function and Details

Site comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Boundary Walls, Fencing and Gates	Electric Swing Gate	1	ITEM	ESEN_Wk24ADep-628	Site - Site
Boundary Walls, Fencing and Gates	Electric Swing Gate	1	ITEM	ESEN_Wk24ADep-629	Site - Site
Outbuildings	Shed Small <10sqm	1	ITEM	ESEN_Wk24ADep-630	Site - Site
Stormwater & Drainage	Kerb and Channel - Concrete	450	LM	ESEN_Wk24ADep-634	Site - Site
Stormwater & Drainage	Stormwater Pit - Metal Cover	22	ITEM	ESEN_Wk24ADep-635	Site - Site
Roads & Carparks	Roads - Concrete	5450	SQM	ESEN_Wk24ADep-636	Site - Site
Roads & Carparks	Carpark - Unsealed	1800	SQM	ESEN_Wk24ADep-637	Site - Site
Roads & Carparks	Carpark - Asphalt	2800	SQM	ESEN_Wk24ADep-638	Site - Site
Retaining Walls	Masonry	40	SQM	ESEN_Wk24ADep-639	Site - Site
Landscaping	Concrete - Poured	240	SQM	ESEN_Wk24ADep-640	Site - Site
Boundary Walls, Fencing and Gates	Metal Gates (>2m)	2	ITEM	ESEN_Wk24ADep-641	Site - Site
Boundary Walls, Fencing and Gates	Metal Railing (>2m)	390	LM	ESEN_Wk24ADep-642	Site - Site
Roads & Carparks	Carpark - Asphalt	600	SQM	ESEN_Wk24ADep-668	Site - Site
Roads & Carparks	Roads - Concrete	900	SQM	ESEN_Wk24ADep-669	Site - Site

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Boundary Walls, Fencing and Gates	Electric Swing Gate	ESEN_Wk24ADep-628	20	15
Boundary Walls, Fencing and Gates	Electric Swing Gate	ESEN_Wk24ADep-629	20	15
Outbuildings	Shed Small <10sqm	ESEN_Wk24ADep-630	20	15
Stormwater & Drainage	Kerb and Channel - Concrete	ESEN_Wk24ADep-634	40	31
Stormwater & Drainage	Stormwater Pit - Metal Cover	ESEN_Wk24ADep-635	40	31
Roads & Carparks	Roads - Concrete	ESEN_Wk24ADep-636	40	31
Roads & Carparks	Carpark - Unsealed	ESEN_Wk24ADep-637	5	4
Roads & Carparks	Carpark - Asphalt	ESEN_Wk24ADep-638	20	15

Retaining Walls	Masonry	ESEN_Wk24ADep-639	50	39
Landscaping	Concrete - Poured	ESEN_Wk24ADep-640	80	62
Boundary Walls, Fencing and Gates	Metal Gates (>2m)	ESEN_Wk24ADep-641	20	15
Boundary Walls, Fencing and Gates	Metal Railing (>2m)	ESEN_Wk24ADep-642	20	15
Roads & Carparks	Carpark - Asphalt	ESEN_Wk24ADep-668		NA
Roads & Carparks	Roads - Concrete	ESEN_Wk24ADep-669		NA

## Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Boundary Walls, Fencing and Gates	Electric Swing Gate	ESEN_Wk24ADep-628	3	3 - Fair
Boundary Walls, Fencing and Gates	Electric Swing Gate	ESEN_Wk24ADep-629	3	3 - Fair
Outbuildings	Shed Small <10sqm	ESEN_Wk24ADep-630	3	3 - Fair
Stormwater & Drainage	Kerb and Channel - Concrete	ESEN_Wk24ADep-634	3	3 - Fair
Stormwater & Drainage	Stormwater Pit - Metal Cover	ESEN_Wk24ADep-635	3	3 - Fair
Roads & Carparks	Roads - Concrete	ESEN_Wk24ADep-636	3	3 - Fair
Roads & Carparks	Carpark - Unsealed	ESEN_Wk24ADep-637	3	3 - Fair
Roads & Carparks	Carpark - Asphalt	ESEN_Wk24ADep-638	3	3 - Fair
Retaining Walls	Masonry	ESEN_Wk24ADep-639	3	3 - Fair
Landscaping	Concrete - Poured	ESEN_Wk24ADep-640	3	3 - Fair
Boundary Walls, Fencing and Gates	Metal Gates (>2m)	ESEN_Wk24ADep-641	3	3 - Fair
Boundary Walls, Fencing and Gates	Metal Railing (>2m)	ESEN_Wk24ADep-642	3	3 - Fair
Roads & Carparks	Carpark - Asphalt	ESEN_Wk24ADep-668		
Roads & Carparks	Roads - Concrete	ESEN_Wk24ADep-669		

## Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

## Statutory Equipment

### Asset Function and Details

Statutory Equipment comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Storage Unit	Industrial - Pallet racking	4	ITEM	ESEN_Wk24ADep-631	Site - Site
Switchboards	Main control board	1	ITEM	ESEN_Wk24ADep-632	Site - Site

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-631	15	12
Switchboards	Main control board	ESEN_Wk24ADep-632	25	19

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Storage Unit	Industrial - Pallet racking	ESEN_Wk24ADep-631	3	3 - Fair
Switchboards	Main control board	ESEN_Wk24ADep-632	3	3 - Fair

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032



# Appendix A - Maintenance Plan

## Corrective Maintenance

Site	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Roads & Carparks	Carpark - Asphalt	ESEN_Wk24ADep-668	Wear and tear to hard surface material Replace damaged hard surface material	Within 1-2 years	\$66,000
Roads & Carparks	Roads - Concrete	ESEN_Wk24ADep-669	Cracking observed to hard surface material Replace damaged hard surface material	Within 3-5 years	\$157,500



