



Site Asset Management Plan

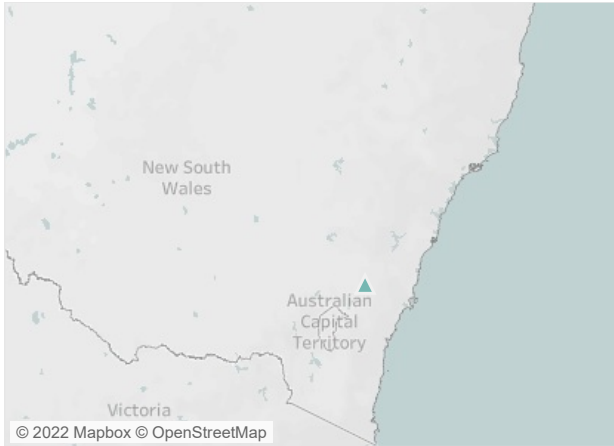
GOUL1261 Goulburn Depot

Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia

7 November 2022

State Portfolio Overview

Region: All Suburb: All Facility Type: All Facility ID: GOUL1261 Facility Name: All



Overall Condition Rating

Facility Type	Facility Name	Overall Condition Rating
Depot	Goulburn Depot	3.18

Total Renewal Cost over 10yrs
\$550,387

Total Maintenance Cost
\$12,180

Total Compliance Cost
\$47,500

Building Register

Facility ID	Facility Na..	Building Name	Audit Finish D..	Access commen
GOUL1261	Goulburn Depot	B2 Carport	13/03/2020	-
		B4 Shed	13/03/2020	-
		B5 Shed	13/03/2020	-
		B6 Shed	13/03/2020	-
		B7 Shed	13/03/2020	-
		B8 Shed	13/03/2020	-
		Main Building	13/03/2020	-
		Site	13/03/2020	-
		Training Centre	13/03/2020	No access to internals.

Defects Summary

Facility Na..	Building Name	Defects
Goulburn Depot	B2 Carport	1
	B4 Shed	1
	B8 Shed	1
	Main Building	17
	Site	1
	Training Centre	1

Remaining Useful Life (Yrs)

Facility Na..	Element Group	Remaining Useful Life (Yrs)
Goulburn Depot	Building Structure	47
	Ext. Furniture & Fittings	15
	External Fabric	17
	Int. Furniture & Fittings	10
	Internal Fabric	21
	Internal Finishes	7
	Services - Electrical	12
	Services - Fire	12
	Services - Hydraulic	12
	Services - Mechanical	9
	Services - Plumbing	12
	Site	24
	Statutory Equipment	17



Future Works Plan: Analysis Renewal Detail Summary



Facility ID All	Facility Goulburn 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	10 Year Renewal by Component	10 Year Renewal by Building																																																																																																																																	
<p>Depot \$549,271</p> <hr/> <p style="text-align: center;">Condition Profile</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>1 - Poor (5)</td><td>\$2,591</td></tr> <tr><td>2 - Worn (4)</td><td>\$3,380</td></tr> <tr><td>3 - Fair (3)</td><td>\$499,089</td></tr> <tr><td>4 - Good (2)</td><td>\$44,211</td></tr> <tr><td>5 - Excellent (1)</td><td>\$0</td></tr> </table> <hr/> <p style="text-align: center;">Estimated Renewal by Year</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>FY22</td><td>\$3,001</td></tr> <tr><td>FY23</td><td></td></tr> <tr><td>FY24</td><td>\$944</td></tr> <tr><td>FY25</td><td>\$44,939</td></tr> <tr><td>FY26</td><td>\$73,421</td></tr> <tr><td>FY27</td><td>\$30,980</td></tr> <tr><td>FY28</td><td>\$8,620</td></tr> <tr><td>FY29</td><td>\$156,048</td></tr> <tr><td>FY30</td><td>\$225,829</td></tr> <tr><td>FY31</td><td>\$5,489</td></tr> </table>	1 - Poor (5)	\$2,591	2 - Worn (4)	\$3,380	3 - Fair (3)	\$499,089	4 - Good (2)	\$44,211	5 - Excellent (1)	\$0	FY22	\$3,001	FY23		FY24	\$944	FY25	\$44,939	FY26	\$73,421	FY27	\$30,980	FY28	\$8,620	FY29	\$156,048	FY30	\$225,829	FY31	\$5,489	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #e0e0e0;">Building Structure</td> <td style="background-color: #e0e0e0;">Floor Structure</td> <td style="text-align: right;">\$0</td> </tr> <tr><td style="background-color: #e0e0e0;"></td><td>Roof Structure</td><td style="text-align: right;">\$0</td></tr> <tr><td style="background-color: #e0e0e0;"></td><td>Stairs</td><td style="text-align: right;">\$0</td></tr> <tr><td style="background-color: #e0e0e0;"></td><td>Structural Beams</td><td style="text-align: right;">\$0</td></tr> <tr><td style="background-color: #e0e0e0;"></td><td>Structural Columns</td><td style="text-align: right;">\$0</td></tr> <tr><td style="background-color: #e0e0e0;"></td><td>Wall Structure</td><td style="text-align: right;">\$0</td></tr> <tr> <td style="background-color: #e0e0e0;">Ext. 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B2 Carport Asset Management Plan

Goulburn Depot - B2 Carport

Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia

7 November 2022

Macutex Quality Assurance Auditing

Prepared for:	Essential Energy 2021
Contact:	Macutex
Prepared by:	Macutex Pty Ltd ABN: 56 588 969 728 Address: Level 18, 114 William Street, Melbourne VIC 3000 Phone: +61 (03) 9670 9464 Email: info@macutex.com Website: www.macutex.com
Site Address:	Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia
Audit Date:	09/03/2020
Report Status:	Approved
Date Issued:	07/11/2022

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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 B2 Carport and its asset base.

The building is located within Goulburn Depot site at Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia.

Data in this report was acquired during an audit conducted 09/03/2020.

B2 Carport



B2 Carport is approximately 455 sqms

The site asset base was audited where applicable as follows:

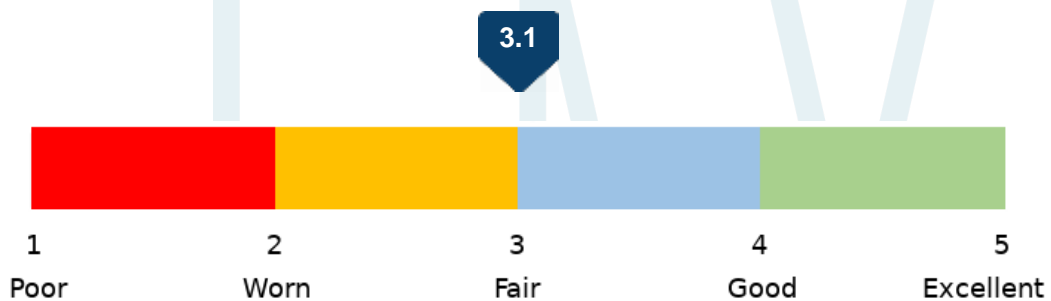
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external 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

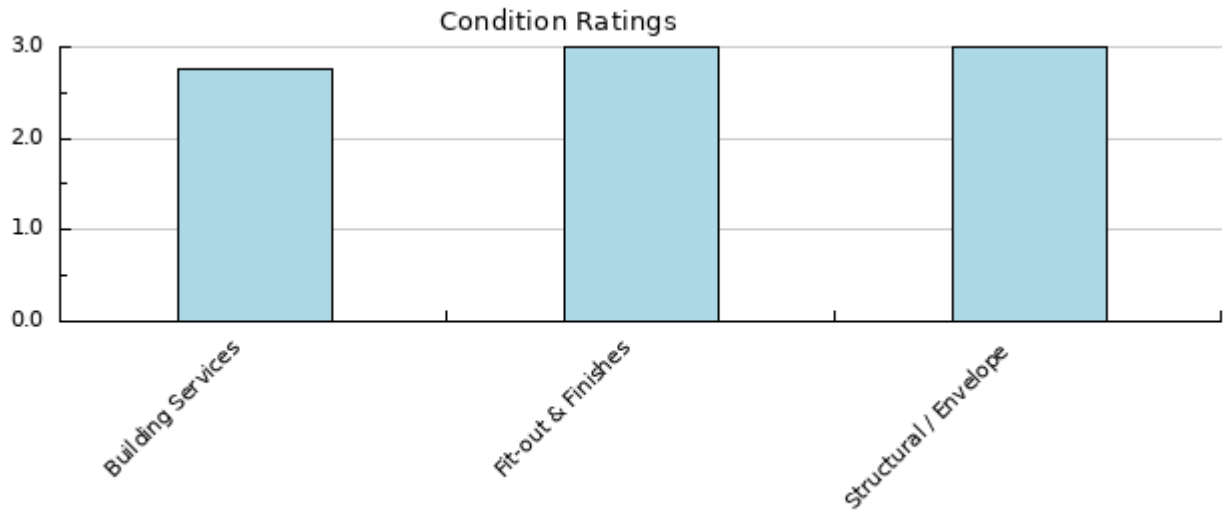
This audit has been rated on the following condition rating criteria:

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

B2 Carport was assessed on 09/03/2020. 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
Structural Columns	Metal/Steel	60	LM	ESEN_Wk1-815	External - External
Structural Beams	Metal/Steel	80	LM	ESEN_Wk1-816	External - External
Wall Structure	Masonry	225	SQM	ESEN_Wk1-817	External - External
Floor Structure	Concrete	455	SQM	ESEN_Wk1-818	External - External
Roof Structure	Metal/Steel - Frame	455	SQM	ESEN_Wk1-819	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Structural Columns	Metal/Steel	ESEN_Wk1-815	50	39
Structural Beams	Metal/Steel	ESEN_Wk1-816	50	39
Wall Structure	Masonry	ESEN_Wk1-817	50	39
Floor Structure	Concrete	ESEN_Wk1-818	80	62
Roof Structure	Metal/Steel - Frame	ESEN_Wk1-819	50	39

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Structural Columns	Metal/Steel	ESEN_Wk1-815	3	3 - Fair
Structural Beams	Metal/Steel	ESEN_Wk1-816	3	3 - Fair
Wall Structure	Masonry	ESEN_Wk1-817	3	3 - Fair
Floor Structure	Concrete	ESEN_Wk1-818	3	3 - Fair
Roof Structure	Metal/Steel - Frame	ESEN_Wk1-819	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
Roof Cladding	Pitched - Metal/Steel	455	SQM	ESEN_Wk1-820	External - External
Downpipes	PVC	10	LM	ESEN_Wk1-821	External - External
Guttering	Fascia Gutter - Colorbond	45	LM	ESEN_Wk1-822	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Cladding	Pitched - Metal/Steel	ESEN_Wk1-820	25	19
Downpipes	PVC	ESEN_Wk1-821	20	15
Guttering	Fascia Gutter - Colorbond	ESEN_Wk1-822	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Cladding	Pitched - Metal/Steel	ESEN_Wk1-820	3	3 - Fair
Downpipes	PVC	ESEN_Wk1-821	3	3 - Fair
Guttering	Fascia Gutter - Colorbond	ESEN_Wk1-822	3	3 - Fair

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
Shelving	Steel	5	SQM	ESEN_Wk1-823	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Shelving	Steel	ESEN_Wk1-823	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Shelving	Steel	ESEN_Wk1-823	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

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	Fluorescent - Tube - Mounted	6	ITEM	ESEN_Wk1-826	External - External
External Lighting	Flood	10	ITEM	ESEN_Wk1-827	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
External Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-826	15	12
External Lighting	Flood	ESEN_Wk1-827	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
External Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-826	3	3 - Fair
External Lighting	Flood	ESEN_Wk1-827	2	4 - Good

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
Pallet Racking	Industrial - Pallet racking	1	ITEM	ESEN_Wk1-824	External - External
Switchboards	Sub-board	1	ITEM	ESEN_Wk1-825	External - External
Switchboards	Sub-board	1	ITEM	ESEN_Wk1-2149	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Pallet Racking	Industrial - Pallet racking	ESEN_Wk1-824	15	12
Switchboards	Sub-board	ESEN_Wk1-825	25	19
Switchboards	Sub-board	ESEN_Wk1-2149		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Pallet Racking	Industrial - Pallet racking	ESEN_Wk1-824	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk1-825	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk1-2149		

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Appendix A - Maintenance Plan

Corrective Maintenance

Statutory Equipment	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Switchboards	Sub-board	ESEN_Wk1-2149	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
Structure	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
Internal and External Fabrics	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
Services	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
Fittings	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
Maintenance	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.





B4 Shed Asset Management Plan

Goulburn Depot - B4 Shed

Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia

7 November 2022

Macutex Quality Assurance Auditing

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Audit Date:	09/03/2020
Report Status:	Approved
Date Issued:	07/11/2022

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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 B4 Shed and its asset base.

The building is located within Goulburn Depot site at Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia.

Data in this report was acquired during an audit conducted 09/03/2020.

B4 Shed



B4 Shed is approximately 110 sqms

The site asset base was audited where applicable as follows:

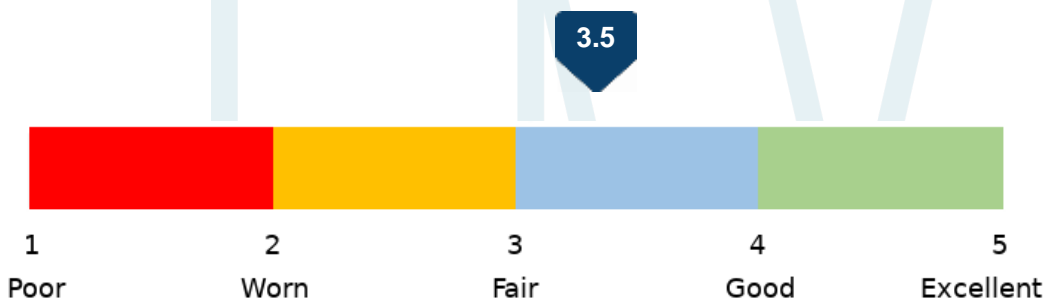
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external 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

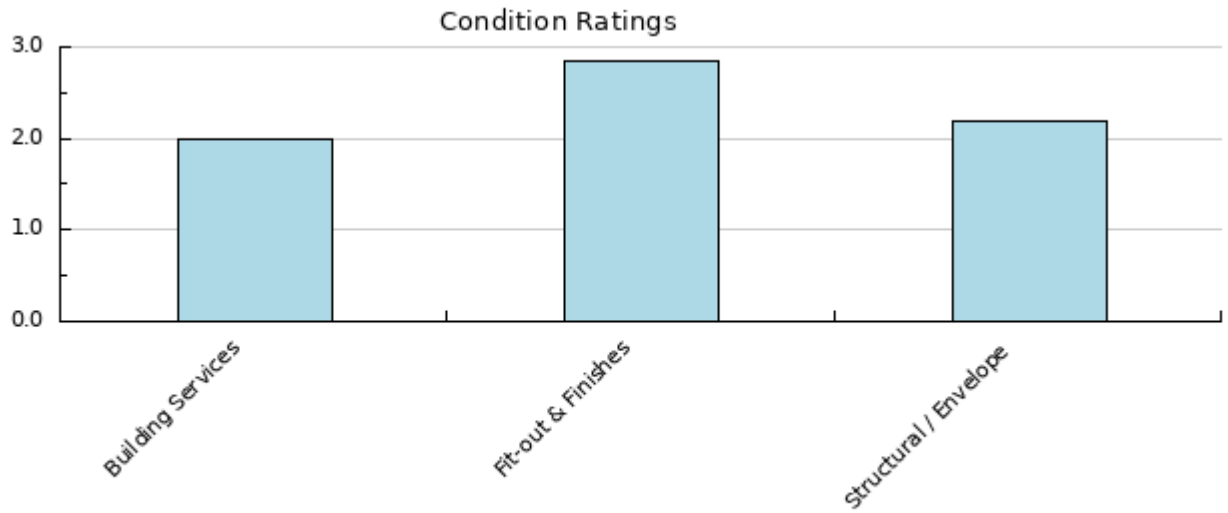
This audit has been rated on the following condition rating criteria:

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

B4 Shed was assessed on 09/03/2020. 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
Structural Columns	Metal/Steel	55	LM	ESEN_Wk1-828	External - External
Wall Structure	Metal/Steel Frame	135	SQM	ESEN_Wk1-830	External - External
Structural Beams	Metal/Steel	30	LM	ESEN_Wk1-829	External - External
Floor Structure	Concrete	110	SQM	ESEN_Wk1-831	External - External
Roof Structure	Metal/Steel - Frame	130	SQM	ESEN_Wk1-832	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Structural Columns	Metal/Steel	ESEN_Wk1-828	50	48
Wall Structure	Metal/Steel Frame	ESEN_Wk1-830	50	48
Structural Beams	Metal/Steel	ESEN_Wk1-829	50	48
Floor Structure	Concrete	ESEN_Wk1-831	80	62
Roof Structure	Metal/Steel - Frame	ESEN_Wk1-832	50	48

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Structural Columns	Metal/Steel	ESEN_Wk1-828	2	4 - Good
Wall Structure	Metal/Steel Frame	ESEN_Wk1-830	2	4 - Good
Structural Beams	Metal/Steel	ESEN_Wk1-829	2	4 - Good
Floor Structure	Concrete	ESEN_Wk1-831	3	3 - Fair
Roof Structure	Metal/Steel - Frame	ESEN_Wk1-832	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
Roof Cladding	Pitched - Colorbond	130	SQM	ESEN_Wk1-833	External - External
Downpipes	Colorbond	10	LM	ESEN_Wk1-834	External - External
Guttering	Fascia Gutter - Colorbond	15	LM	ESEN_Wk1-835	External - External
Wall Cladding	Colorbond	135	SQM	ESEN_Wk1-836	External - External
Doors	Swing - Steel	1	ITEM	ESEN_Wk1-837	External - External
Doors	Sliding - Steel	1	ITEM	ESEN_Wk1-838	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Cladding	Pitched - Colorbond	ESEN_Wk1-833	25	19
Downpipes	Colorbond	ESEN_Wk1-834	15	12
Guttering	Fascia Gutter - Colorbond	ESEN_Wk1-835	15	12
Wall Cladding	Colorbond	ESEN_Wk1-836	25	19
Doors	Swing - Steel	ESEN_Wk1-837	20	19
Doors	Sliding - Steel	ESEN_Wk1-838	20	15

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Cladding	Pitched - Colorbond	ESEN_Wk1-833	3	3 - Fair
Downpipes	Colorbond	ESEN_Wk1-834	3	3 - Fair
Guttering	Fascia Gutter - Colorbond	ESEN_Wk1-835	3	3 - Fair
Wall Cladding	Colorbond	ESEN_Wk1-836	3	3 - Fair
Doors	Swing - Steel	ESEN_Wk1-837	2	4 - Good
Doors	Sliding - Steel	ESEN_Wk1-838	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
Floor Finish	Epoxy	110	SQM	ESEN_Wk1-839	External - External
Floor Finish	Epoxy	5	SQM	ESEN_Wk1-2150	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Floor Finish	Epoxy	ESEN_Wk1-839	5	4
Floor Finish	Epoxy	ESEN_Wk1-2150		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Floor Finish	Epoxy	ESEN_Wk1-839	3	3 - Fair
Floor Finish	Epoxy	ESEN_Wk1-2150		

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

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_Wk1-840	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-840	10	10

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-840	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
ESM										\$35

Appendix A - Maintenance Plan

Corrective Maintenance

Internal Finishes	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Floor Finish	Epoxy	ESEN_Wk1-2150	Floor finish damaged Replace damaged floor finish	Within 12 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
Structure	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
Internal and External Fabrics	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
Services	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
Fittings	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
Maintenance	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.





B5 Shed Asset Management Plan

Goulburn Depot - B5 Shed

Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia

7 November 2022

Macutex Quality Assurance Auditing

Prepared for:	Essential Energy 2021
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Audit Date:	09/03/2020
Report Status:	Approved
Date Issued:	07/11/2022

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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 B5 Shed and its asset base.

The building is located within Goulburn Depot site at Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia.

Data in this report was acquired during an audit conducted 09/03/2020.

B5 Shed



B5 Shed is approximately 80 sqms

The site asset base was audited where applicable as follows:

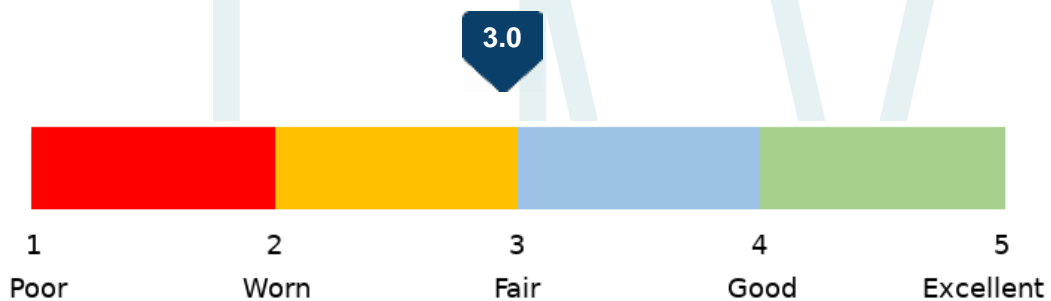
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external 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

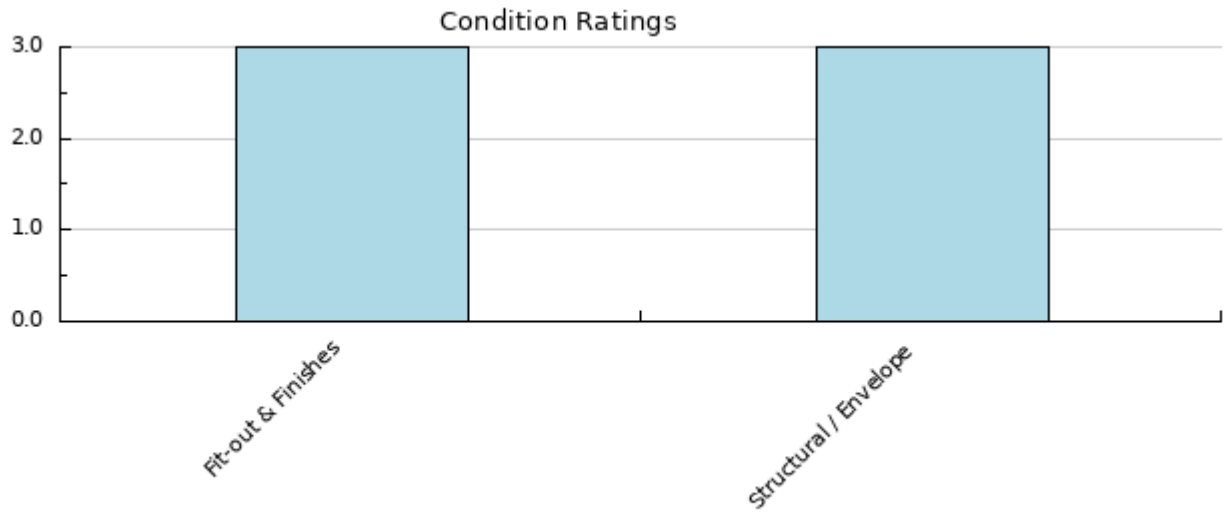
This audit has been rated on the following condition rating criteria:

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

B5 Shed was assessed on 09/03/2020. 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
Structural Columns	Metal/Steel	25	LM	ESEN_Wk1-841	External - External
Structural Beams	Metal/Steel	40	LM	ESEN_Wk1-842	External - External
Wall Structure	Metal/Steel Frame	95	SQM	ESEN_Wk1-843	External - External
Floor Structure	Concrete	80	SQM	ESEN_Wk1-844	External - External
Roof Structure	Metal/Steel - Frame	80	SQM	ESEN_Wk1-845	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Structural Columns	Metal/Steel	ESEN_Wk1-841	50	39
Structural Beams	Metal/Steel	ESEN_Wk1-842	50	39
Wall Structure	Metal/Steel Frame	ESEN_Wk1-843	50	39
Floor Structure	Concrete	ESEN_Wk1-844	80	62
Roof Structure	Metal/Steel - Frame	ESEN_Wk1-845	50	39

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Structural Columns	Metal/Steel	ESEN_Wk1-841	3	3 - Fair
Structural Beams	Metal/Steel	ESEN_Wk1-842	3	3 - Fair
Wall Structure	Metal/Steel Frame	ESEN_Wk1-843	3	3 - Fair
Floor Structure	Concrete	ESEN_Wk1-844	3	3 - Fair
Roof Structure	Metal/Steel - Frame	ESEN_Wk1-845	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
Roof Cladding	Pitched - Colorbond	80	SQM	ESEN_Wk1-846	External - External
Downpipes	Colorbond	5	LM	ESEN_Wk1-847	External - External
Guttering	Fascia Gutter - Colorbond	20	LM	ESEN_Wk1-848	External - External
Wall Cladding	Colorbond	95	SQM	ESEN_Wk1-849	External - External
Doors	Swing - Steel	1	ITEM	ESEN_Wk1-850	External - External
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	2	ITEM	ESEN_Wk1-851	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Cladding	Pitched - Colorbond	ESEN_Wk1-846	25	19
Downpipes	Colorbond	ESEN_Wk1-847	15	12
Guttering	Fascia Gutter - Colorbond	ESEN_Wk1-848	15	12
Wall Cladding	Colorbond	ESEN_Wk1-849	25	19
Doors	Swing - Steel	ESEN_Wk1-850	20	15
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	ESEN_Wk1-851	20	15

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Cladding	Pitched - Colorbond	ESEN_Wk1-846	3	3 - Fair
Downpipes	Colorbond	ESEN_Wk1-847	3	3 - Fair
Guttering	Fascia Gutter - Colorbond	ESEN_Wk1-848	3	3 - Fair
Wall Cladding	Colorbond	ESEN_Wk1-849	3	3 - Fair
Doors	Swing - Steel	ESEN_Wk1-850	3	3 - Fair
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	ESEN_Wk1-851	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



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).
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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
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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
Structure	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
Internal and External Fabrics	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
Services	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
Fittings	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
Maintenance	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.





B6 Shed Asset Management Plan

Goulburn Depot - B6 Shed

Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia

7 November 2022

Macutex Quality Assurance Auditing

Prepared for:	Essential Energy 2021
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Audit Date:	09/03/2020
Report Status:	Approved
Date Issued:	07/11/2022

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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 B6 Shed and its asset base.

The building is located within Goulburn Depot site at Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia.

Data in this report was acquired during an audit conducted 09/03/2020.

B6 Shed



B6 Shed is approximately 35 sqms

The site asset base was audited where applicable as follows:

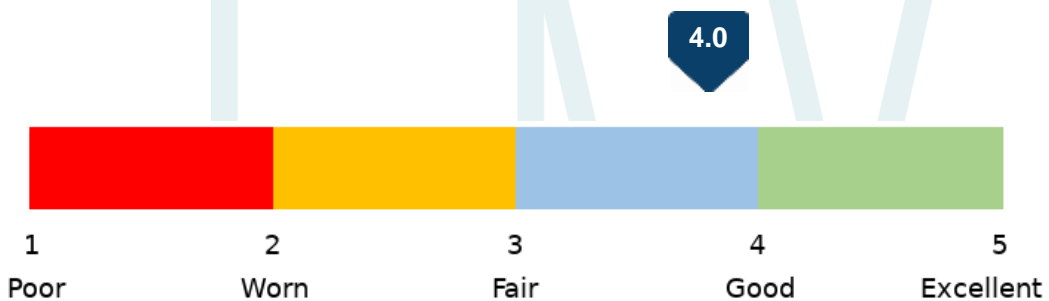
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external 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

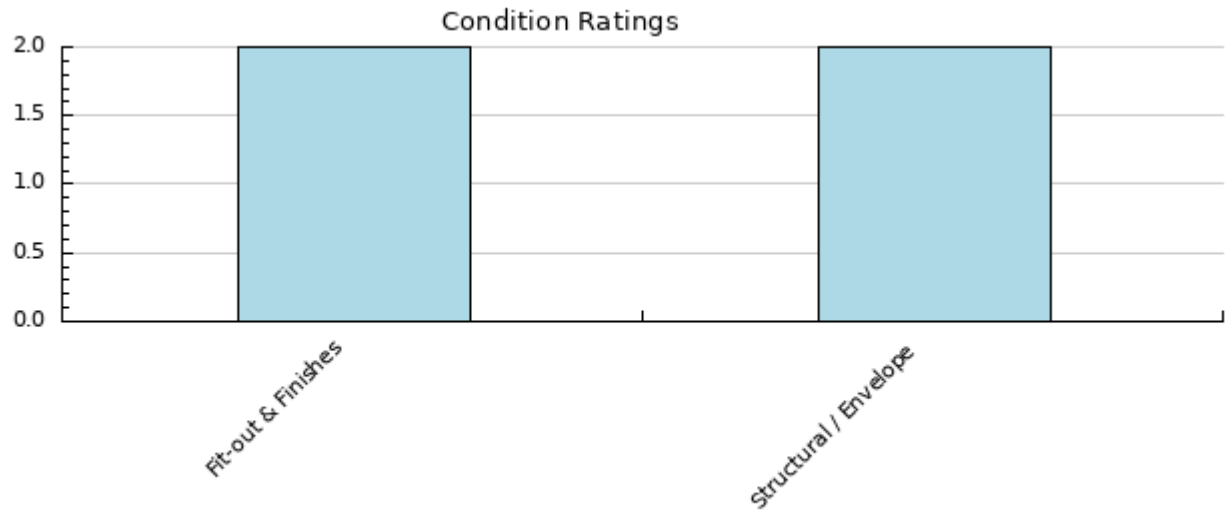
This audit has been rated on the following condition rating criteria:

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

B6 Shed was assessed on 09/03/2020. 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
Structural Columns	Metal/Steel	25	LM	ESEN_Wk1-852	External - External
Structural Beams	Metal/Steel	20	LM	ESEN_Wk1-853	External - External
Wall Structure	Metal/Steel Frame	20	SQM	ESEN_Wk1-854	External - External
Floor Structure	Concrete	35	SQM	ESEN_Wk1-855	External - External
Roof Structure	Metal/Steel - Frame	35	SQM	ESEN_Wk1-856	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Structural Columns	Metal/Steel	ESEN_Wk1-852	50	48
Structural Beams	Metal/Steel	ESEN_Wk1-853	50	48
Wall Structure	Metal/Steel Frame	ESEN_Wk1-854	50	48
Floor Structure	Concrete	ESEN_Wk1-855	80	77
Roof Structure	Metal/Steel - Frame	ESEN_Wk1-856	50	48

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Structural Columns	Metal/Steel	ESEN_Wk1-852	2	4 - Good
Structural Beams	Metal/Steel	ESEN_Wk1-853	2	4 - Good
Wall Structure	Metal/Steel Frame	ESEN_Wk1-854	2	4 - Good
Floor Structure	Concrete	ESEN_Wk1-855	2	4 - Good
Roof Structure	Metal/Steel - Frame	ESEN_Wk1-856	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
Roof Cladding	Pitched - Colorbond	35	SQM	ESEN_Wk1-857	External - External
Downpipes	Colorbond	6	LM	ESEN_Wk1-858	External - External
Guttering	Fascia Gutter - Colorbond	10	LM	ESEN_Wk1-859	External - External
Wall Cladding	Colorbond	20	SQM	ESEN_Wk1-860	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Cladding	Pitched - Colorbond	ESEN_Wk1-857	25	24
Downpipes	Colorbond	ESEN_Wk1-858	15	14
Guttering	Fascia Gutter - Colorbond	ESEN_Wk1-859	15	14
Wall Cladding	Colorbond	ESEN_Wk1-860	25	24

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Cladding	Pitched - Colorbond	ESEN_Wk1-857	2	4 - Good
Downpipes	Colorbond	ESEN_Wk1-858	2	4 - Good
Guttering	Fascia Gutter - Colorbond	ESEN_Wk1-859	2	4 - Good
Wall Cladding	Colorbond	ESEN_Wk1-860	2	4 - Good

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.
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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
Structure	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
Internal and External Fabrics	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
Services	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
Fittings	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
Maintenance	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.