## Appendix B - Definitions

Term	Explanation
Asset management (AM)	Systematic and coordinated activities and practices through which an organization optimally and sustainably manages its assets and asset systems, their associated performance, risks and expenditures over their life cycles for the purpose of achieving its organizational strategic plan
Asset management information	Meaningful data relating to assets and asset management Examples of asset management information include asset registers, drawings, contracts, licences, legal, regulatory and statutory documents, policies, standards, guidance notes, technical instructions, procedures, operating criteria, asset performance and condition data, or all asset management records.
Asset management information system (AMIS)	System for the storage, processing and transmission of asset management information The storage or transmission of asset information can be achieved via multiple types of media
Asset management objective(s)	a) specific and measurable outcome or achievement required of the asset system(s) in order to implement the asset management policy and asset management strategy; and/or b) detailed and measurable level of performance or condition required of the assets; and/or c) specific and measurable outcome or achievement required of the asset management system
Asset management performance	Measurable results of an organization's management of its assets and/or asset system(s) Results are normally measured against the organization's Strategic Plan, Asset Management Policy, Asset Management Strategy, asset management objectives and/or other asset management performance requirements Asset management performance may include the effectiveness of expenditures, the reliability, efficiency, quality, sustainability and value of the assets and their utilization, and/or the impact of assets and asset management upon the organization's financial performance, health and safety performance, environmental performance, compliance and reputation Asset management performance measurement includes measuring the effectiveness of the organization's asset management system
Asset Management Plan	Document specifying activities and resources, responsibilities and timescales for implementing the asset management strategy and delivering the asset management objectives
Asset Management Policy	Principles and mandated requirements derived from, and consistent with, the organizational Strategic Plan, providing a framework for the development and implementation of the Asset Management Strategy and the setting of the asset management objectives
Asset Management Strategy (AMS)	Long-term optimized approach to management of the assets, derived from, and consistent with, the organizational strategic plan and the asset management policy The Asset Management Strategy converts the objectives of the organizational strategic plan and the asset management policy into a high-level, long-term action plan for the assets and/or asset system(s), the asset portfolios and/or the asset management system The high-level, long-term action plans for the assets and the asset management objectives are normally the outputs of the asset management strategy. These elements together form the basis for developing more specific and detailed asset management plan(s).
Asset management system	Organization's asset management policy, Asset Management Strategy, asset management objectives, Asset Management Plan(s) and the activities, processes and organizational structures necessary for their development, implementation and continual improvement A management system is a set of interrelated elements used to establish policy, strategy and objectives and to achieve those objectives through the implementation of plans A management system includes organizational structure, roles and responsibilities, planning activities, standards, information systems, practices, processes, procedures and resources.
Asset portfolio	Complete range of assets and asset systems owned by an organization Assets and asset systems may either be highly integrated and interdependent or deliver more independent and parallel contributions to an organization's total performance. In the latter case, opportunities may exist to manage and optimize assets or asset systems differently across the Portfolio
Asset recognition	An asset is recognised in the balance sheet when it is probable that the future economic benefits will flow to the entity and the asset has a cost or value that can be measured reliably.
Asset Register (AM)	A record of all asset information considered worthy of separate identification including inventory, historical, financial, condition, construction, technical and financial information about each.
Asset Register (Financial)	A record of assets, including financial information about each, that will be beneficial for the cost planning and cost management of the assets
Asset renewal	The process of improving the service potential an asset delivers through such methods as replacement, rehabilitation or reconstruction.
Asset system	Set of assets that interact and/or are interrelated so as to deliver a required business function or service

Asset threshold	The minimum gross value for the recognition of an asset or collection of assets
Asset values	A determination of the value of the asset which depends on the purpose for which it is required
Audit	Systematic, independent process for obtaining evidence and evaluating it objectively to determine the extent to which audit criteria are fulfilled
Australian Standards	Documents published in Australia by Standards Australia that set out specifications and procedures designed to ensure products, services and systems are safe, reliable and consistently perform the way they were intended to.
Business Plan	A plan produced by an organisation which translates the objectives contained in the Annual Plan into detailed work plans for a particular or range of business activities.
Capital works	The planning and procurement of works applied to existing or new assets, resulting in an increase to the capital value of the assets. This includes the creation of new assets, as well as the renewal and replacement of existing assets.
Capital expenditure (CAPEX)	Expenditure used to create new assets or to increase the capacity of existing assets beyond their original design capacity or service potential.
Components	Specific parts of an asset having independent physical or functional identify and having specific attributes such as different life expectancy, maintenance regimes, risk or criticality
Contracted service providers	Individual(s) not directly employed by the organization including contractors, subcontractors, service providers, consultants, agency staff and casual workers
Condition monitoring	Continuous or period inspection, assessment, measurement and interpretation of the resultant data, to indicate the condition of a specific component used to determine the need for preventive or remedial action
Cost	Cost is the amount of cash or cash equivalents paid to acquire an asset at the time of its acquisition or the costs associated with the construction of a new asset. Alternatively, cost can represent the fair value of other consideration given to the acquisition at the time of its acquisition or transfer to an organisation or, where applicable, the amount attributed to that asset when initially recognised in accordance with the specific requirements of other Australian Accounting Standards
Critical assets/asset systems	Assets and/or asset systems that are identified as having the greatest potential to impact on the achievement of the organizational Strategic Plan. The assets can be safety-critical, environment-critical and/or performance-critical, and can relate to legal, regulatory and/or statutory requirements
Demand management	The active intervention in the market to influence demand for services and assets with forecast consequences, usually to avoid or defer Capex expenditure. Demand management is based on the notion that as needs are satisfied, expectations automatically rise and almost every action taken to satisfy demand will continue to stimulate further demand
Depreciation	The wearing out, consumption or other loss of value of an asset whether arising from use, passing of time or obsolescence and through both technological and market changes. Depreciation is accounted for by the allocation of the cost of the asset less its residual value over its useful life.
Deterioration rate	The rate at which an asset approaches failure
Design life	The proposed life of the asset determined as part of the design process
Disposal	A process whereby an asset is disposed of, sold or decommissioned
Economic life	The period from acquisition of the asset to the time when the asset, while physically able to provide a service, ceases to be the lowest cost alternative to satisfy a particular need
Effectiveness	Relates to how well outcomes meet objectives. It concerns the immediate characteristics of an entity's outputs and the degree to which an asset contributes to achieving specified outcomes. Entities should ensure that an asset suits the nature of their business and supports the delivery of budget funded entity outcomes. Extent to which planned activities are realized and planned results achieved
Enablers (asset management)	Supportive systems, procedures, processes, activities and resources that enable an organization to operate its asset management system efficiently and effectively
Functional policy	Specified approach, rules and boundaries set out by an organization, that provide direction and the framework for the control of specific asset-related processes and activities. Functional policies, strategies and objectives relate to asset management activities or processes, such as capital investment, construction methods, maintenance and purchasing. These should not be confused with the asset management policies, Asset Management Strategy or asset management objectives as these are cross-functional and consider the life-cycle optimization of all relevant activities
Functionality	Functionality is 'fitness for purpose'. It describes how well a current asset matches the activities it supports

Key performance indicators (KPIs)	A qualitative or quantitative measure of a service or activity used to compare actual performance against a standard or other target.
Level of service	A relevant measurable standard or target that reflects the required performance to meet agreed expectations in relation to the type, quality and quantity of services delivered
Life	A measure of anticipated life of an asset or component such as time, number of cycles, distance intervals etc.
Life-cycle	The time period commencing with the identification of the need for an asset and terminating with the decommissioning of the asset or any associated liabilities The principal stages of an asset's life-cycle can include: create/acquire, utilize, maintain and renew/dispose
Life-cycle cost	Total expenditure required throughout the life of an asset in order to fund the creation, design, construction, operation, maintenance, renewal and disposal enabling the asset to deliver the desired service level over its life
Maintenance	All actions necessary for retaining an asset as near as practical to its original condition excluding rehabilitation. The work needed to maintain an asset in a condition that enables it to reach its service potential and may expand the assets service life. Note maintenance does not include modification of an asset from its original design.
Maintenance Plan	Collated information, policies and procedures for the optimum maintenance of an asset, or group of assets.
Maintenance standards	The standards set for the maintenance and/or service of an asset in accordance with maintenance quality objectives. Information is usually contained in preventive maintenance schedules and is derived from operation and maintenance manuals, codes of practice, estimating criteria, statutory regulations and mandatory requirements
Operations	Building or asset operation is the active process of running or operating that asset. Operations will consume a variety of resources including human, energy, chemicals and materials and the costs associated with continuing operations are included as part of overall life-cycle cost of an asset.
Original Equipment Manufacturer (OEM)	The original manufacture of the asset, part or component.
Operational Expenditure (OPEX)	The money a company spends on an ongoing, day-to-day basis in order to run a business or system.
Optimize	Achieve by a quantitative or qualitative method, as appropriate, the best value compromise between conflicting factors such as performance, costs and retained risk within any non-negotiable constraints
Performance monitoring	Continuous or period quantitative and qualitative assessments of actual performance compared with specific objectives targets or standards
Plant and equipment	The physical resources of an asset with their own useful life of more than one year and which are not held for sale purposes e.g. vehicles etc
Procedure	Specified way of carrying out an activity or a process Procedure(s) can be either documented or theoretical
Process	Set of interrelated or interacting activities which transforms inputs into outputs Processes may be classified in a number of different ways. A distinction is sometimes made between operational processes which are directly concerned with the planned outputs of the organization, and management processes which provide the framework enabling the operational processes to take place
Program Delivery	Program delivery is the set of activities that agencies are expected to undertake to meet its Targets and Outcomes.
Renewal	Works carried out to upgrade, refurbish or replace existing facilities with newer facilities of equivalent capacity or performance capability
Remaining economic life	The time remaining until an asset ceases to provide the required service level or economic usefulness
Repair	Action to restore an item to its previous condition after failure or damage
Replacement	The complete replacement of an asset that has reached the end of its life. Replacement should provide a similar or agreed alternative or level of service
Replacement value	The cost of replacing the service potential of an existing asset (by reference to a some measure of capacity) with an appropriate modern facility
Risk management	Risk management involves the systematic identification, analysis, treatment and allocation of all risks associated with any business or project. The extent of the risk management practices required will vary depending on the potential impact of the risks (ANAO) Coordinated activities to direct and control an organization with regard to risk

Stakeholder	Person or group having an interest in the organization's performance, success and/or the impact of its activities Examples may include employees, customers, shareholders, financiers, regulators, statutory bodies, contractors, suppliers, unions, or society
Strategic Plan	A plan containing the long term goals and strategies of an organisation. Strategic plans have a strong external focus, cover major portions of an organisation's functions and identify its key targets, actions and resource allocations which specifically relate to the long term survival, value and growth of that organisation
Sub class of asset	A further dissection of a class of assets containing similar properties, nature or functions. This grouping provides better reporting information, enhanced benchmarking and assist long-term portfolio planning
Sustainable	Achieving or retaining an optimum compromise between performance, costs and risks over the asset's life-cycle, whilst avoiding adverse long-term impacts to the organization from short-term decisions The related noun "sustainability" relates to the quality of being sustainable
Sustainable development	An enduring balanced approach to economic activity, environmental responsibility and social progress
Tenant	A person or entity paying rent in exchange for the occupancy of a building also referred to as Lessee.
Useful life	Useful life is the period over which an asset is expected to be available for use by an entity for the same it was acquired. The useful life of an asset may be different to the period of its physical and economic life.
Use	An assessment of how intensively an asset is used based upon its design specifications. Use may be classified as expected, excessive or under-utilised.
Valuation	A periodical assessment of the value of an asset dependent upon the purpose for which the valuation is required. Valuations can be conducted to determine replacement value (for determining maintenance levels or insurance levels), market value for life cycle costing purposes, optimal deprival value for tariff setting and rental value to ensure an asset meets its required rate of return
Whole-of-life costing	An estimate of all expected costs over the lifetime of the relevant asset, including the costs of acquisition, operation and maintenance and disposal.
Business continuity	The ability of an organization to quickly resume core functions following a serious interruption of business activities.
Property	Land or Buildings

## Appendix C - Condition & Criticality Assessment Guide

### 1. Condition and Criticality Matrix

Condition and criticality are defined based on a ranking system of '1' to '5'. A score of '1' represents "excellent condition" or lowest "no impact", while a score of '5' represents a failed condition or the highest "catastrophic impact". Prioritisation for response or action are found by cross-referencing the condition and criticality. The following table, illustrates how these rankings result in ratings for the relevant buildings, rooms or assets and as a consequence a prioritisation for fault response or works.

	Criticality				
	1	2	3	4	5
Condition	No Impact	Low Impact	Medium Impact	High Impact	Catastrophic Impact
1 Poor	M	S	H	VH	VH
2 Worn	M	S	S	H	VH
3 Fair	L	M	S	H	VH
4 Good	L	L	M	S	H
5 Excellent	L	L	M	S	S

Fault response and works response for assets are based on their fault criticality or operational criticality respectively in relation to condition. These priorities are:

Priority	Rating	Fault Response Time	Works Response Time
Priority 1	Very High (VH)	2 Hours	Immediate
Priority 2	High (H)	4 Hours	12 Months
Priority 3	Significant (S)	24 Hours	2 Years
Priority 4	Medium (M)	3 Days	3 - 4 Years

Priority 5	Low (L)	5 Days	4 Years +
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### Prioritisation of faults – Fault Response Time

The suggested fault response times is the period an appropriately qualified resource must arrive on site to address the fault and “make safe”. As the fault is likely to have a reduced rating because of the resource’s response, it should have an amended priority and then be rectified within the amended time or as agreed with site management.

### Prioritisation of works – Works Response Time

Prioritisation of works based on operational criticality are generally deferred maintenance or project works and are prioritised based on available budget at the discretion of site management. These priorities are:

- Priority 1 – urgent work that will prevent immediate closure of premises and address a catastrophic risk to site security, occupants, breaches of legislation, and the government
- Priority 2 – essential work required within twelve months that will prevent serious deterioration of the asset, address risks to security and occupants, and remedy breaches of legislation
- Priority 3 – essential work required within two years that will prevent deterioration, address medium risks to security and occupants, and remedy breaches of legislation
- Priority 4 – work required within three to five years that will prevent deterioration, remedy breaches to legislation, and reduce overall risks
- Priority 5 – work required in five or more years to prevent deterioration or maintain services. These will where possible form part of an upgrade or replacement program.

## Criticality

Criticality relates to the impact of the condition of the component-type on the functionality of the space or area.