B7 Shed Asset Management Plan

Goulburn Depot - B7 Shed

Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia

7 November 2022

Macutex Quality Assurance Auditing

Prepared for:	Essential Energy 2021
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Audit Date:	09/03/2020
Report Status:	Approved
Date Issued:	07/11/2022

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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 B7 Shed and its asset base.

The building is located within Goulburn Depot site at Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia.

Data in this report was acquired during an audit conducted 09/03/2020.

B7 Shed



B7 Shed is approximately 240 sqms

The site asset base was audited where applicable as follows:

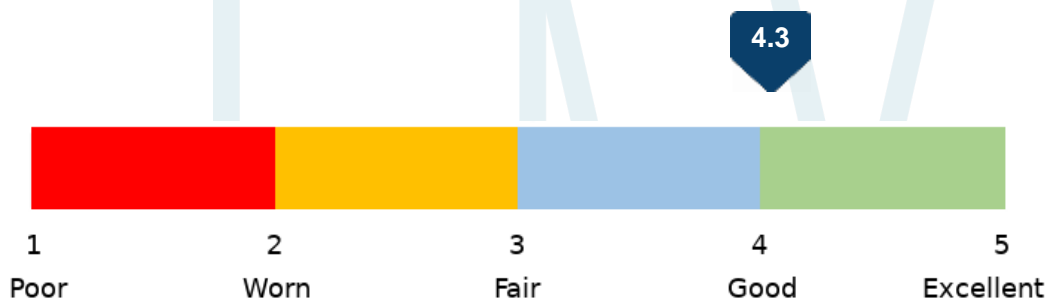
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external 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

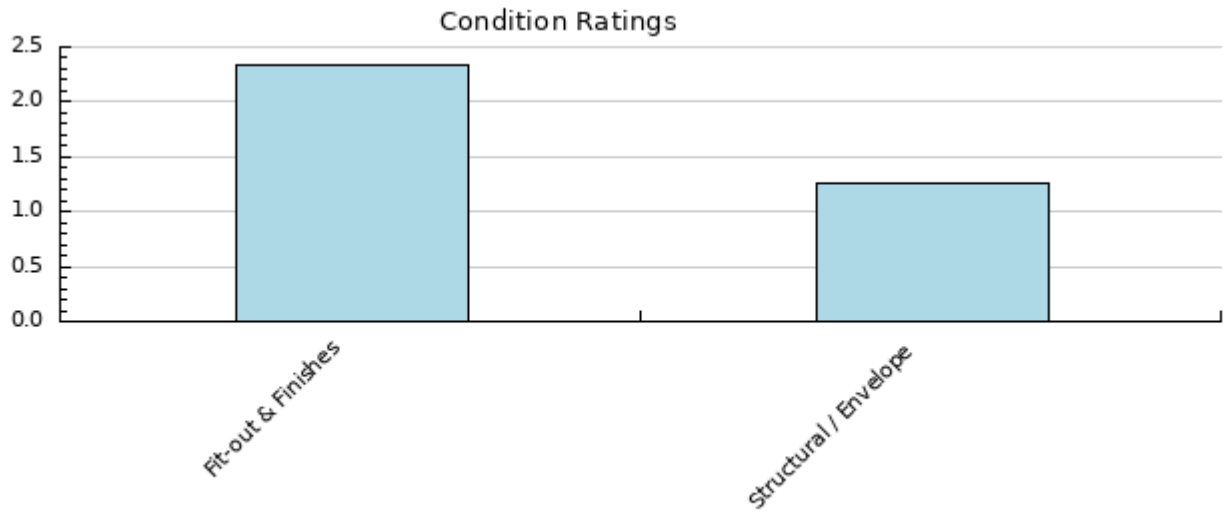
This audit has been rated on the following condition rating criteria:

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

B7 Shed was assessed on 09/03/2020. 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
Structural Columns	Metal/Steel	60	LM	ESEN_Wk1-861	External - External
Structural Beams	Metal/Steel	50	LM	ESEN_Wk1-862	External - External
Floor Structure	Concrete	240	SQM	ESEN_Wk1-863	External - External
Roof Structure	Metal/Steel - Frame	240	SQM	ESEN_Wk1-864	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Structural Columns	Metal/Steel	ESEN_Wk1-861	50	50
Structural Beams	Metal/Steel	ESEN_Wk1-862	50	50
Floor Structure	Concrete	ESEN_Wk1-863	80	77
Roof Structure	Metal/Steel - Frame	ESEN_Wk1-864	50	50

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Structural Columns	Metal/Steel	ESEN_Wk1-861	1	5 - Excellent
Structural Beams	Metal/Steel	ESEN_Wk1-862	1	5 - Excellent
Floor Structure	Concrete	ESEN_Wk1-863	2	4 - Good
Roof Structure	Metal/Steel - Frame	ESEN_Wk1-864	1	5 - Excellent

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
Roof Cladding	Pitched - Colorbond	240	SQM	ESEN_Wk1-865	External - External
Downpipes	PVC	10	LM	ESEN_Wk1-866	External - External
Guttering	Fascia Gutter - Colorbond	25	LM	ESEN_Wk1-867	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Cladding	Pitched - Colorbond	ESEN_Wk1-865	25	19
Downpipes	PVC	ESEN_Wk1-866	20	19
Guttering	Fascia Gutter - Colorbond	ESEN_Wk1-867	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Cladding	Pitched - Colorbond	ESEN_Wk1-865	3	3 - Fair
Downpipes	PVC	ESEN_Wk1-866	2	4 - Good
Guttering	Fascia Gutter - Colorbond	ESEN_Wk1-867	2	4 - Good

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

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
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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
Structure	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
Internal and External Fabrics	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
Services	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
Fittings	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
Maintenance	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.





B8 Shed Asset Management Plan

Goulburn Depot - B8 Shed

Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia

7 November 2022

Macutex Quality Assurance Auditing

Prepared for:	Essential Energy 2021
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Audit Date:	09/03/2020
Report Status:	Approved
Date Issued:	07/11/2022

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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 B8 Shed and its asset base.

The building is located within Goulburn Depot site at Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia.

Data in this report was acquired during an audit conducted 09/03/2020.

B8 Shed



B8 Shed is approximately 80 sqms

The site asset base was audited where applicable as follows:

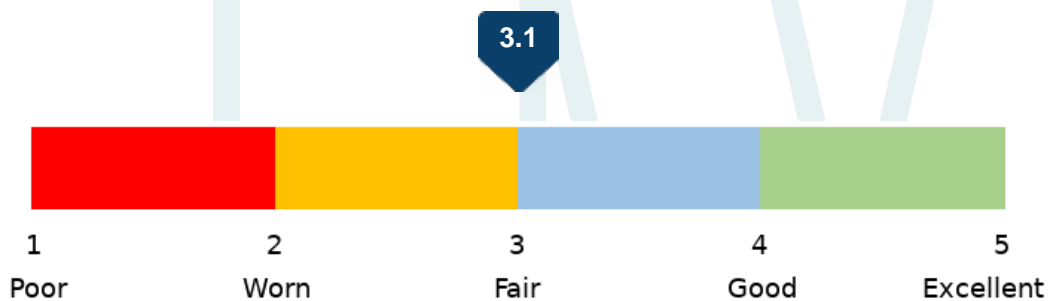
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external 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

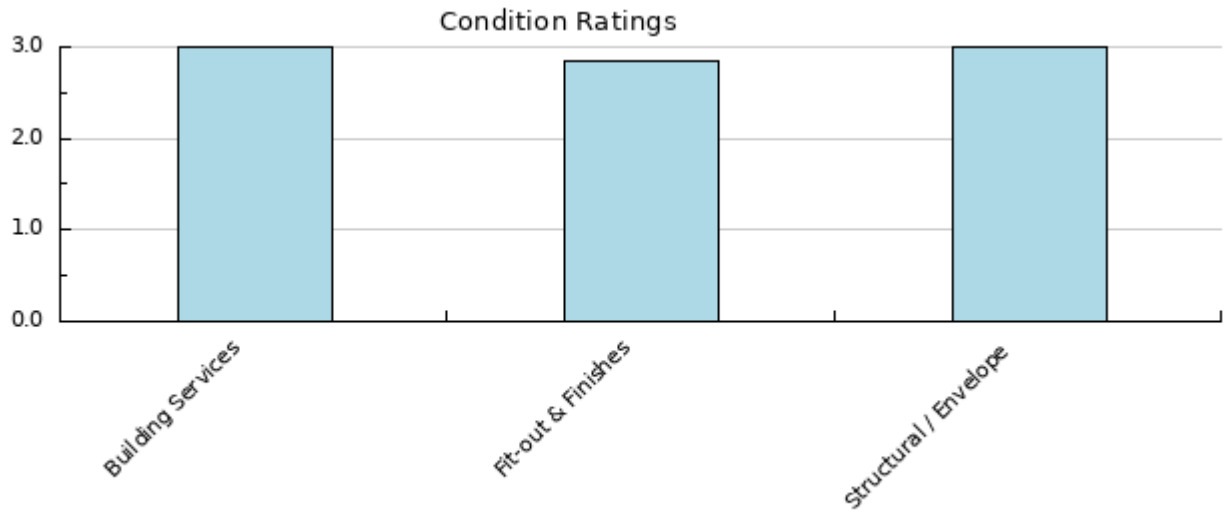
This audit has been rated on the following condition rating criteria:

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

B8 Shed was assessed on 09/03/2020. 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
Structural Columns	Metal/Steel	25	LM	ESEN_Wk1-868	External - External
Wall Structure	Timber Frame	70	SQM	ESEN_Wk1-870	External - External
Floor Structure	Concrete	80	SQM	ESEN_Wk1-871	External - External
Roof Structure	Timber - Frame	70	SQM	ESEN_Wk1-872	External - External
Structural Beams	Metal/Steel	35	LM	ESEN_Wk1-869	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Structural Columns	Metal/Steel	ESEN_Wk1-868	50	39
Wall Structure	Timber Frame	ESEN_Wk1-870	50	39
Floor Structure	Concrete	ESEN_Wk1-871	80	62
Roof Structure	Timber - Frame	ESEN_Wk1-872	50	39
Structural Beams	Metal/Steel	ESEN_Wk1-869	50	39

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Structural Columns	Metal/Steel	ESEN_Wk1-868	3	3 - Fair
Wall Structure	Timber Frame	ESEN_Wk1-870	3	3 - Fair
Floor Structure	Concrete	ESEN_Wk1-871	3	3 - Fair
Roof Structure	Timber - Frame	ESEN_Wk1-872	3	3 - Fair
Structural Beams	Metal/Steel	ESEN_Wk1-869	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
Roof Cladding	Pitched - Metal/Steel	60	SQM	ESEN_Wk1-873	External - External
Roof Cladding	Pitched - Polycarbonate	10	SQM	ESEN_Wk1-874	External - External
Guttering	Fascia Gutter - Colorbond	20	LM	ESEN_Wk1-875	External - External
Wall Cladding	Colorbond	70	SQM	ESEN_Wk1-876	External - External
Doors	Swing - Steel	1	ITEM	ESEN_Wk1-877	External - External
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	2	ITEM	ESEN_Wk1-878	External - External
Wall Cladding	Colorbond	5	SQM	ESEN_Wk1-2151	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Cladding	Pitched - Metal/Steel	ESEN_Wk1-873	25	19
Roof Cladding	Pitched - Polycarbonate	ESEN_Wk1-874	15	14
Guttering	Fascia Gutter - Colorbond	ESEN_Wk1-875	15	12
Wall Cladding	Colorbond	ESEN_Wk1-876	25	19
Doors	Swing - Steel	ESEN_Wk1-877	20	15
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	ESEN_Wk1-878	20	15
Wall Cladding	Colorbond	ESEN_Wk1-2151		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Cladding	Pitched - Metal/Steel	ESEN_Wk1-873	3	3 - Fair
Roof Cladding	Pitched - Polycarbonate	ESEN_Wk1-874	2	4 - Good
Guttering	Fascia Gutter - Colorbond	ESEN_Wk1-875	3	3 - Fair
Wall Cladding	Colorbond	ESEN_Wk1-876	3	3 - Fair
Doors	Swing - Steel	ESEN_Wk1-877	3	3 - Fair
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	ESEN_Wk1-878	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
Floor Finish	Epoxy	70	SQM	ESEN_Wk1-879	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Floor Finish	Epoxy	ESEN_Wk1-879	5	4

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Floor Finish	Epoxy	ESEN_Wk1-879	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Floor Finish				\$3,591						

Statutory Equipment

Asset Function and Details

Statutory Equipment comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Pallet Racking	Industrial - Pallet racking	1	ITEM	ESEN_Wk1-880	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Pallet Racking	Industrial - Pallet racking	ESEN_Wk1-880	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Pallet Racking	Industrial - Pallet racking	ESEN_Wk1-880	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

External Fabric	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Wall Cladding	Colorbond	ESEN_Wk1-2151	Damage observed to wall cladding Repair damaged sections of wall cladding	Within 12 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
Structure	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
Internal and External Fabrics	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
Services	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
Fittings	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
Maintenance	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.



Main Building Asset Management Plan

Goulburn Depot - Main Building

Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia

7 November 2022

Macutex Quality Assurance Auditing

Prepared for:	Essential Energy 2021
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Site Address:	Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia
Audit Date:	09/03/2020
Report Status:	Approved
Date Issued:	07/11/2022

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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 Main Building and its asset base.

The building is located within Goulburn Depot site at Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia.

Data in this report was acquired during an audit conducted 09/03/2020.

Main Building



Main Building is approximately 2330 sqms

The site asset base was audited where applicable as follows:

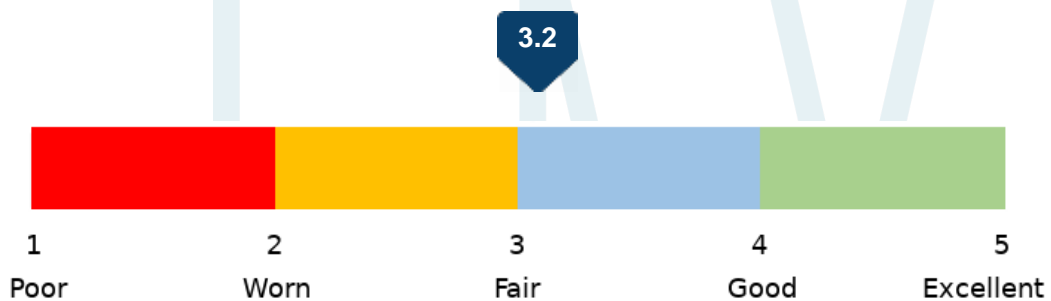
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external 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

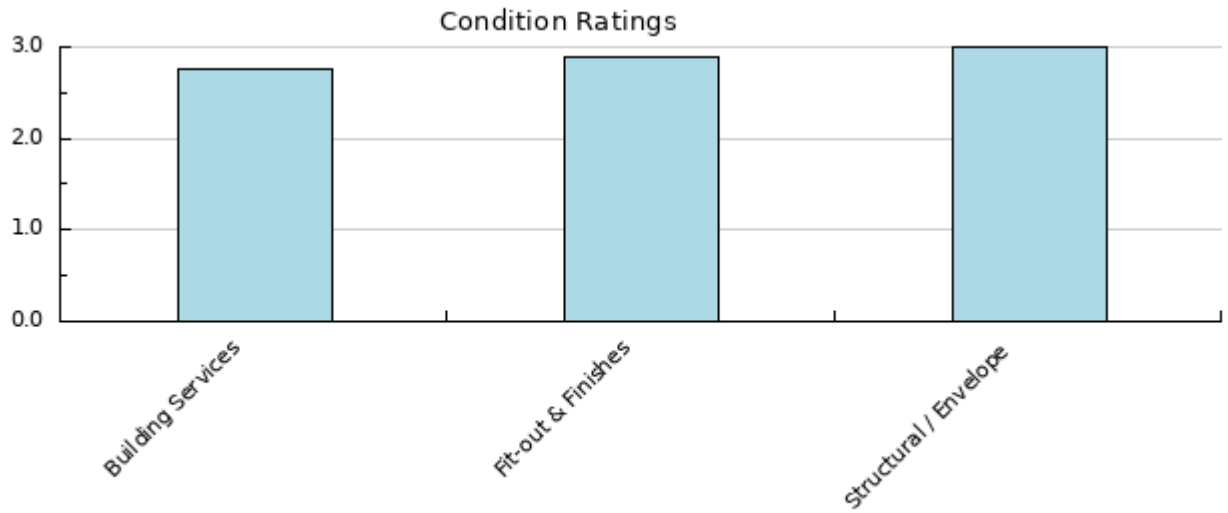
This audit has been rated on the following condition rating criteria:

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

Main Building was assessed on 09/03/2020. 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
Structural Columns	Concrete	55	LM	ESEN_Wk1-1361	External - External
Structural Columns	Metal/Steel	380	LM	ESEN_Wk1-1362	External - External
Structural Beams	Metal/Steel	470	LM	ESEN_Wk1-1363	External - External
Wall Structure	Masonry	755	SQM	ESEN_Wk1-1364	External - External
Wall Structure	Metal/Steel Frame	380	SQM	ESEN_Wk1-1365	External - External
Floor Structure	Concrete	2255	SQM	ESEN_Wk1-1366	External - External
Floor Structure	Timber - Bearers & Joists	75	SQM	ESEN_Wk1-1367	External - External
Roof Structure	Metal/Steel - Frame	2100	SQM	ESEN_Wk1-1368	External - External
Stairs	Concrete	6	SQM	ESEN_Wk1-1369	External - External
Stairs	Metal/Steel	8	SQM	ESEN_Wk1-1370	External - External
Wall Structure	Masonry	3	SQM	ESEN_Wk1-2167	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Structural Columns	Concrete	ESEN_Wk1-1361	80	62
Structural Columns	Metal/Steel	ESEN_Wk1-1362	50	39
Structural Beams	Metal/Steel	ESEN_Wk1-1363	50	39
Wall Structure	Masonry	ESEN_Wk1-1364	50	39
Wall Structure	Metal/Steel Frame	ESEN_Wk1-1365	50	39
Floor Structure	Concrete	ESEN_Wk1-1366	80	62
Floor Structure	Timber - Bearers & Joists	ESEN_Wk1-1367	50	39
Roof Structure	Metal/Steel - Frame	ESEN_Wk1-1368	50	39
Stairs	Concrete	ESEN_Wk1-1369	80	62
Stairs	Metal/Steel	ESEN_Wk1-1370	25	19
Wall Structure	Masonry	ESEN_Wk1-2167		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Structural Columns	Concrete	ESEN_Wk1-1361	3	3 - Fair
Structural Columns	Metal/Steel	ESEN_Wk1-1362	3	3 - Fair
Structural Beams	Metal/Steel	ESEN_Wk1-1363	3	3 - Fair
Wall Structure	Masonry	ESEN_Wk1-1364	3	3 - Fair
Wall Structure	Metal/Steel Frame	ESEN_Wk1-1365	3	3 - Fair
Floor Structure	Concrete	ESEN_Wk1-1366	3	3 - Fair
Floor Structure	Timber - Bearers & Joists	ESEN_Wk1-1367	3	3 - Fair
Roof Structure	Metal/Steel - Frame	ESEN_Wk1-1368	3	3 - Fair
Stairs	Concrete	ESEN_Wk1-1369	3	3 - Fair
Stairs	Metal/Steel	ESEN_Wk1-1370	3	3 - Fair
Wall Structure	Masonry	ESEN_Wk1-2167		

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
Roof Cladding	Flat - Concrete	20	SQM	ESEN_Wk1-1371	External - External
Roof Cladding	Pitched - Metal/Steel	2100	SQM	ESEN_Wk1-1372	External - External
Soffits & Gable Ends	Asbestos (assumed)	10	SQM	ESEN_Wk1-1373	External - External
Downpipes	Colorbond	10	LM	ESEN_Wk1-1374	External - External
Downpipes	PVC	30	LM	ESEN_Wk1-1375	External - External
Downpipes	Steel - Painted	50	LM	ESEN_Wk1-1377	External - External
Downpipes	Zinc - Alum	5	LM	ESEN_Wk1-1376	External - External
Guttering	Box Gutter - Steel - Galvanised	55	LM	ESEN_Wk1-1378	External - External
Guttering	Fascia Gutter - Colorbond	105	LM	ESEN_Wk1-1379	External - External
Guttering	Fascia Gutter - Zinc - Alum	25	LM	ESEN_Wk1-1380	External - External
Fascia	Metal	5	LM	ESEN_Wk1-1382	External - External
Fascia	Timber	40	LM	ESEN_Wk1-1383	External - External
Guttering	Rain Head - Steel - Painted	3	ITEM	ESEN_Wk1-1381	External - External
Wall Cladding	Cement Sheet	10	SQM	ESEN_Wk1-1384	External - External
Wall Cladding	Colorbond	350	SQM	ESEN_Wk1-1385	External - External
Wall Cladding	Corrugated Iron	20	SQM	ESEN_Wk1-1386	External - External
Wall Cladding	Polycarbonate	40	SQM	ESEN_Wk1-1387	External - External
External Paintwork	Paint	1050	SQM	ESEN_Wk1-1388	External - External
Windows	Aluminium Framed	65	SQM	ESEN_Wk1-1390	External - External
Wall Finish	Render	755	SQM	ESEN_Wk1-1389	External - External
Windows	Steel Framed	60	SQM	ESEN_Wk1-1391	External - External
Windows	Timber Framed	5	SQM	ESEN_Wk1-1392	External - External
Doors	Standard - Aluminium Security Screen	2	ITEM	ESEN_Wk1-1393	External - External
Doors	Swing - Glass Aluminium	2	ITEM	ESEN_Wk1-1394	External - External
Doors	Swing - Glass Timber	7	ITEM	ESEN_Wk1-1395	External - External

Doors	Swing - Solid Timber	6	ITEM	ESEN_Wk1-1396	External - External
Doors	Roller - Steel (Double Driveway Width)	1	ITEM	ESEN_Wk1-1397	External - External
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	3	ITEM	ESEN_Wk1-1398	External - External
Roof Access	Ladders - Metal/Steel	5	LM	ESEN_Wk1-1399	External - External
Roof Access	Roof Walkways - Metal/Steel	25	LM	ESEN_Wk1-1400	External - External
Handrails, Balustrade & Ramps	Handrails - Metal/Steel	35	LM	ESEN_Wk1-1401	External - External
External Paintwork	Paint	80	SQM	ESEN_Wk1-2168	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Cladding	Flat - Concrete	ESEN_Wk1-1371	80	62
Roof Cladding	Pitched - Metal/Steel	ESEN_Wk1-1372	25	19
Soffits & Gable Ends	Asbestos (assumed)	ESEN_Wk1-1373	20	15
Downpipes	Colorbond	ESEN_Wk1-1374	15	12
Downpipes	PVC	ESEN_Wk1-1375	20	15
Downpipes	Steel - Painted	ESEN_Wk1-1377	15	12
Downpipes	Zinc - Alum	ESEN_Wk1-1376	20	15
Guttering	Box Gutter - Steel - Galvanised	ESEN_Wk1-1378	20	15
Guttering	Fascia Gutter - Colorbond	ESEN_Wk1-1379	15	12
Guttering	Fascia Gutter - Zinc - Alum	ESEN_Wk1-1380	15	12
Fascia	Metal	ESEN_Wk1-1382	20	15
Fascia	Timber	ESEN_Wk1-1383	15	12
Guttering	Rain Head - Steel - Painted	ESEN_Wk1-1381	20	15
Wall Cladding	Cement Sheet	ESEN_Wk1-1384	35	27
Wall Cladding	Colorbond	ESEN_Wk1-1385	25	19
Wall Cladding	Corrugated Iron	ESEN_Wk1-1386	25	19
Wall Cladding	Polycarbonate	ESEN_Wk1-1387	15	12
External Paintwork	Paint	ESEN_Wk1-1388	7	5
Windows	Aluminium Framed	ESEN_Wk1-1390	30	23
Wall Finish	Render	ESEN_Wk1-1389	35	27
Windows	Steel Framed	ESEN_Wk1-1391	30	23

Windows	Timber Framed	ESEN_Wk1-1392	25	19
Doors	Standard - Aluminium Security Screen	ESEN_Wk1-1393	10	8
Doors	Swing - Glass Aluminium	ESEN_Wk1-1394	15	14
Doors	Swing - Glass Timber	ESEN_Wk1-1395	15	12
Doors	Swing - Solid Timber	ESEN_Wk1-1396	15	12
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk1-1397	20	15
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	ESEN_Wk1-1398	20	15
Roof Access	Ladders - Metal/Steel	ESEN_Wk1-1399	30	29
Roof Access	Roof Walkways - Metal/Steel	ESEN_Wk1-1400	30	29
Handrails, Balustrade & Ramps	Handrails - Metal/Steel	ESEN_Wk1-1401	15	12
External Paintwork	Paint	ESEN_Wk1-2168		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Cladding	Flat - Concrete	ESEN_Wk1-1371	3	3 - Fair
Roof Cladding	Pitched - Metal/Steel	ESEN_Wk1-1372	3	3 - Fair
Soffits & Gable Ends	Asbestos (assumed)	ESEN_Wk1-1373	3	3 - Fair
Downpipes	Colorbond	ESEN_Wk1-1374	3	3 - Fair
Downpipes	PVC	ESEN_Wk1-1375	3	3 - Fair
Downpipes	Steel - Painted	ESEN_Wk1-1377	3	3 - Fair
Downpipes	Zinc - Alum	ESEN_Wk1-1376	3	3 - Fair
Guttering	Box Gutter - Steel - Galvanised	ESEN_Wk1-1378	3	3 - Fair
Guttering	Fascia Gutter - Colorbond	ESEN_Wk1-1379	3	3 - Fair
Guttering	Fascia Gutter - Zinc - Alum	ESEN_Wk1-1380	3	3 - Fair
Fascia	Metal	ESEN_Wk1-1382	3	3 - Fair
Fascia	Timber	ESEN_Wk1-1383	3	3 - Fair
Guttering	Rain Head - Steel - Painted	ESEN_Wk1-1381	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk1-1384	3	3 - Fair
Wall Cladding	Colorbond	ESEN_Wk1-1385	3	3 - Fair
Wall Cladding	Corrugated Iron	ESEN_Wk1-1386	3	3 - Fair
Wall Cladding	Polycarbonate	ESEN_Wk1-1387	3	3 - Fair

External Paintwork	Paint	ESEN_Wk1-1388	3	3 - Fair
Windows	Aluminium Framed	ESEN_Wk1-1390	3	3 - Fair
Wall Finish	Render	ESEN_Wk1-1389	3	3 - Fair
Windows	Steel Framed	ESEN_Wk1-1391	3	3 - Fair
Windows	Timber Framed	ESEN_Wk1-1392	3	3 - Fair
Doors	Standard - Aluminium Security Screen	ESEN_Wk1-1393	3	3 - Fair
Doors	Swing - Glass Aluminium	ESEN_Wk1-1394	2	4 - Good
Doors	Swing - Glass Timber	ESEN_Wk1-1395	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk1-1396	3	3 - Fair
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk1-1397	3	3 - Fair
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	ESEN_Wk1-1398	3	3 - Fair
Roof Access	Ladders - Metal/Steel	ESEN_Wk1-1399	2	4 - Good
Roof Access	Roof Walkways - Metal/Steel	ESEN_Wk1-1400	2	4 - Good
Handrails, Balustrade & Ramps	Handrails - Metal/Steel	ESEN_Wk1-1401	3	3 - Fair
External Paintwork	Paint	ESEN_Wk1-2168		