### Determining Criticality

The criticality rating is based on the risk to the Department. There are three risk factors to be considered:

1. Risk to the organisation
2. Risk to the site
3. Risk to the provision of services

The following table details the criticality ranking based on these risk factors.

Table Criticality ranking

Criticality ranking	Impact		
	Organisation	Site	Loss of Service
5	Widespread media coverage Potentially damaging to Organisation, Litigation	Widespread media coverage Potentially damaging to Organisation, Litigation	Service cannot be provided Alternate facilities required
4	Widespread media coverage Increase in costs Litigation	High risk of injury to staff, or members of the public Excessive damage to site	Service cannot be provided Alternate facilities required

3	Some media coverage No risk of litigation	Medium risk of injury. Marginal damage to site	Service impact localised
2		Minimal damage, minimal risk of injury	Minimal impact to service
1	No impact	No damage, no risk of injury	No impact

Criticality is primarily assessed on the component from a normal operational perspective, this is referred to as the Operational Criticality.

If a component is noted as having a fault the Fault Criticality is also to be determined. This is because the nature of the fault may introduce risks in excess of what may normally be expected from an operational perspective.

In determining Fault Criticality to undertake remedial action to the asset, the Assessor must take into account:

- Overt safety issues, eg, structural stability, slipping/tripping hazards, compromised fire safety, broken or insecure fixing of glazing
- Compromise to the Functionality, the usability of the space, eg, uneven floors not suited to room activities
- Potential consequential damage to other component-types, eg, a leaking roof may damage ceilings, paint work, etc, a leaking down pipe may undermine the footings and produce slippery surfaces
- Aesthetics. Because an item may appear unsightly does not mean it should automatically be given a high criticality. However, damaged surfaces at the main site entry represents a high use area and may warrant a slightly higher criticality than similar damage in less visible/used areas. Worn surfaces in passive activity areas will have less impact than equivalent level of wear in active areas. Aesthetics on their own should not warrant a high priority.

Each fault must be assessed and reviewed individually. Assessors should not attempt to include associated activities in any fault determination or criticality. Eg., large sections of putty on an external window is missing and the painting is cracked and peeling. Re-fixing the putty/glazing must be assessed separately to the painting.

### Determining Condition:

This audit takes into account:

- visible damage,
- wear and tear,
- unusual noise,
- unusual vibration,
- any other abnormal operating condition

### Functionality

For this assessment, maintenance priorities are directed to ensuring Functionality is maintained. This means that the condition of a component-type/component should be such that the Site, Room, Building or Asset can be reasonably and safely used for its originally intended purpose, without unreasonable compromise.

In addition, the condition should not unduly compromise Amenity and Public Image

Eg:

- No heating – functionality/usage of the room could be severely compromised in winter. This depends on the room usage as heating.
- Poor heating – still operational but may limit the functionality of the space under certain conditions. Normally on cold days the heaters may need to operate longer to reach an appropriate temperature. In alpine areas this may still warrant a high priority but not in other climate zones.

The following table shows the relative condition index descriptors.



**Relative condition index**

	5 Excellent	4 Good	3 Fair	2 Worn	1 Poor
<b>Structure</b>	Sound structure	Functionally sound structure	Adequate structure, some evidence of foundation movement, minor cracking	Structure functioning but with problems due foundation movement, Some significant cracking	Structure has serious problems and concern is held for the integrity of the structure
<b>Internal and External Fabrics</b>	Fabric constructed with sound materials, true to line and level  No evidence of deterioration or discolouration	Showing minor wear and tear and minor deterioration of surfaces	Appearance affected by minor cracking, staining, or minor leakage  Indications of breaches of weatherproofing  Minor damage to coatings	Fabric damaged, weakened or displaced  Appearance affected by cracking, staining, overflows, or breakages.  Breaches of weatherproofing evident.  Coatings in need of heavy maintenance or renewal	Fabric is badly damaged or weakened  Appearance affected by cracking, staining, overflows, leakage, or wilful damage  Breaches of waterproofing  Coatings badly damaged or non-existent
<b>Services</b>	All components operable and well maintained	All components operable	Occasional outages, breakdowns or blockages. Increased maintenance required	Failures of plumbing electrical and mechanical components common place	Plumbing, electrical and mechanical components are unsafe or inoperable
<b>Fittings</b>	Well secured and operational, sound of function and appearance	Operational and functional, minor wear and tear	Generally operational. Minor breakage	Fittings of poor quality and appearance, often inoperable and damaged.	Most are inoperable or damaged
<b>Maintenance</b>	Well maintained and clean	Increased maintenance inspection required	Regular and programmed maintenance inspections essential	Frequent maintenance inspections essential. Short-term element replacement rehabilitation	Minimum life expectancy, requiring urgent rehabilitation or replacement

## Appendix D - Key Notes

The Appendix is an area for the recording of key notes and information in relation to this asset. As an example this section could be utilised to record budget proposal approval/declines, the effect the declined budget has on the asset, notes for future proposals and demand related issues. In essence this section can be used to record all noteworthy information.





## **Transformer store Asset Management Plan**

### **Albury depot - Transformer store**

174 North Street, Albury, Albury, NSW, 2640, Australia

16 November 2022

## Macutex Quality Assurance Auditing

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# 1. Introduction

## 1.1 Background

Essential Energy, as a state-owned corporation, builds, operates and maintains the electricity network across 95% of New South Wales and parts of southern Queensland. The organisation has undertaken a 5-year transformation program to improve operations and profitability. This asset management initiative embarked on by the Property Division will support the transformation initiative by delivering improved property management processes.

The asset management project will facilitate the shift in organisational asset management capability, allowing for alignment to ISO 55001 and principles of The Asset Management Policy for the NSW Public Sector.

This Asset Management Plan (AMP) is directly related and refers to Essential Energy's over-arching Asset Management Framework (AMF) and other relevant documents/legislation as set out within the AMF.

## 2. Scope

This AMP covers the Transformer store and its asset base.

The building is located within Albury depot site at 174 North Street, Albury, Albury, NSW, 2640, Australia.

Data in this report was acquired during an audit conducted 03/05/2021.

Transformer store



Transformer store is approximately 115 sqms

The site asset base was audited where applicable as follows:

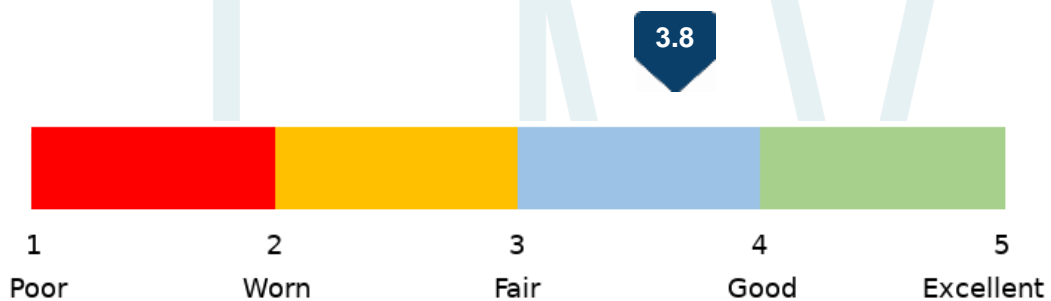
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external lighting and security measures such as CCTV.
- Site assets including boundary walls, fencing and gates, landscaping, rainwater tanks and retaining walls.
- Services - Plumbing including sinks and toilets.