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
Benchtops	Laminated	2	SQM	ESEN_Wk1-916	G - R29 Kitchen
Cupboards	Melamine	2	SQM	ESEN_Wk1-917	G - R29 Kitchen
Cupboards	Timber	2	SQM	ESEN_Wk1-918	G - R29 Kitchen
Benchtops	Laminated	5	SQM	ESEN_Wk1-1035	G - R13 Office
Benchtops	Laminated	3	SQM	ESEN_Wk1-1077	G - R18 Store
Cupboards	Laminated	3	SQM	ESEN_Wk1-1078	G - R18 Store
Shelving	Laminated	2	SQM	ESEN_Wk1-1184	G - R30 Store
Benchtops	Timber	5	SQM	ESEN_Wk1-1281	G - R42 Warehouse Office
Appliances	Dishwasher (Domestic)	1	ITEM	ESEN_Wk1-1301	G - R5 Kitchen
Benchtops	Laminated	3	SQM	ESEN_Wk1-1302	G - R5 Kitchen
Cupboards	Laminated	8	SQM	ESEN_Wk1-1303	G - R5 Kitchen
Benchtops	Laminated	3	SQM	ESEN_Wk1-1316	G - R6 Main Office
Cupboards	Timber	5	SQM	ESEN_Wk1-1318	G - R6 Main Office
Cupboards	Laminated	5	SQM	ESEN_Wk1-1317	G - R6 Main Office
Cupboards	Timber	2	SQM	ESEN_Wk1-901	G Lower - R22 Office Lower Ground
Appliances	Dishwasher (Domestic)	1	ITEM	ESEN_Wk1-928	G Lower - R33 Kitchen Lower Ground
Benchtops	Laminated	2	SQM	ESEN_Wk1-929	G Lower - R33 Kitchen Lower Ground
Cupboards	Laminated	3	SQM	ESEN_Wk1-930	G Lower - R33 Kitchen Lower Ground
Cupboards	Timber	2	SQM	ESEN_Wk1-1218	G Lower - R36 Metering Office Lower Ground
Cupboards	Timber	3	SQM	ESEN_Wk1-1228	G Lower - R37 Metering Office Store Lower Ground
Benchtops	Laminated	2	SQM	ESEN_Wk1-1254	G Lower - R39 Female Toilet Lower Ground
Benchtops	Laminated	2	SQM	ESEN_Wk1-1150	1 - R24 Meeting Room
Cupboards	Laminated	5	SQM	ESEN_Wk1-1151	1 - R24 Meeting Room

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Benchtops	Laminated	ESEN_Wk1-916	12	9
Cupboards	Melamine	ESEN_Wk1-917	15	12
Cupboards	Timber	ESEN_Wk1-918	15	12
Benchtops	Laminated	ESEN_Wk1-1035	12	9
Benchtops	Laminated	ESEN_Wk1-1077	12	9
Cupboards	Laminated	ESEN_Wk1-1078	12	9
Shelving	Laminated	ESEN_Wk1-1184	12	9
Benchtops	Timber	ESEN_Wk1-1281	15	12
Appliances	Dishwasher (Domestic)	ESEN_Wk1-1301	10	8
Benchtops	Laminated	ESEN_Wk1-1302	12	9
Cupboards	Laminated	ESEN_Wk1-1303	12	9
Benchtops	Laminated	ESEN_Wk1-1316	12	12
Cupboards	Timber	ESEN_Wk1-1318	15	12
Cupboards	Laminated	ESEN_Wk1-1317	12	12
Cupboards	Timber	ESEN_Wk1-901	15	12
Appliances	Dishwasher (Domestic)	ESEN_Wk1-928	10	8
Benchtops	Laminated	ESEN_Wk1-929	12	9
Cupboards	Laminated	ESEN_Wk1-930	12	9
Cupboards	Timber	ESEN_Wk1-1218	15	12
Cupboards	Timber	ESEN_Wk1-1228	15	12
Benchtops	Laminated	ESEN_Wk1-1254	12	9
Benchtops	Laminated	ESEN_Wk1-1150	12	12
Cupboards	Laminated	ESEN_Wk1-1151	12	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Benchtops	Laminated	ESEN_Wk1-916	3	3 - Fair
Cupboards	Melamine	ESEN_Wk1-917	3	3 - Fair
Cupboards	Timber	ESEN_Wk1-918	3	3 - Fair
Benchtops	Laminated	ESEN_Wk1-1035	3	3 - Fair

Benchtops	Laminated	ESEN_Wk1-1077	3	3 - Fair
Cupboards	Laminated	ESEN_Wk1-1078	3	3 - Fair
Shelving	Laminated	ESEN_Wk1-1184	3	3 - Fair
Benchtops	Timber	ESEN_Wk1-1281	3	3 - Fair
Appliances	Dishwasher (Domestic)	ESEN_Wk1-1301	3	3 - Fair
Benchtops	Laminated	ESEN_Wk1-1302	3	3 - Fair
Cupboards	Laminated	ESEN_Wk1-1303	3	3 - Fair
Benchtops	Laminated	ESEN_Wk1-1316	2	4 - Good
Cupboards	Timber	ESEN_Wk1-1318	3	3 - Fair
Cupboards	Laminated	ESEN_Wk1-1317	2	4 - Good
Cupboards	Timber	ESEN_Wk1-901	3	3 - Fair
Appliances	Dishwasher (Domestic)	ESEN_Wk1-928	3	3 - Fair
Benchtops	Laminated	ESEN_Wk1-929	3	3 - Fair
Cupboards	Laminated	ESEN_Wk1-930	3	3 - Fair
Cupboards	Timber	ESEN_Wk1-1218	3	3 - Fair
Cupboards	Timber	ESEN_Wk1-1228	3	3 - Fair
Benchtops	Laminated	ESEN_Wk1-1254	3	3 - Fair
Benchtops	Laminated	ESEN_Wk1-1150	2	4 - Good
Cupboards	Laminated	ESEN_Wk1-1151	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
Ceiling	Sisalation paper	750	SQM	ESEN_Wk1-881	G - R10 Warehouse
Wall Cladding	Asbestos (assumed)	30	SQM	ESEN_Wk1-882	G - R10 Warehouse
Doors	Swing - Hollow Core Timber	1	ITEM	ESEN_Wk1-883	G - R10 Warehouse
Handrails, Balustrade & Ramps	Handrails - Galvanised	40	LM	ESEN_Wk1-884	G - R10 Warehouse
Handrails, Balustrade & Ramps	Ramps - Concrete	10	SQM	ESEN_Wk1-885	G - R10 Warehouse
Internal Stairs	Metal/Steel	10	SQM	ESEN_Wk1-886	G - R10 Warehouse
Ceiling	Plasterboard	4	SQM	ESEN_Wk1-909	G - R29 Kitchen
Wall Cladding	Cement Sheet	8	SQM	ESEN_Wk1-910	G - R29 Kitchen
Floor Covering	Vinyl	4	SQM	ESEN_Wk1-911	G - R29 Kitchen
Doors	Sliding - Hollow Core Timber (2 door slider)	1	ITEM	ESEN_Wk1-912	G - R29 Kitchen
Ceiling	Sisalation paper	275	SQM	ESEN_Wk1-950	G - R7 Workshop
Wall Cladding	Asbestos (assumed)	20	SQM	ESEN_Wk1-951	G - R7 Workshop
Wall Cladding	Brick/Masonry	45	SQM	ESEN_Wk1-952	G - R7 Workshop
Wall Cladding	Cement Sheet	30	SQM	ESEN_Wk1-953	G - R7 Workshop
Wall Cladding	Timber - Boards	65	SQM	ESEN_Wk1-954	G - R7 Workshop
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk1-955	G - R7 Workshop
Handrails, Balustrade & Ramps	Handrails - Galvanised	10	LM	ESEN_Wk1-956	G - R7 Workshop
Internal Stairs	Timber	10	SQM	ESEN_Wk1-957	G - R7 Workshop
Ceiling	Plasterboard	3	SQM	ESEN_Wk1-988	G - R1 Entry
Ceiling	Suspended Acoustic Tile	14	SQM	ESEN_Wk1-989	G - R1 Entry
Wall Cladding	Brick/Masonry	5	SQM	ESEN_Wk1-990	G - R1 Entry
Wall Cladding	Cement Sheet	20	SQM	ESEN_Wk1-991	G - R1 Entry
Floor Covering	Carpet - Tiles	17	SQM	ESEN_Wk1-992	G - R1 Entry
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk1-993	G - R1 Entry

Internal Stairs	Timber	2	SQM	ESEN_Wk1-994	G - R1 Entry
Ceiling	Sisalation paper	70	SQM	ESEN_Wk1-1004	G - R11 Oil Storage
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk1-1006	G - R11 Oil Storage
Wall Cladding	Brick/Masonry	30	SQM	ESEN_Wk1-1005	G - R11 Oil Storage
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	1	ITEM	ESEN_Wk1-1007	G - R11 Oil Storage
Ceiling	Suspended Acoustic Tile	45	SQM	ESEN_Wk1-1014	G - R12 Testing Room
Wall Cladding	Asbestos (assumed)	30	SQM	ESEN_Wk1-1015	G - R12 Testing Room
Wall Cladding	Brick/Masonry	15	SQM	ESEN_Wk1-1016	G - R12 Testing Room
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk1-1017	G - R12 Testing Room
Doors	Sliding - Hollow Core Timber (2 door slider)	1	ITEM	ESEN_Wk1-1018	G - R12 Testing Room
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	1	ITEM	ESEN_Wk1-1019	G - R12 Testing Room
Internal Glazing	Timber Framed	5	SQM	ESEN_Wk1-1020	G - R12 Testing Room
Ceiling	Plasterboard	38	SQM	ESEN_Wk1-1028	G - R13 Office
Wall Cladding	Cement Sheet	40	SQM	ESEN_Wk1-1029	G - R13 Office
Floor Covering	Vinyl	38	SQM	ESEN_Wk1-1030	G - R13 Office
Doors	Sliding - Glass Timber (2 door slider)	2	ITEM	ESEN_Wk1-1031	G - R13 Office
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk1-1032	G - R13 Office
Ceiling	Asbestos (assumed)	16	SQM	ESEN_Wk1-1039	G - R14 Store
Wall Cladding	Asbestos (assumed)	30	SQM	ESEN_Wk1-1040	G - R14 Store
Doors	Sliding - Glass Timber (2 door slider)	1	ITEM	ESEN_Wk1-1041	G - R14 Store
Ceiling	Asbestos (assumed)	20	SQM	ESEN_Wk1-1047	G - R15 Office
Wall Cladding	Brick/Masonry	10	SQM	ESEN_Wk1-1049	G - R15 Office

Doors	Swing - Hollow Core Timber	1	ITEM	ESEN_Wk1-1050	G - R15 Office
Wall Cladding	Asbestos (assumed)	25	SQM	ESEN_Wk1-1048	G - R15 Office
Wall Cladding	Asbestos (assumed)	20	SQM	ESEN_Wk1-1057	G - R16 Switchboard Room
Ceiling	Asbestos (assumed)	8	SQM	ESEN_Wk1-1056	G - R16 Switchboard Room
Floor Covering	Vinyl	8	SQM	ESEN_Wk1-1058	G - R16 Switchboard Room
Doors	Swing - Hollow Core Timber	1	ITEM	ESEN_Wk1-1059	G - R16 Switchboard Room
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk1-1060	G - R16 Switchboard Room
Ceiling	Asbestos (assumed)	5	SQM	ESEN_Wk1-1065	G - R18 Store
Wall Cladding	Asbestos (assumed)	20	SQM	ESEN_Wk1-1067	G - R18 Store
Wall Cladding	Brick/Masonry	25	SQM	ESEN_Wk1-1068	G - R18 Store
Wall Cladding	Cement Sheet	30	SQM	ESEN_Wk1-1069	G - R18 Store
Floor Covering	Vinyl	7	SQM	ESEN_Wk1-1070	G - R18 Store
Floor Covering	Carpet - Broadloom	55	SQM	ESEN_Wk1-1071	G - R18 Store
Doors	Swing - Hollow Core Timber	1	ITEM	ESEN_Wk1-1072	G - R18 Store
Doors	Sliding - Hollow Core Timber (2 door slider)	1	ITEM	ESEN_Wk1-1073	G - R18 Store
Ceiling	Plasterboard	57	SQM	ESEN_Wk1-1066	G - R18 Store
Ceiling	Plasterboard	15	SQM	ESEN_Wk1-1086	G - R19 Locker Room
Internal Partitions	Masonry	24	SQM	ESEN_Wk1-1087	G - R19 Locker Room
Wall Cladding	Plaster - render	35	SQM	ESEN_Wk1-1088	G - R19 Locker Room
Floor Covering	Carpet - Tiles	15	SQM	ESEN_Wk1-1089	G - R19 Locker Room
Doors	Swing - Hollow Core Timber	2	ITEM	ESEN_Wk1-1090	G - R19 Locker Room
Ceiling	Suspended Acoustic Tile	110	SQM	ESEN_Wk1-1097	G - R2 Office

Wall Cladding	Cement Sheet	55	SQM	ESEN_Wk1-1099	G - R2 Office
Floor Covering	Carpet - Tiles	110	SQM	ESEN_Wk1-1100	G - R2 Office
Doors	Swing - Glass Aluminium	1	ITEM	ESEN_Wk1-1101	G - R2 Office
Internal Glazing	Aluminium Framed	5	SQM	ESEN_Wk1-1102	G - R2 Office
Wall Cladding	Brick/Masonry	5	SQM	ESEN_Wk1-1098	G - R2 Office
Ceiling	Suspended Acoustic Tile	19	SQM	ESEN_Wk1-1155	G - R26 Office
Wall Cladding	Cement Sheet	40	SQM	ESEN_Wk1-1156	G - R26 Office
Floor Covering	Carpet - Tiles	19	SQM	ESEN_Wk1-1157	G - R26 Office
Doors	Swing - Hollow Core Timber	1	ITEM	ESEN_Wk1-1158	G - R26 Office
Internal Glazing	Timber Framed	10	SQM	ESEN_Wk1-1159	G - R26 Office
Ceiling	Cement Sheet	5	SQM	ESEN_Wk1-1163	G - R27 Office
Wall Cladding	Cement Sheet	15	SQM	ESEN_Wk1-1165	G - R27 Office
Floor Covering	Carpet - Tiles	20	SQM	ESEN_Wk1-1166	G - R27 Office
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk1-1167	G - R27 Office
Ceiling	Suspended Acoustic Tile	15	SQM	ESEN_Wk1-1164	G - R27 Office
Ceiling	Plasterboard	4	SQM	ESEN_Wk1-1172	G - R28 Store
Wall Cladding	Cement Sheet	15	SQM	ESEN_Wk1-1173	G - R28 Store
Floor Covering	Vinyl	4	SQM	ESEN_Wk1-1174	G - R28 Store
Doors	Sliding - Glass Timber (2 door slider)	1	ITEM	ESEN_Wk1-1175	G - R28 Store
Ceiling	Asbestos (assumed)	20	SQM	ESEN_Wk1-1179	G - R30 Store
Floor Covering	Carpet - Broadloom	20	SQM	ESEN_Wk1-1180	G - R30 Store
Doors	Swing - Hollow Core Timber	2	ITEM	ESEN_Wk1-1181	G - R30 Store