### 3. Condition Assessment

This audit has been rated on the following condition rating criteria:

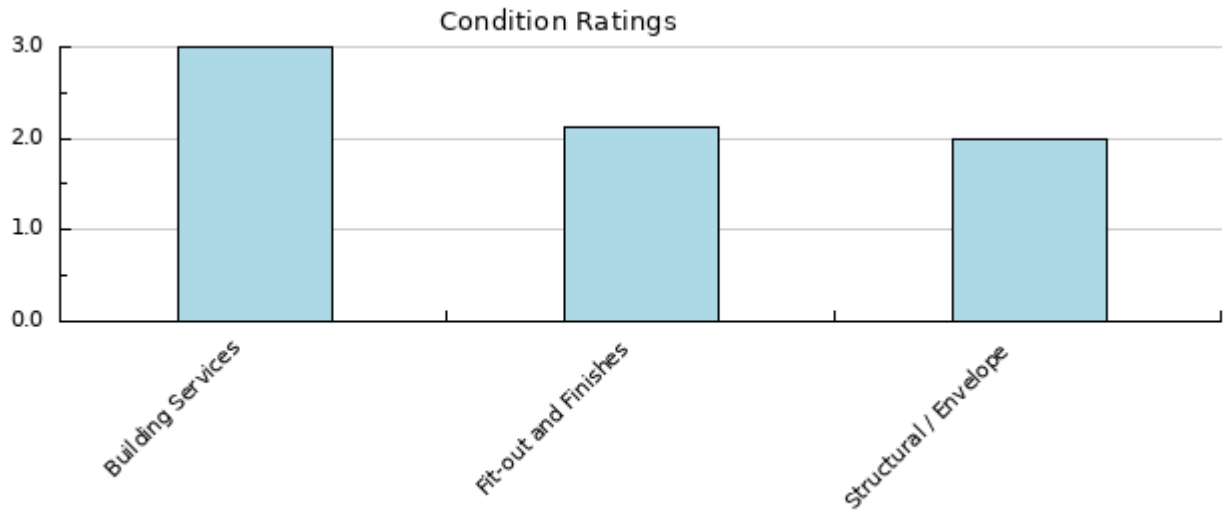
Condition	Rating	Definition
Excellent	5	<ul style="list-style-type: none"> <li>No defects</li> <li>As new condition and appearance</li> <li>Only preventative maintenance required</li> </ul>
Good	4	<ul style="list-style-type: none"> <li>Superficial wear and tear</li> <li>Minor defects and some deterioration to surface finishes</li> <li>No major defects</li> <li>Major maintenance not required</li> <li>Minor maintenance only required</li> </ul>
Fair	3	<ul style="list-style-type: none"> <li>Average condition</li> <li>Deteriorated surfaces require attention</li> <li>Services are functional but require attention</li> <li>Deferred maintenance work exists</li> <li>Small number of defects identified</li> </ul>
Worn	2	<ul style="list-style-type: none"> <li>Badly deteriorated</li> <li>Structural problems</li> <li>General poor condition and with eroded protective coatings</li> <li>Elements are broken and services are not performing</li> <li>Significant number of major defects</li> <li>Major repairs required</li> </ul>
Poor	1	<ul style="list-style-type: none"> <li>Not operational</li> <li>Unfit for occupancy or normal use</li> <li>Building has failed</li> <li>Complete replacement required</li> </ul>

Transformer store was assessed on 03/05/2021. The resulting site average condition rating per the table below is:





The Elements Group condition assessment rating is per the following chart:



Further detail is provided in subsequent sections of this AMP and the online Site Condition Report.

## Building Structure

### Asset Function and Details

Building Structure comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Wall Structure	Metal/Steel Frame	280	SQM	ESEN_Wk24ADep-650	External - External
Roof Structure	Portal Frame - Metal/Steel	115	SQM	ESEN_Wk24ADep-651	External - External
Foundation	Concrete slab	115	SQM	ESEN_Wk24ADep-652	External - External

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Wall Structure	Metal/Steel Frame	ESEN_Wk24ADep-650	50	48
Roof Structure	Portal Frame - Metal/Steel	ESEN_Wk24ADep-651	50	48
Foundation	Concrete slab	ESEN_Wk24ADep-652	80	77

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Wall Structure	Metal/Steel Frame	ESEN_Wk24ADep-650	2	4 - Good
Roof Structure	Portal Frame - Metal/Steel	ESEN_Wk24ADep-651	2	4 - Good
Foundation	Concrete slab	ESEN_Wk24ADep-652	2	4 - Good

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

## External Fabric

### Asset Function and Details

External Fabric comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Doors	Swing - Steel	1	ITEM	ESEN_Wk24ADep-643	External - External
Doors	Sliding - Steel	3	ITEM	ESEN_Wk24ADep-644	External - External
Wall Cladding	Colorbond	275	SQM	ESEN_Wk24ADep-645	External - External
Wall Cladding	Polycarbonate	5	SQM	ESEN_Wk24ADep-646	External - External
Downpipes	Colorbond	15	LM	ESEN_Wk24ADep-648	External - External
Guttering	Fascia Gutter - Colorbond	25	LM	ESEN_Wk24ADep-647	External - External
Roof Cladding	Pitched - Colorbond	115	SQM	ESEN_Wk24ADep-649	External - External

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Doors	Swing - Steel	ESEN_Wk24ADep-643	20	19
Doors	Sliding - Steel	ESEN_Wk24ADep-644	20	19
Wall Cladding	Colorbond	ESEN_Wk24ADep-645	25	24
Wall Cladding	Polycarbonate	ESEN_Wk24ADep-646	15	14
Downpipes	Colorbond	ESEN_Wk24ADep-648	15	14
Guttering	Fascia Gutter - Colorbond	ESEN_Wk24ADep-647	15	14
Roof Cladding	Pitched - Colorbond	ESEN_Wk24ADep-649	25	24

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Doors	Swing - Steel	ESEN_Wk24ADep-643	2	4 - Good
Doors	Sliding - Steel	ESEN_Wk24ADep-644	2	4 - Good
Wall Cladding	Colorbond	ESEN_Wk24ADep-645	2	4 - Good
Wall Cladding	Polycarbonate	ESEN_Wk24ADep-646	2	4 - Good
Downpipes	Colorbond	ESEN_Wk24ADep-648	2	4 - Good
Guttering	Fascia Gutter - Colorbond	ESEN_Wk24ADep-647	2	4 - Good

## Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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## Internal Finishes

### Asset Function and Details

Internal Finishes comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Floor Finish	Epoxy	115	SQM	ESEN_Wk24ADep-654	G - Transformer store

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Floor Finish	Epoxy	ESEN_Wk24ADep-654	5	4

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Floor Finish	Epoxy	ESEN_Wk24ADep-654	3	3 - Fair

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Floor Finish				\$5,900						

## Services - Fire

### Asset Function and Details

Services - Fire comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk24ADep-653	G - Transformer store

### Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-653	10	8

### Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk24ADep-653	3	3 - Fair

### Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
ESM								\$359		

## Appendix A - Maintenance Plan

### Corrective Maintenance



## Appendix B - Definitions

Term	Explanation
Asset management (AM)	Systematic and coordinated activities and practices through which an organization optimally and sustainably manages its assets and asset systems, their associated performance, risks and expenditures over their life cycles for the purpose of achieving its organizational strategic plan
Asset management information	Meaningful data relating to assets and asset management Examples of asset management information include asset registers, drawings, contracts, licences, legal, regulatory and statutory documents, policies, standards, guidance notes, technical instructions, procedures, operating criteria, asset performance and condition data, or all asset management records.
Asset management information system (AMIS)	System for the storage, processing and transmission of asset management information The storage or transmission of asset information can be achieved via multiple types of media
Asset management objective(s)	a) specific and measurable outcome or achievement required of the asset system(s) in order to implement the asset management policy and asset management strategy; and/or b) detailed and measurable level of performance or condition required of the assets; and/or c) specific and measurable outcome or achievement required of the asset management system
Asset management performance	Measurable results of an organization's management of its assets and/or asset system(s) Results are normally measured against the organization's Strategic Plan, Asset Management Policy, Asset Management Strategy, asset management objectives and/or other asset management performance requirements Asset management performance may include the effectiveness of expenditures, the reliability, efficiency, quality, sustainability and value of the assets and their utilization, and/or the impact of assets and asset management upon the organization's financial performance, health and safety performance, environmental performance, compliance and reputation Asset management performance measurement includes measuring the effectiveness of the organization's asset management system
Asset Management Plan	Document specifying activities and resources, responsibilities and timescales for implementing the asset management strategy and delivering the asset management objectives
Asset Management Policy	Principles and mandated requirements derived from, and consistent with, the organizational Strategic Plan, providing a framework for the development and implementation of the Asset Management Strategy and the setting of the asset management objectives
Asset Management Strategy (AMS)	Long-term optimized approach to management of the assets, derived from, and consistent with, the organizational strategic plan and the asset management policy The Asset Management Strategy converts the objectives of the organizational strategic plan and the asset management policy into a high-level, long-term action plan for the assets and/or asset system(s), the asset portfolios and/or the asset management system The high-level, long-term action plans for the assets and the asset management objectives are normally the outputs of the asset management strategy. These elements together form the basis for developing more specific and detailed asset management plan(s).
Asset management system	Organization's asset management policy, Asset Management Strategy, asset management objectives, Asset Management Plan(s) and the activities, processes and organizational structures necessary for their development, implementation and continual improvement A management system is a set of interrelated elements used to establish policy, strategy and objectives and to achieve those objectives through the implementation of plans A management system includes organizational structure, roles and responsibilities, planning activities, standards, information systems, practices, processes, procedures and resources.
Asset portfolio	Complete range of assets and asset systems owned by an organization Assets and asset systems may either be highly integrated and interdependent or deliver more independent and parallel contributions to an organization's total performance. In the latter case, opportunities may exist to manage and optimize assets or asset systems differently across the Portfolio
Asset recognition	An asset is recognised in the balance sheet when it is probable that the future economic benefits will flow to the entity and the asset has a cost or value that can be measured reliably.
Asset Register (AM)	A record of all asset information considered worthy of separate identification including inventory, historical, financial, condition, construction, technical and financial information about each.
Asset Register (Financial)	A record of assets, including financial information about each, that will be beneficial for the cost planning and cost management of the assets
Asset renewal	The process of improving the service potential an asset delivers through such methods as replacement, rehabilitation or reconstruction.
Asset system	Set of assets that interact and/or are interrelated so as to deliver a required business function or service



Asset threshold	The minimum gross value for the recognition of an asset or collection of assets
Asset values	A determination of the value of the asset which depends on the purpose for which it is required
Audit	Systematic, independent process for obtaining evidence and evaluating it objectively to determine the extent to which audit criteria are fulfilled
Australian Standards	Documents published in Australia by Standards Australia that set out specifications and procedures designed to ensure products, services and systems are safe, reliable and consistently perform the way they were intended to.
Business Plan	A plan produced by an organisation which translates the objectives contained in the Annual Plan into detailed work plans for a particular or range of business activities.
Capital works	The planning and procurement of works applied to existing or new assets, resulting in an increase to the capital value of the assets. This includes the creation of new assets, as well as the renewal and replacement of existing assets.
Capital expenditure (CAPEX)	Expenditure used to create new assets or to increase the capacity of existing assets beyond their original design capacity or service potential.
Components	Specific parts of an asset having independent physical or functional identify and having specific attributes such as different life expectancy, maintenance regimes, risk or criticality
Contracted service providers	Individual(s) not directly employed by the organization including contractors, subcontractors, service providers, consultants, agency staff and casual workers
Condition monitoring	Continuous or period inspection, assessment, measurement and interpretation of the resultant data, to indicate the condition of a specific component used to determine the need for preventive or remedial action
Cost	Cost is the amount of cash or cash equivalents paid to acquire an asset at the time of its acquisition or the costs associated with the construction of a new asset. Alternatively, cost can represent the fair value of other consideration given to the acquisition at the time of its acquisition or transfer to an organisation or, where applicable, the amount attributed to that asset when initially recognised in accordance with the specific requirements of other Australian Accounting Standards
Critical assets/asset systems	Assets and/or asset systems that are identified as having the greatest potential to impact on the achievement of the organizational Strategic Plan. The assets can be safety-critical, environment-critical and/or performance-critical, and can relate to legal, regulatory and/or statutory requirements
Demand management	The active intervention in the market to influence demand for services and assets with forecast consequences, usually to avoid or defer Capex expenditure. Demand management is based on the notion that as needs are satisfied, expectations automatically rise and almost every action taken to satisfy demand will continue to stimulate further demand
Depreciation	The wearing out, consumption or other loss of value of an asset whether arising from use, passing of time or obsolescence and through both technological and market changes. Depreciation is accounted for by the allocation of the cost of the asset less its residual value over its useful life.
Deterioration rate	The rate at which an asset approaches failure
Design life	The proposed life of the asset determined as part of the design process
Disposal	A process whereby an asset is disposed of, sold or decommissioned
Economic life	The period from acquisition of the asset to the time when the asset, while physically able to provide a service, ceases to be the lowest cost alternative to satisfy a particular need
Effectiveness	Relates to how well outcomes meet objectives. It concerns the immediate characteristics of an entity's outputs and the degree to which an asset contributes to achieving specified outcomes. Entities should ensure that an asset suits the nature of their business and supports the delivery of budget funded entity outcomes. Extent to which planned activities are realized and planned results achieved
Enablers (asset management)	Supportive systems, procedures, processes, activities and resources that enable an organization to operate its asset management system efficiently and effectively
Functional policy	Specified approach, rules and boundaries set out by an organization, that provide direction and the framework for the control of specific asset-related processes and activities. Functional policies, strategies and objectives relate to asset management activities or processes, such as capital investment, construction methods, maintenance and purchasing. These should not be confused with the asset management policies, Asset Management Strategy or asset management objectives as these are cross-functional and consider the life-cycle optimization of all relevant activities
Functionality	Functionality is 'fitness for purpose'. It describes how well a current asset matches the activities it supports