Ceiling	Plasterboard	9	SQM	ESEN_Wk1-1189	G - R31 Hallway
Wall Cladding	Brick/Masonry	15	SQM	ESEN_Wk1-1190	G - R31 Hallway
Internal Glazing	Metal Framed	2	SQM	ESEN_Wk1-1191	G - R31 Hallway
Ceiling	Suspended Acoustic Tile	18	SQM	ESEN_Wk1-1262	G - R4 Store
Wall Cladding	Cement Sheet	30	SQM	ESEN_Wk1-1263	G - R4 Store
Floor Covering	Carpet - Tiles	18	SQM	ESEN_Wk1-1264	G - R4 Store
Doors	Swing - Hollow Core Timber	1	ITEM	ESEN_Wk1-1265	G - R4 Store
Ceiling	Metal Sheet	47	SQM	ESEN_Wk1-1268	G - R40 The Bunker
Ceiling	Timber - Boards	35	SQM	ESEN_Wk1-1273	G - R42 Warehouse Office
Wall Cladding	Asbestos (assumed)	10	SQM	ESEN_Wk1-1274	G - R42 Warehouse Office
Wall Cladding	Brick/Masonry	20	SQM	ESEN_Wk1-1275	G - R42 Warehouse Office
Floor Covering	Carpet - Tiles	35	SQM	ESEN_Wk1-1276	G - R42 Warehouse Office
Doors	Swing - Glass Timber	2	ITEM	ESEN_Wk1-1277	G - R42 Warehouse Office
Internal Glazing	Aluminium Framed	10	SQM	ESEN_Wk1-1278	G - R42 Warehouse Office
Ceiling	Timber - Boards	7	SQM	ESEN_Wk1-1286	G - R43 Warehouse Entry
Internal Partitions	Metal/Steel Frame	3	SQM	ESEN_Wk1-1287	G - R43 Warehouse Entry
Wall Cladding	Brick/Masonry	5	SQM	ESEN_Wk1-1288	G - R43 Warehouse Entry
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk1-1289	G - R43 Warehouse Entry
Doors	Swing - Hollow Core Timber	1	ITEM	ESEN_Wk1-1290	G - R43 Warehouse Entry
Ceiling	Suspended Acoustic Tile	43	SQM	ESEN_Wk1-1294	G - R5 Kitchen
Wall Cladding	Cement Sheet	60	SQM	ESEN_Wk1-1295	G - R5 Kitchen
Floor Covering	Vinyl	43	SQM	ESEN_Wk1-1296	G - R5 Kitchen

Doors	Swing - Glass Timber	3	ITEM	ESEN_Wk1-1297	G - R5 Kitchen
Internal Glazing	Aluminium Framed	5	SQM	ESEN_Wk1-1298	G - R5 Kitchen
Wall Cladding	Metal Sheeting	5	SQM	ESEN_Wk1-1300	G - R5 Kitchen
Ceiling	Suspended Acoustic Tile	160	SQM	ESEN_Wk1-1310	G - R6 Main Office
Wall Cladding	Cement Sheet	140	SQM	ESEN_Wk1-1311	G - R6 Main Office
Wall Cladding	Timber - Sheeting	20	SQM	ESEN_Wk1-1312	G - R6 Main Office
Floor Covering	Carpet - Tiles	160	SQM	ESEN_Wk1-1313	G - R6 Main Office
Internal Stairs	Timber	2	SQM	ESEN_Wk1-1314	G - R6 Main Office
Internal Partitions	Bathroom (Cubicle Walls & Doors)	10	SQM	ESEN_Wk1-1326	G - R8 Toilets Ground
Wall Cladding	Brick/Masonry	35	SQM	ESEN_Wk1-1327	G - R8 Toilets Ground
Floor Covering	Tiles - Terracotta	15	SQM	ESEN_Wk1-1328	G - R8 Toilets Ground
Ceiling	Metal Sheet	15	SQM	ESEN_Wk1-1325	G - R8 Toilets Ground
Ceiling	Sisalation paper	165	SQM	ESEN_Wk1-1342	G - R9 Garage
Wall Cladding	Brick/Masonry	280	SQM	ESEN_Wk1-1343	G - R9 Garage
Doors	Roller - Steel (Commercial Width) (7.0m W x 6.0m H)	1	ITEM	ESEN_Wk1-1344	G - R9 Garage
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	1	ITEM	ESEN_Wk1-1345	G - R9 Garage
Internal Glazing	Metal Framed	20	SQM	ESEN_Wk1-1346	G - R9 Garage
Handrails, Balustrade & Ramps	Handrails - Galvanised	5	LM	ESEN_Wk1-1347	G - R9 Garage
Internal Stairs	Concrete	5	SQM	ESEN_Wk1-1348	G - R9 Garage
Floor Covering	Vinyl	3	SQM	ESEN_Wk1-2160	G - R21 Toilet Lower Ground
Wall Cladding	Brick/Masonry	1	SQM	ESEN_Wk1-2162	G - R35 Toilets Lower Ground
Wall Cladding	Brick/Masonry	30	SQM	ESEN_Wk1-894	G Lower - R22 Office Lower Ground

Wall Cladding	Cement Sheet	45	SQM	ESEN_Wk1-895	G Lower - R22 Office Lower Ground
Floor Covering	Vinyl	3	SQM	ESEN_Wk1-896	G Lower - R22 Office Lower Ground
Floor Covering	Carpet - Tiles	62	SQM	ESEN_Wk1-897	G Lower - R22 Office Lower Ground
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk1-898	G Lower - R22 Office Lower Ground
Wall Cladding	Brick/Masonry	15	SQM	ESEN_Wk1-923	G Lower - R33 Kitchen Lower Ground
Floor Covering	Vinyl	12	SQM	ESEN_Wk1-924	G Lower - R33 Kitchen Lower Ground
Doors	Swing - Hollow Core Timber	1	ITEM	ESEN_Wk1-925	G Lower - R33 Kitchen Lower Ground
Wall Cladding	Brick/Masonry	15	SQM	ESEN_Wk1-941	G Lower - R33 Reception Lower Ground
Ceiling	Asbestos (assumed)	10	SQM	ESEN_Wk1-975	G Lower - Stairwell from ground to lower ground area R41
Wall Cladding	Brick/Masonry	45	SQM	ESEN_Wk1-976	G Lower - Stairwell from ground to lower ground area R41
Handrails, Balustrade & Ramps	Handrails - Timber	6	LM	ESEN_Wk1-977	G Lower - Stairwell from ground to lower ground area R41
Internal Stairs	Concrete	10	SQM	ESEN_Wk1-978	G Lower - Stairwell from ground to lower ground area R41
Internal Partitions	Bathroom (Cubicle Walls & Doors)	5	SQM	ESEN_Wk1-1109	G Lower - R21 Toilet Lower Ground
Wall Cladding	Brick/Masonry	40	SQM	ESEN_Wk1-1110	G Lower - R21 Toilet Lower Ground
Floor Covering	Vinyl	18	SQM	ESEN_Wk1-1111	G Lower - R21 Toilet Lower Ground
Doors	Swing - Hollow Core Timber	3	ITEM	ESEN_Wk1-1112	G Lower - R21 Toilet Lower Ground
Wall Cladding	Brick/Masonry	10	SQM	ESEN_Wk1-1130	G Lower - R23 Office Lower Ground
Wall Cladding	Cement Sheet	30	SQM	ESEN_Wk1-1131	G Lower - R23 Office Lower Ground
Floor Covering	Carpet - Tiles	15	SQM	ESEN_Wk1-1132	G Lower - R23 Office Lower Ground
Doors	Swing - Hollow Core Timber	1	ITEM	ESEN_Wk1-1133	G Lower - R23 Office Lower Ground
Internal Stairs	Concrete	3	SQM	ESEN_Wk1-1134	G Lower - R23 Office Lower Ground
Internal Partitions	Bathroom (Cubicle Walls & Doors)	5	SQM	ESEN_Wk1-1197	G Lower - R35 Toilets Lower Ground
Wall Cladding	Brick/Masonry	10	SQM	ESEN_Wk1-1198	G Lower - R35 Toilets Lower Ground
Wall Cladding	Cement Sheet	25	SQM	ESEN_Wk1-1199	G Lower - R35 Toilets Lower Ground

Floor Covering	Tiles - Terracotta	2	SQM	ESEN_Wk1-1200	G Lower - R35 Toilets Lower Ground
Doors	Sliding - Hollow Core Timber (2 door slider)	1	ITEM	ESEN_Wk1-1201	G Lower - R35 Toilets Lower Ground
Wall Cladding	Brick/Masonry	60	SQM	ESEN_Wk1-1214	G Lower - R36 Metering Office Lower Ground
Floor Covering	Vinyl	60	SQM	ESEN_Wk1-1215	G Lower - R36 Metering Office Lower Ground
Internal Partitions	Chain Link Fencing	12	SQM	ESEN_Wk1-1223	G Lower - R37 Metering Office Store Lower Ground
Wall Cladding	Brick/Masonry	45	SQM	ESEN_Wk1-1224	G Lower - R37 Metering Office Store Lower Ground
Doors	Swing - Hollow Core Timber	1	ITEM	ESEN_Wk1-1225	G Lower - R37 Metering Office Store Lower Ground
Ceiling	Cement Sheet	5	SQM	ESEN_Wk1-1234	G Lower - R38 Stairwell Lower Ground to Ground
Wall Cladding	Brick/Masonry	10	SQM	ESEN_Wk1-1235	G Lower - R38 Stairwell Lower Ground to Ground
Wall Cladding	Cement Sheet	10	SQM	ESEN_Wk1-1236	G Lower - R38 Stairwell Lower Ground to Ground
Wall Cladding	Colorbond	10	SQM	ESEN_Wk1-1237	G Lower - R38 Stairwell Lower Ground to Ground
Floor Covering	Carpet - Broadloom	5	SQM	ESEN_Wk1-1238	G Lower - R38 Stairwell Lower Ground to Ground
Handrails, Balustrade & Ramps	Handrails - Galvanised	3	LM	ESEN_Wk1-1239	G Lower - R38 Stairwell Lower Ground to Ground
Internal Stairs	Concrete	3	SQM	ESEN_Wk1-1240	G Lower - R38 Stairwell Lower Ground to Ground
Internal Partitions	Bathroom (Cubicle Walls & Doors)	5	SQM	ESEN_Wk1-1246	G Lower - R39 Female Toilet Lower Ground
Wall Cladding	Cement Sheet	10	SQM	ESEN_Wk1-1248	G Lower - R39 Female Toilet Lower Ground
Wall Cladding	Brick/Masonry	10	SQM	ESEN_Wk1-1247	G Lower - R39 Female Toilet Lower Ground
Floor Covering	Tiles - Terracotta	9	SQM	ESEN_Wk1-1249	G Lower - R39 Female Toilet Lower Ground
Doors	Swing - Hollow Core Timber	1	ITEM	ESEN_Wk1-1250	G Lower - R39 Female Toilet Lower Ground
Ceiling	Suspended Acoustic Tile	48	SQM	ESEN_Wk1-1143	1 - R24 Meeting Room
Ceiling	Cement Sheet	5	SQM	ESEN_Wk1-1142	1 - R24 Meeting Room
Wall Cladding	Cement Sheet	55	SQM	ESEN_Wk1-1144	1 - R24 Meeting Room

Floor Covering	Carpet - Tiles	53	SQM	ESEN_Wk1-1145	1 - R24 Meeting Room
Doors	Swing - Hollow Core Timber	1	ITEM	ESEN_Wk1-1146	1 - R24 Meeting Room
Internal Glazing	Aluminium Framed	10	SQM	ESEN_Wk1-1147	1 - R24 Meeting Room

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Ceiling	Sisalation paper	ESEN_Wk1-881	10	8
Wall Cladding	Asbestos (assumed)	ESEN_Wk1-882	25	19
Doors	Swing - Hollow Core Timber	ESEN_Wk1-883	15	12
Handrails, Balustrade & Ramps	Handrails - Galvanised	ESEN_Wk1-884	15	12
Handrails, Balustrade & Ramps	Ramps - Concrete	ESEN_Wk1-885	40	31
Internal Stairs	Metal/Steel	ESEN_Wk1-886	25	19
Ceiling	Plasterboard	ESEN_Wk1-909	30	23
Wall Cladding	Cement Sheet	ESEN_Wk1-910	35	27
Floor Covering	Vinyl	ESEN_Wk1-911	15	12
Doors	Sliding - Hollow Core Timber (2 door slider)	ESEN_Wk1-912	12	9
Ceiling	Sisalation paper	ESEN_Wk1-950	10	8
Wall Cladding	Asbestos (assumed)	ESEN_Wk1-951	25	19
Wall Cladding	Brick/Masonry	ESEN_Wk1-952	50	39
Wall Cladding	Cement Sheet	ESEN_Wk1-953	35	27
Wall Cladding	Timber - Boards	ESEN_Wk1-954	25	19
Doors	Swing - Glass Timber	ESEN_Wk1-955	15	12
Handrails, Balustrade & Ramps	Handrails - Galvanised	ESEN_Wk1-956	15	12
Internal Stairs	Timber	ESEN_Wk1-957	20	15
Ceiling	Plasterboard	ESEN_Wk1-988	30	23
Ceiling	Suspended Acoustic Tile	ESEN_Wk1-989	25	19
Wall Cladding	Brick/Masonry	ESEN_Wk1-990	50	39
Wall Cladding	Cement Sheet	ESEN_Wk1-991	35	27
Floor Covering	Carpet - Tiles	ESEN_Wk1-992	8	8
Doors	Swing - Glass Timber	ESEN_Wk1-993	15	14

Internal Stairs	Timber	ESEN_Wk1-994	20	15
Ceiling	Sisalation paper	ESEN_Wk1-1004	10	8
Doors	Swing - Glass Timber	ESEN_Wk1-1006	15	12
Wall Cladding	Brick/Masonry	ESEN_Wk1-1005	50	39
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	ESEN_Wk1-1007	20	15
Ceiling	Suspended Acoustic Tile	ESEN_Wk1-1014	25	19
Wall Cladding	Asbestos (assumed)	ESEN_Wk1-1015	25	19
Wall Cladding	Brick/Masonry	ESEN_Wk1-1016	50	39
Doors	Swing - Glass Timber	ESEN_Wk1-1017	15	12
Doors	Sliding - Hollow Core Timber (2 door slider)	ESEN_Wk1-1018	12	9
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	ESEN_Wk1-1019	20	15
Internal Glazing	Timber Framed	ESEN_Wk1-1020	30	23
Ceiling	Plasterboard	ESEN_Wk1-1028	30	23
Wall Cladding	Cement Sheet	ESEN_Wk1-1029	35	27
Floor Covering	Vinyl	ESEN_Wk1-1030	15	12
Doors	Sliding - Glass Timber (2 door slider)	ESEN_Wk1-1031	15	12
Internal Glazing	Aluminium Framed	ESEN_Wk1-1032	30	23
Ceiling	Asbestos (assumed)	ESEN_Wk1-1039	30	23
Wall Cladding	Asbestos (assumed)	ESEN_Wk1-1040	25	19
Doors	Sliding - Glass Timber (2 door slider)	ESEN_Wk1-1041	15	12
Ceiling	Asbestos (assumed)	ESEN_Wk1-1047	30	23
Wall Cladding	Brick/Masonry	ESEN_Wk1-1049	50	39
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1050	15	12
Wall Cladding	Asbestos (assumed)	ESEN_Wk1-1048	25	19
Wall Cladding	Asbestos (assumed)	ESEN_Wk1-1057	25	19
Ceiling	Asbestos (assumed)	ESEN_Wk1-1056	30	23
Floor Covering	Vinyl	ESEN_Wk1-1058	15	4
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1059	15	12
Internal Glazing	Aluminium Framed	ESEN_Wk1-1060	30	23
Ceiling	Asbestos (assumed)	ESEN_Wk1-1065	30	23
Wall Cladding	Asbestos (assumed)	ESEN_Wk1-1067	25	19

Wall Cladding	Brick/Masonry	ESEN_Wk1-1068	50	39
Wall Cladding	Cement Sheet	ESEN_Wk1-1069	35	27
Floor Covering	Vinyl	ESEN_Wk1-1070	15	12
Floor Covering	Carpet - Broadloom	ESEN_Wk1-1071	8	6
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1072	15	12
Doors	Sliding - Hollow Core Timber (2 door slider)	ESEN_Wk1-1073	12	9
Ceiling	Plasterboard	ESEN_Wk1-1066	30	23
Ceiling	Plasterboard	ESEN_Wk1-1086	30	23
Internal Partitions	Masonry	ESEN_Wk1-1087	50	39
Wall Cladding	Plaster - render	ESEN_Wk1-1088	25	19
Floor Covering	Carpet - Tiles	ESEN_Wk1-1089	8	6
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1090	15	12
Ceiling	Suspended Acoustic Tile	ESEN_Wk1-1097	25	24
Wall Cladding	Cement Sheet	ESEN_Wk1-1099	35	34
Floor Covering	Carpet - Tiles	ESEN_Wk1-1100	8	8
Doors	Swing - Glass Aluminium	ESEN_Wk1-1101	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk1-1102	30	29
Wall Cladding	Brick/Masonry	ESEN_Wk1-1098	50	39
Ceiling	Suspended Acoustic Tile	ESEN_Wk1-1155	25	24
Wall Cladding	Cement Sheet	ESEN_Wk1-1156	35	34
Floor Covering	Carpet - Tiles	ESEN_Wk1-1157	8	8
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1158	15	14
Internal Glazing	Timber Framed	ESEN_Wk1-1159	30	29
Ceiling	Cement Sheet	ESEN_Wk1-1163	30	23
Wall Cladding	Cement Sheet	ESEN_Wk1-1165	35	34
Floor Covering	Carpet - Tiles	ESEN_Wk1-1166	8	8
Doors	Swing - Glass Timber	ESEN_Wk1-1167	15	14
Ceiling	Suspended Acoustic Tile	ESEN_Wk1-1164	25	24
Ceiling	Plasterboard	ESEN_Wk1-1172	30	23
Wall Cladding	Cement Sheet	ESEN_Wk1-1173	35	27
Floor Covering	Vinyl	ESEN_Wk1-1174	15	12

Doors	Sliding - Glass Timber (2 door slider)	ESEN_Wk1-1175	15	12
Ceiling	Asbestos (assumed)	ESEN_Wk1-1179	30	23
Floor Covering	Carpet - Broadloom	ESEN_Wk1-1180	8	6
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1181	15	12
Ceiling	Plasterboard	ESEN_Wk1-1189	30	23
Wall Cladding	Brick/Masonry	ESEN_Wk1-1190	50	39
Internal Glazing	Metal Framed	ESEN_Wk1-1191	30	23
Ceiling	Suspended Acoustic Tile	ESEN_Wk1-1262	25	19
Wall Cladding	Cement Sheet	ESEN_Wk1-1263	35	27
Floor Covering	Carpet - Tiles	ESEN_Wk1-1264	8	6
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1265	15	12
Ceiling	Metal Sheet	ESEN_Wk1-1268	25	19
Ceiling	Timber - Boards	ESEN_Wk1-1273	25	19
Wall Cladding	Asbestos (assumed)	ESEN_Wk1-1274	25	19
Wall Cladding	Brick/Masonry	ESEN_Wk1-1275	50	39
Floor Covering	Carpet - Tiles	ESEN_Wk1-1276	8	6
Doors	Swing - Glass Timber	ESEN_Wk1-1277	15	12
Internal Glazing	Aluminium Framed	ESEN_Wk1-1278	30	23
Ceiling	Timber - Boards	ESEN_Wk1-1286	25	19
Internal Partitions	Metal/Steel Frame	ESEN_Wk1-1287	50	39
Wall Cladding	Brick/Masonry	ESEN_Wk1-1288	50	39
Doors	Swing - Glass Timber	ESEN_Wk1-1289	15	12
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1290	15	12
Ceiling	Suspended Acoustic Tile	ESEN_Wk1-1294	25	24
Wall Cladding	Cement Sheet	ESEN_Wk1-1295	35	27
Floor Covering	Vinyl	ESEN_Wk1-1296	15	14
Doors	Swing - Glass Timber	ESEN_Wk1-1297	15	12
Internal Glazing	Aluminium Framed	ESEN_Wk1-1298	30	23
Wall Cladding	Metal Sheeting	ESEN_Wk1-1300	25	24
Ceiling	Suspended Acoustic Tile	ESEN_Wk1-1310	25	19
Wall Cladding	Cement Sheet	ESEN_Wk1-1311	35	27

Wall Cladding	Timber - Sheeting	ESEN_Wk1-1312	25	19
Floor Covering	Carpet - Tiles	ESEN_Wk1-1313	8	8
Internal Stairs	Timber	ESEN_Wk1-1314	20	15
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk1-1326	12	9
Wall Cladding	Brick/Masonry	ESEN_Wk1-1327	50	39
Floor Covering	Tiles - Terracotta	ESEN_Wk1-1328	20	15
Ceiling	Metal Sheet	ESEN_Wk1-1325	25	24
Ceiling	Sisalation paper	ESEN_Wk1-1342	10	8
Wall Cladding	Brick/Masonry	ESEN_Wk1-1343	50	39
Doors	Roller - Steel (Commercial Width) (7.0m W x 6.0m H)	ESEN_Wk1-1344	20	15
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	ESEN_Wk1-1345	20	15
Internal Glazing	Metal Framed	ESEN_Wk1-1346	30	23
Handrails, Balustrade & Ramps	Handrails - Galvanised	ESEN_Wk1-1347	15	12
Internal Stairs	Concrete	ESEN_Wk1-1348	80	62
Floor Covering	Vinyl	ESEN_Wk1-2160		NA
Wall Cladding	Brick/Masonry	ESEN_Wk1-2162		NA
Wall Cladding	Brick/Masonry	ESEN_Wk1-894	50	39
Wall Cladding	Cement Sheet	ESEN_Wk1-895	35	27
Floor Covering	Vinyl	ESEN_Wk1-896	15	12
Floor Covering	Carpet - Tiles	ESEN_Wk1-897	8	6
Doors	Swing - Glass Timber	ESEN_Wk1-898	15	12
Wall Cladding	Brick/Masonry	ESEN_Wk1-923	50	39
Floor Covering	Vinyl	ESEN_Wk1-924	15	12
Doors	Swing - Hollow Core Timber	ESEN_Wk1-925	15	12
Wall Cladding	Brick/Masonry	ESEN_Wk1-941	50	39
Ceiling	Asbestos (assumed)	ESEN_Wk1-975	30	23
Wall Cladding	Brick/Masonry	ESEN_Wk1-976	50	39
Handrails, Balustrade & Ramps	Handrails - Timber	ESEN_Wk1-977	15	12
Internal Stairs	Concrete	ESEN_Wk1-978	80	62
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk1-1109	12	9
Wall Cladding	Brick/Masonry	ESEN_Wk1-1110	50	39

Floor Covering	Vinyl	ESEN_Wk1-1111	15	12
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1112	15	12
Wall Cladding	Brick/Masonry	ESEN_Wk1-1130	50	39
Wall Cladding	Cement Sheet	ESEN_Wk1-1131	35	27
Floor Covering	Carpet - Tiles	ESEN_Wk1-1132	8	6
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1133	15	12
Internal Stairs	Concrete	ESEN_Wk1-1134	80	62
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk1-1197	12	9
Wall Cladding	Brick/Masonry	ESEN_Wk1-1198	50	39
Wall Cladding	Cement Sheet	ESEN_Wk1-1199	35	27
Floor Covering	Tiles - Terracotta	ESEN_Wk1-1200	20	15
Doors	Sliding - Hollow Core Timber (2 door slider)	ESEN_Wk1-1201	12	9
Wall Cladding	Brick/Masonry	ESEN_Wk1-1214	50	39
Floor Covering	Vinyl	ESEN_Wk1-1215	15	12
Internal Partitions	Chain Link Fencing	ESEN_Wk1-1223	22	17
Wall Cladding	Brick/Masonry	ESEN_Wk1-1224	50	39
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1225	15	12
Ceiling	Cement Sheet	ESEN_Wk1-1234	30	23
Wall Cladding	Brick/Masonry	ESEN_Wk1-1235	50	39
Wall Cladding	Cement Sheet	ESEN_Wk1-1236	35	27
Wall Cladding	Colorbond	ESEN_Wk1-1237	25	19
Floor Covering	Carpet - Broadloom	ESEN_Wk1-1238	8	6
Handrails, Balustrade & Ramps	Handrails - Galvanised	ESEN_Wk1-1239	15	12
Internal Stairs	Concrete	ESEN_Wk1-1240	80	62
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk1-1246	12	9
Wall Cladding	Cement Sheet	ESEN_Wk1-1248	35	27
Wall Cladding	Brick/Masonry	ESEN_Wk1-1247	50	39
Floor Covering	Tiles - Terracotta	ESEN_Wk1-1249	20	15
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1250	15	12
Ceiling	Suspended Acoustic Tile	ESEN_Wk1-1143	25	19
Ceiling	Cement Sheet	ESEN_Wk1-1142	30	23

Wall Cladding	Cement Sheet	ESEN_Wk1-1144	35	27
Floor Covering	Carpet - Tiles	ESEN_Wk1-1145	8	6
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1146	15	12
Internal Glazing	Aluminium Framed	ESEN_Wk1-1147	30	23

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Ceiling	Sisalation paper	ESEN_Wk1-881	3	3 - Fair
Wall Cladding	Asbestos (assumed)	ESEN_Wk1-882	3	3 - Fair
Doors	Swing - Hollow Core Timber	ESEN_Wk1-883	3	3 - Fair
Handrails, Balustrade & Ramps	Handrails - Galvanised	ESEN_Wk1-884	3	3 - Fair
Handrails, Balustrade & Ramps	Ramps - Concrete	ESEN_Wk1-885	3	3 - Fair
Internal Stairs	Metal/Steel	ESEN_Wk1-886	3	3 - Fair
Ceiling	Plasterboard	ESEN_Wk1-909	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk1-910	3	3 - Fair
Floor Covering	Vinyl	ESEN_Wk1-911	3	3 - Fair
Doors	Sliding - Hollow Core Timber (2 door slider)	ESEN_Wk1-912	3	3 - Fair
Ceiling	Sisalation paper	ESEN_Wk1-950	3	3 - Fair
Wall Cladding	Asbestos (assumed)	ESEN_Wk1-951	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-952	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk1-953	3	3 - Fair
Wall Cladding	Timber - Boards	ESEN_Wk1-954	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk1-955	3	3 - Fair
Handrails, Balustrade & Ramps	Handrails - Galvanised	ESEN_Wk1-956	3	3 - Fair
Internal Stairs	Timber	ESEN_Wk1-957	3	3 - Fair
Ceiling	Plasterboard	ESEN_Wk1-988	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk1-989	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-990	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk1-991	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk1-992	2	4 - Good
Doors	Swing - Glass Timber	ESEN_Wk1-993	2	4 - Good

Internal Stairs	Timber	ESEN_Wk1-994	3	3 - Fair
Ceiling	Sisalation paper	ESEN_Wk1-1004	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk1-1006	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-1005	3	3 - Fair
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	ESEN_Wk1-1007	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk1-1014	3	3 - Fair
Wall Cladding	Asbestos (assumed)	ESEN_Wk1-1015	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-1016	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk1-1017	3	3 - Fair
Doors	Sliding - Hollow Core Timber (2 door slider)	ESEN_Wk1-1018	3	3 - Fair
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	ESEN_Wk1-1019	3	3 - Fair
Internal Glazing	Timber Framed	ESEN_Wk1-1020	3	3 - Fair
Ceiling	Plasterboard	ESEN_Wk1-1028	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk1-1029	3	3 - Fair
Floor Covering	Vinyl	ESEN_Wk1-1030	3	3 - Fair
Doors	Sliding - Glass Timber (2 door slider)	ESEN_Wk1-1031	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk1-1032	3	3 - Fair
Ceiling	Asbestos (assumed)	ESEN_Wk1-1039	3	3 - Fair
Wall Cladding	Asbestos (assumed)	ESEN_Wk1-1040	3	3 - Fair
Doors	Sliding - Glass Timber (2 door slider)	ESEN_Wk1-1041	3	3 - Fair
Ceiling	Asbestos (assumed)	ESEN_Wk1-1047	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-1049	3	3 - Fair
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1050	3	3 - Fair
Wall Cladding	Asbestos (assumed)	ESEN_Wk1-1048	3	3 - Fair
Wall Cladding	Asbestos (assumed)	ESEN_Wk1-1057	3	3 - Fair
Ceiling	Asbestos (assumed)	ESEN_Wk1-1056	3	3 - Fair
Floor Covering	Vinyl	ESEN_Wk1-1058	4	2 - Worn
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1059	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk1-1060	3	3 - Fair
Ceiling	Asbestos (assumed)	ESEN_Wk1-1065	3	3 - Fair
Wall Cladding	Asbestos (assumed)	ESEN_Wk1-1067	3	3 - Fair

Wall Cladding	Brick/Masonry	ESEN_Wk1-1068	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk1-1069	3	3 - Fair
Floor Covering	Vinyl	ESEN_Wk1-1070	3	3 - Fair
Floor Covering	Carpet - Broadloom	ESEN_Wk1-1071	3	3 - Fair
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1072	3	3 - Fair
Doors	Sliding - Hollow Core Timber (2 door slider)	ESEN_Wk1-1073	3	3 - Fair
Ceiling	Plasterboard	ESEN_Wk1-1066	3	3 - Fair
Ceiling	Plasterboard	ESEN_Wk1-1086	3	3 - Fair
Internal Partitions	Masonry	ESEN_Wk1-1087	3	3 - Fair
Wall Cladding	Plaster - render	ESEN_Wk1-1088	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk1-1089	3	3 - Fair
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1090	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk1-1097	2	4 - Good
Wall Cladding	Cement Sheet	ESEN_Wk1-1099	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk1-1100	2	4 - Good
Doors	Swing - Glass Aluminium	ESEN_Wk1-1101	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk1-1102	2	4 - Good
Wall Cladding	Brick/Masonry	ESEN_Wk1-1098	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk1-1155	2	4 - Good
Wall Cladding	Cement Sheet	ESEN_Wk1-1156	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk1-1157	2	4 - Good
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1158	2	4 - Good
Internal Glazing	Timber Framed	ESEN_Wk1-1159	2	4 - Good
Ceiling	Cement Sheet	ESEN_Wk1-1163	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk1-1165	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk1-1166	2	4 - Good
Doors	Swing - Glass Timber	ESEN_Wk1-1167	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk1-1164	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk1-1172	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk1-1173	3	3 - Fair
Floor Covering	Vinyl	ESEN_Wk1-1174	3	3 - Fair