Key performance indicators (KPIs)	A qualitative or quantitative measure of a service or activity used to compare actual performance against a standard or other target.
Level of service	A relevant measurable standard or target that reflects the required performance to meet agreed expectations in relation to the type, quality and quantity of services delivered
Life	A measure of anticipated life of an asset or component such as time, number of cycles, distance intervals etc.
Life-cycle	The time period commencing with the identification of the need for an asset and terminating with the decommissioning of the asset or any associated liabilities The principal stages of an asset's life-cycle can include: create/acquire, utilize, maintain and renew/dispose
Life-cycle cost	Total expenditure required throughout the life of an asset in order to fund the creation, design, construction, operation, maintenance, renewal and disposal enabling the asset to deliver the desired service level over its life
Maintenance	All actions necessary for retaining an asset as near as practical to its original condition excluding rehabilitation. The work needed to maintain an asset in a condition that enables it to reach its service potential and may expand the assets service life. Note maintenance does not include modification of an asset from its original design.
Maintenance Plan	Collated information, policies and procedures for the optimum maintenance of an asset, or group of assets.
Maintenance standards	The standards set for the maintenance and/or service of an asset in accordance with maintenance quality objectives. Information is usually contained in preventive maintenance schedules and is derived from operation and maintenance manuals, codes of practice, estimating criteria, statutory regulations and mandatory requirements
Operations	Building or asset operation is the active process of running or operating that asset. Operations will consume a variety of resources including human, energy, chemicals and materials and the costs associated with continuing operations are included as part of overall life-cycle cost of an asset.
Original Equipment Manufacturer (OEM)	The original manufacture of the asset, part or component.
Operational Expenditure (OPEX)	The money a company spends on an ongoing, day-to-day basis in order to run a business or system.
Optimize	Achieve by a quantitative or qualitative method, as appropriate, the best value compromise between conflicting factors such as performance, costs and retained risk within any non-negotiable constraints
Performance monitoring	Continuous or period quantitative and qualitative assessments of actual performance compared with specific objectives targets or standards
Plant and equipment	The physical resources of an asset with their own useful life of more than one year and which are not held for sale purposes e.g. vehicles etc
Procedure	Specified way of carrying out an activity or a process Procedure(s) can be either documented or theoretical
Process	Set of interrelated or interacting activities which transforms inputs into outputs Processes may be classified in a number of different ways. A distinction is sometimes made between operational processes which are directly concerned with the planned outputs of the organization, and management processes which provide the framework enabling the operational processes to take place
Program Delivery	Program delivery is the set of activities that agencies are expected to undertake to meet its Targets and Outcomes.
Renewal	Works carried out to upgrade, refurbish or replace existing facilities with newer facilities of equivalent capacity or performance capability
Remaining economic life	The time remaining until an asset ceases to provide the required service level or economic usefulness
Repair	Action to restore an item to its previous condition after failure or damage
Replacement	The complete replacement of an asset that has reached the end of its life. Replacement should provide a similar or agreed alternative or level of service
Replacement value	The cost of replacing the service potential of an existing asset (by reference to a some measure of capacity) with an appropriate modern facility
Risk management	Risk management involves the systematic identification, analysis, treatment and allocation of all risks associated with any business or project. The extent of the risk management practices required will vary depending on the potential impact of the risks (ANAO) Coordinated activities to direct and control an organization with regard to risk

Stakeholder	Person or group having an interest in the organization's performance, success and/or the impact of its activities Examples may include employees, customers, shareholders, financiers, regulators, statutory bodies, contractors, suppliers, unions, or society
Strategic Plan	A plan containing the long term goals and strategies of an organisation. Strategic plans have a strong external focus, cover major portions of an organisation's functions and identify its key targets, actions and resource allocations which specifically relate to the long term survival, value and growth of that organisation
Sub class of asset	A further dissection of a class of assets containing similar properties, nature or functions. This grouping provides better reporting information, enhanced benchmarking and assist long-term portfolio planning
Sustainable	Achieving or retaining an optimum compromise between performance, costs and risks over the asset's life-cycle, whilst avoiding adverse long-term impacts to the organization from short-term decisions The related noun "sustainability" relates to the quality of being sustainable
Sustainable development	An enduring balanced approach to economic activity, environmental responsibility and social progress
Tenant	A person or entity paying rent in exchange for the occupancy of a building also referred to as Lessee.
Useful life	Useful life is the period over which an asset is expected to be available for use by an entity for the same it was acquired. The useful life of an asset may be different to the period of its physical and economic life.
Use	An assessment of how intensively an asset is used based upon its design specifications. Use may be classified as expected, excessive or under-utilised.
Valuation	A periodical assessment of the value of an asset dependent upon the purpose for which the valuation is required. Valuations can be conducted to determine replacement value (for determining maintenance levels or insurance levels), market value for life cycle costing purposes, optimal deprival value for tariff setting and rental value to ensure an asset meets its required rate of return
Whole-of-life costing	An estimate of all expected costs over the lifetime of the relevant asset, including the costs of acquisition, operation and maintenance and disposal.
Business continuity	The ability of an organization to quickly resume core functions following a serious interruption of business activities.
Property	Land or Buildings

## Appendix C - Condition & Criticality Assessment Guide

### 1. Condition and Criticality Matrix

Condition and criticality are defined based on a ranking system of '1' to '5'. A score of '1' represents "excellent condition" or lowest "no impact", while a score of '5' represents a failed condition or the highest "catastrophic impact". Prioritisation for response or action are found by cross-referencing the condition and criticality. The following table, illustrates how these rankings result in ratings for the relevant buildings, rooms or assets and as a consequence a prioritisation for fault response or works.

	Criticality				
	1	2	3	4	5
Condition	No Impact	Low Impact	Medium Impact	High Impact	Catastrophic Impact
1 Poor	M	S	H	VH	VH
2 Worn	M	S	S	H	VH
3 Fair	L	M	S	H	VH
4 Good	L	L	M	S	H
5 Excellent	L	L	M	S	S

Fault response and works response for assets are based on their fault criticality or operational criticality respectively in relation to condition. These priorities are:

Priority	Rating	Fault Response Time	Works Response Time
Priority 1	Very High (VH)	2 Hours	Immediate
Priority 2	High (H)	4 Hours	12 Months
Priority 3	Significant (S)	24 Hours	2 Years
Priority 4	Medium (M)	3 Days	3 - 4 Years

Priority 5	Low (L)	5 Days	4 Years +
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### Prioritisation of faults – Fault Response Time

The suggested fault response times is the period an appropriately qualified resource must arrive on site to address the fault and “make safe”. As the fault is likely to have a reduced rating because of the resource’s response, it should have an amended priority and then be rectified within the amended time or as agreed with site management.

### Prioritisation of works – Works Response Time

Prioritisation of works based on operational criticality are generally deferred maintenance or project works and are prioritised based on available budget at the discretion of site management. These priorities are:

- Priority 1 – urgent work that will prevent immediate closure of premises and address a catastrophic risk to site security, occupants, breaches of legislation, and the government
- Priority 2 – essential work required within twelve months that will prevent serious deterioration of the asset, address risks to security and occupants, and remedy breaches of legislation
- Priority 3 – essential work required within two years that will prevent deterioration, address medium risks to security and occupants, and remedy breaches of legislation
- Priority 4 – work required within three to five years that will prevent deterioration, remedy breaches to legislation, and reduce overall risks
- Priority 5 – work required in five or more years to prevent deterioration or maintain services. These will where possible form part of an upgrade or replacement program.

## Criticality

Criticality relates to the impact of the condition of the component-type on the functionality of the space or area.

### Determining Criticality

The criticality rating is based on the risk to the Department. There are three risk factors to be considered:

1. Risk to the organisation
2. Risk to the site
3. Risk to the provision of services

The following table details the criticality ranking based on these risk factors.

Table Criticality ranking

Criticality ranking	Impact		
	Organisation	Site	Loss of Service
5	Widespread media coverage Potentially damaging to Organisation, Litigation	Widespread media coverage Potentially damaging to Organisation, Litigation	Service cannot be provided Alternate facilities required
4	Widespread media coverage Increase in costs Litigation	High risk of injury to staff, or members of the public Excessive damage to site	Service cannot be provided Alternate facilities required

3	Some media coverage No risk of litigation	Medium risk of injury. Marginal damage to site	Service impact localised
2		Minimal damage, minimal risk of injury	Minimal impact to service
1	No impact	No damage, no risk of injury	No impact

Criticality is primarily assessed on the component from a normal operational perspective, this is referred to as the Operational Criticality.

If a component is noted as having a fault the Fault Criticality is also to be determined. This is because the nature of the fault may introduce risks in excess of what may normally be expected from an operational perspective.

In determining Fault Criticality to undertake remedial action to the asset, the Assessor must take into account:

- Overt safety issues, eg, structural stability, slipping/tripping hazards, compromised fire safety, broken or insecure fixing of glazing
- Compromise to the Functionality, the usability of the space, eg, uneven floors not suited to room activities
- Potential consequential damage to other component-types, eg, a leaking roof may damage ceilings, paint work, etc, a leaking down pipe may undermine the footings and produce slippery surfaces
- Aesthetics. Because an item may appear unsightly does not mean it should automatically be given a high criticality. However, damaged surfaces at the main site entry represents a high use area and may warrant a slightly higher criticality than similar damage in less visible/used areas. Worn surfaces in passive activity areas will have less impact than equivalent level of wear in active areas. Aesthetics on their own should not warrant a high priority.

Each fault must be assessed and reviewed individually. Assessors should not attempt to include associated activities in any fault determination or criticality. Eg., large sections of putty on an external window is missing and the painting is cracked and peeling. Re-fixing the putty/glazing must be assessed separately to the painting.

### Determining Condition:

This audit takes into account:

- visible damage,
- wear and tear,
- unusual noise,
- unusual vibration,
- any other abnormal operating condition

### Functionality

For this assessment, maintenance priorities are directed to ensuring Functionality is maintained. This means that the condition of a component-type/component should be such that the Site, Room, Building or Asset can be reasonably and safely used for its originally intended purpose, without unreasonable compromise.

In addition, the condition should not unduly compromise Amenity and Public Image

Eg:

- No heating – functionality/usage of the room could be severely compromised in winter. This depends on the room usage as heating.
- Poor heating – still operational but may limit the functionality of the space under certain conditions. Normally on cold days the heaters may need to operate longer to reach an appropriate temperature. In alpine areas this may still warrant a high priority but not in other climate zones.

The following table shows the relative condition index descriptors.

### Relative condition index

	5 Excellent	4 Good	3 Fair	2 Worn	1 Poor
<b>Structure</b>	Sound structure	Functionally sound structure	Adequate structure, some evidence of foundation movement, minor cracking	Structure functioning but with problems due foundation movement, Some significant cracking	Structure has serious problems and concern is held for the integrity of the structure
<b>Internal and External Fabrics</b>	Fabric constructed with sound materials, true to line and level  No evidence of deterioration or discolouration	Showing minor wear and tear and minor deterioration of surfaces	Appearance affected by minor cracking, staining, or minor leakage  Indications of breaches of weatherproofing  Minor damage to coatings	Fabric damaged, weakened or displaced  Appearance affected by cracking, staining, overflows, or breakages.  Breaches of weatherproofing evident.  Coatings in need of heavy maintenance or renewal	Fabric is badly damaged or weakened  Appearance affected by cracking, staining, overflows, leakage, or wilful damage  Breaches of waterproofing  Coatings badly damaged or non-existent
<b>Services</b>	All components operable and well maintained	All components operable	Occasional outages, breakdowns or blockages. Increased maintenance required	Failures of plumbing electrical and mechanical components common place	Plumbing, electrical and mechanical components are unsafe or inoperable
<b>Fittings</b>	Well secured and operational, sound of function and appearance	Operational and functional, minor wear and tear	Generally operational. Minor breakage	Fittings of poor quality and appearance, often inoperable and damaged.	Most are inoperable or damaged
<b>Maintenance</b>	Well maintained and clean	Increased maintenance inspection required	Regular and programmed maintenance inspections essential	Frequent maintenance inspections essential. Short-term element replacement rehabilitation	Minimum life expectancy, requiring urgent rehabilitation or replacement

## Appendix D - Key Notes

The Appendix is an area for the recording of key notes and information in relation to this asset. As an example this section could be utilised to record budget proposal approval/declines, the effect the declined budget has on the asset, notes for future proposals and demand related issues. In essence this section can be used to record all noteworthy information.