Doors	Sliding - Glass Timber (2 door slider)	ESEN_Wk1-1175	3	3 - Fair
Ceiling	Asbestos (assumed)	ESEN_Wk1-1179	3	3 - Fair
Floor Covering	Carpet - Broadloom	ESEN_Wk1-1180	3	3 - Fair
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1181	3	3 - Fair
Ceiling	Plasterboard	ESEN_Wk1-1189	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-1190	3	3 - Fair
Internal Glazing	Metal Framed	ESEN_Wk1-1191	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk1-1262	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk1-1263	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk1-1264	3	3 - Fair
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1265	3	3 - Fair
Ceiling	Metal Sheet	ESEN_Wk1-1268	3	3 - Fair
Ceiling	Timber - Boards	ESEN_Wk1-1273	3	3 - Fair
Wall Cladding	Asbestos (assumed)	ESEN_Wk1-1274	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-1275	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk1-1276	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk1-1277	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk1-1278	3	3 - Fair
Ceiling	Timber - Boards	ESEN_Wk1-1286	3	3 - Fair
Internal Partitions	Metal/Steel Frame	ESEN_Wk1-1287	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-1288	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk1-1289	3	3 - Fair
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1290	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk1-1294	2	4 - Good
Wall Cladding	Cement Sheet	ESEN_Wk1-1295	3	3 - Fair
Floor Covering	Vinyl	ESEN_Wk1-1296	2	4 - Good
Doors	Swing - Glass Timber	ESEN_Wk1-1297	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk1-1298	3	3 - Fair
Wall Cladding	Metal Sheeting	ESEN_Wk1-1300	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk1-1310	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk1-1311	3	3 - Fair

Wall Cladding	Timber - Sheeting	ESEN_Wk1-1312	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk1-1313	2	4 - Good
Internal Stairs	Timber	ESEN_Wk1-1314	3	3 - Fair
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk1-1326	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-1327	3	3 - Fair
Floor Covering	Tiles - Terracotta	ESEN_Wk1-1328	3	3 - Fair
Ceiling	Metal Sheet	ESEN_Wk1-1325	2	4 - Good
Ceiling	Sisalation paper	ESEN_Wk1-1342	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-1343	3	3 - Fair
Doors	Roller - Steel (Commercial Width) (7.0m W x 6.0m H)	ESEN_Wk1-1344	3	3 - Fair
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	ESEN_Wk1-1345	3	3 - Fair
Internal Glazing	Metal Framed	ESEN_Wk1-1346	3	3 - Fair
Handrails, Balustrade & Ramps	Handrails - Galvanised	ESEN_Wk1-1347	3	3 - Fair
Internal Stairs	Concrete	ESEN_Wk1-1348	3	3 - Fair
Floor Covering	Vinyl	ESEN_Wk1-2160		
Wall Cladding	Brick/Masonry	ESEN_Wk1-2162		
Wall Cladding	Brick/Masonry	ESEN_Wk1-894	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk1-895	3	3 - Fair
Floor Covering	Vinyl	ESEN_Wk1-896	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk1-897	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk1-898	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-923	3	3 - Fair
Floor Covering	Vinyl	ESEN_Wk1-924	3	3 - Fair
Doors	Swing - Hollow Core Timber	ESEN_Wk1-925	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-941	3	3 - Fair
Ceiling	Asbestos (assumed)	ESEN_Wk1-975	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-976	3	3 - Fair
Handrails, Balustrade & Ramps	Handrails - Timber	ESEN_Wk1-977	3	3 - Fair
Internal Stairs	Concrete	ESEN_Wk1-978	3	3 - Fair
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk1-1109	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-1110	3	3 - Fair

Floor Covering	Vinyl	ESEN_Wk1-1111	3	3 - Fair
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1112	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-1130	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk1-1131	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk1-1132	3	3 - Fair
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1133	3	3 - Fair
Internal Stairs	Concrete	ESEN_Wk1-1134	3	3 - Fair
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk1-1197	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-1198	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk1-1199	3	3 - Fair
Floor Covering	Tiles - Terracotta	ESEN_Wk1-1200	3	3 - Fair
Doors	Sliding - Hollow Core Timber (2 door slider)	ESEN_Wk1-1201	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-1214	3	3 - Fair
Floor Covering	Vinyl	ESEN_Wk1-1215	3	3 - Fair
Internal Partitions	Chain Link Fencing	ESEN_Wk1-1223	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-1224	3	3 - Fair
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1225	3	3 - Fair
Ceiling	Cement Sheet	ESEN_Wk1-1234	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-1235	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk1-1236	3	3 - Fair
Wall Cladding	Colorbond	ESEN_Wk1-1237	3	3 - Fair
Floor Covering	Carpet - Broadloom	ESEN_Wk1-1238	3	3 - Fair
Handrails, Balustrade & Ramps	Handrails - Galvanised	ESEN_Wk1-1239	3	3 - Fair
Internal Stairs	Concrete	ESEN_Wk1-1240	3	3 - Fair
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk1-1246	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk1-1248	3	3 - Fair
Wall Cladding	Brick/Masonry	ESEN_Wk1-1247	3	3 - Fair
Floor Covering	Tiles - Terracotta	ESEN_Wk1-1249	3	3 - Fair
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1250	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk1-1143	3	3 - Fair
Ceiling	Cement Sheet	ESEN_Wk1-1142	3	3 - Fair

Wall Cladding	Cement Sheet	ESEN_Wk1-1144	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk1-1145	3	3 - Fair
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1146	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk1-1147	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	50	SQM	ESEN_Wk1-887	G - R10 Warehouse
Wall Ceiling Finish	Ceiling Paint	4	SQM	ESEN_Wk1-913	G - R29 Kitchen
Wall Ceiling Finish	Wall Paint	20	SQM	ESEN_Wk1-914	G - R29 Kitchen
Wall Finish	Tiles - Ceramic	1	SQM	ESEN_Wk1-915	G - R29 Kitchen
Wall Ceiling Finish	Wall Paint	180	SQM	ESEN_Wk1-958	G - R7 Workshop
Floor Finish	Paint	275	SQM	ESEN_Wk1-959	G - R7 Workshop
Wall Ceiling Finish	Ceiling Paint	3	SQM	ESEN_Wk1-995	G - R1 Entry
Wall Ceiling Finish	Wall Paint	40	SQM	ESEN_Wk1-996	G - R1 Entry
Wall Ceiling Finish	Wall Paint	105	SQM	ESEN_Wk1-1021	G - R12 Testing Room
Floor Finish	Paint	45	SQM	ESEN_Wk1-1022	G - R12 Testing Room
Wall Ceiling Finish	Ceiling Paint	38	SQM	ESEN_Wk1-1033	G - R13 Office
Wall Ceiling Finish	Wall Paint	55	SQM	ESEN_Wk1-1034	G - R13 Office
Wall Ceiling Finish	Ceiling Paint	16	SQM	ESEN_Wk1-1042	G - R14 Store
Wall Ceiling Finish	Wall Paint	35	SQM	ESEN_Wk1-1043	G - R14 Store
Wall Ceiling Finish	Ceiling Paint	20	SQM	ESEN_Wk1-1051	G - R15 Office
Wall Ceiling Finish	Wall Paint	45	SQM	ESEN_Wk1-1052	G - R15 Office
Wall Ceiling Finish	Ceiling Paint	8	SQM	ESEN_Wk1-1061	G - R16 Switchboard Room
Wall Ceiling Finish	Wall Paint	25	SQM	ESEN_Wk1-1062	G - R16 Switchboard Room
Wall Ceiling Finish	Wall Paint	15	SQM	ESEN_Wk1-2158	G - R16 Switchboard Room
Wall Ceiling Finish	Ceiling Paint	62	SQM	ESEN_Wk1-1074	G - R18 Store
Wall Ceiling Finish	Wall Paint	125	SQM	ESEN_Wk1-1075	G - R18 Store
Wall Finish	Tiles - Ceramic	2	SQM	ESEN_Wk1-1076	G - R18 Store
Wall Ceiling Finish	Ceiling Paint	15	SQM	ESEN_Wk1-1091	G - R19 Locker Room
Wall Ceiling Finish	Wall Paint	45	SQM	ESEN_Wk1-1092	G - R19 Locker Room
Wall Ceiling Finish	Wall Paint	90	SQM	ESEN_Wk1-1103	G - R2 Office

Wall Ceiling Finish	Wall Paint	40	SQM	ESEN_Wk1-1160	G - R26 Office
Wall Ceiling Finish	Ceiling Paint	5	SQM	ESEN_Wk1-1168	G - R27 Office
Wall Ceiling Finish	Wall Paint	45	SQM	ESEN_Wk1-1169	G - R27 Office
Wall Ceiling Finish	Ceiling Paint	4	SQM	ESEN_Wk1-1176	G - R28 Store
Wall Ceiling Finish	Wall Paint	20	SQM	ESEN_Wk1-1177	G - R28 Store
Wall Ceiling Finish	Ceiling Paint	20	SQM	ESEN_Wk1-1182	G - R30 Store
Wall Ceiling Finish	Wall Paint	40	SQM	ESEN_Wk1-1183	G - R30 Store
Wall Ceiling Finish	Ceiling Paint	9	SQM	ESEN_Wk1-1192	G - R31 Hallway
Wall Ceiling Finish	Wall Paint	25	SQM	ESEN_Wk1-1193	G - R31 Hallway
Wall Ceiling Finish	Wall Paint	40	SQM	ESEN_Wk1-1266	G - R4 Store
Wall Ceiling Finish	Wall Paint	75	SQM	ESEN_Wk1-1269	G - R40 The Bunker
Wall Ceiling Finish	Ceiling Paint	35	SQM	ESEN_Wk1-1279	G - R42 Warehouse Office
Wall Ceiling Finish	Wall Paint	50	SQM	ESEN_Wk1-1280	G - R42 Warehouse Office
Wall Ceiling Finish	Ceiling Paint	7	SQM	ESEN_Wk1-1291	G - R43 Warehouse Entry
Wall Ceiling Finish	Wall Paint	20	SQM	ESEN_Wk1-1292	G - R43 Warehouse Entry
Wall Ceiling Finish	Wall Paint	65	SQM	ESEN_Wk1-1299	G - R5 Kitchen
Wall Ceiling Finish	Wall Paint	140	SQM	ESEN_Wk1-1315	G - R6 Main Office
Wall Ceiling Finish	Wall Paint	30	SQM	ESEN_Wk1-1329	G - R8 Toilets Ground
Wall Finish	Tiles - Ceramic	45	SQM	ESEN_Wk1-1330	G - R8 Toilets Ground
Wall Ceiling Finish	Wall Paint	100	SQM	ESEN_Wk1-1349	G - R9 Garage
Floor Finish	Paint	165	SQM	ESEN_Wk1-1350	G - R9 Garage
Wall Ceiling Finish	Wall Paint	5	SQM	ESEN_Wk1-2163	G - R36 Metering Office Lower Ground
Wall Ceiling Finish	Ceiling Paint	65	SQM	ESEN_Wk1-899	G Lower - R22 Office Lower Ground
Wall Ceiling Finish	Wall Paint	95	SQM	ESEN_Wk1-900	G Lower - R22 Office Lower Ground
Wall Ceiling Finish	Ceiling Paint	12	SQM	ESEN_Wk1-926	G Lower - R33 Kitchen Lower Ground
Wall Ceiling Finish	Wall Paint	30	SQM	ESEN_Wk1-927	G Lower - R33 Kitchen Lower Ground
Wall Ceiling Finish	Ceiling Paint	11	SQM	ESEN_Wk1-942	G Lower - R33 Reception Lower Ground
Wall Ceiling Finish	Wall Paint	25	SQM	ESEN_Wk1-943	G Lower - R33 Reception Lower Ground
Floor Finish	Paint	11	SQM	ESEN_Wk1-944	G Lower - R33 Reception Lower Ground
Wall Ceiling Finish	Ceiling Paint	10	SQM	ESEN_Wk1-979	G Lower - Stairwell from ground to lower ground area R41
Wall Ceiling Finish	Wall Paint	55	SQM	ESEN_Wk1-980	G Lower - Stairwell from ground to lower ground area R41

Floor Finish	Paint	10	SQM	ESEN_Wk1-981	G Lower - Stairwell from ground to lower ground area R41
Wall Ceiling Finish	Ceiling Paint	18	SQM	ESEN_Wk1-1113	G Lower - R21 Toilet Lower Ground
Wall Finish	Tiles - Ceramic	5	SQM	ESEN_Wk1-1115	G Lower - R21 Toilet Lower Ground
Wall Ceiling Finish	Wall Paint	75	SQM	ESEN_Wk1-1114	G Lower - R21 Toilet Lower Ground
Wall Ceiling Finish	Ceiling Paint	15	SQM	ESEN_Wk1-1135	G Lower - R23 Office Lower Ground
Wall Ceiling Finish	Wall Paint	50	SQM	ESEN_Wk1-1136	G Lower - R23 Office Lower Ground
Wall Ceiling Finish	Ceiling Paint	27	SQM	ESEN_Wk1-1202	G Lower - R35 Toilets Lower Ground
Wall Ceiling Finish	Wall Paint	90	SQM	ESEN_Wk1-1203	G Lower - R35 Toilets Lower Ground
Wall Finish	Tiles - Ceramic	3	SQM	ESEN_Wk1-1204	G Lower - R35 Toilets Lower Ground
Wall Ceiling Finish	Ceiling Paint	60	SQM	ESEN_Wk1-1216	G Lower - R36 Metering Office Lower Ground
Wall Ceiling Finish	Wall Paint	80	SQM	ESEN_Wk1-1217	G Lower - R36 Metering Office Lower Ground
Wall Ceiling Finish	Ceiling Paint	50	SQM	ESEN_Wk1-1226	G Lower - R37 Metering Office Store Lower Ground
Wall Ceiling Finish	Wall Paint	70	SQM	ESEN_Wk1-1227	G Lower - R37 Metering Office Store Lower Ground
Wall Ceiling Finish	Ceiling Paint	5	SQM	ESEN_Wk1-1241	G Lower - R38 Stairwell Lower Ground to Ground
Wall Ceiling Finish	Wall Paint	10	SQM	ESEN_Wk1-1242	G Lower - R38 Stairwell Lower Ground to Ground
Wall Ceiling Finish	Ceiling Paint	9	SQM	ESEN_Wk1-1251	G Lower - R39 Female Toilet Lower Ground
Wall Ceiling Finish	Wall Paint	45	SQM	ESEN_Wk1-1252	G Lower - R39 Female Toilet Lower Ground
Wall Finish	Tiles - Ceramic	2	SQM	ESEN_Wk1-1253	G Lower - R39 Female Toilet Lower Ground
Wall Ceiling Finish	Ceiling Paint	5	SQM	ESEN_Wk1-1148	1 - R24 Meeting Room
Wall Ceiling Finish	Wall Paint	55	SQM	ESEN_Wk1-1149	1 - R24 Meeting Room
Wall Ceiling Finish	Wall Paint	5	SQM	ESEN_Wk1-2161	1 - R24 Meeting Room 1st Floor

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-887	7	5
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-913	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-914	7	5
Wall Finish	Tiles - Ceramic	ESEN_Wk1-915	25	19
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-958	7	5
Floor Finish	Paint	ESEN_Wk1-959	25	19
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-995	7	7

Wall Ceiling Finish	Wall Paint	ESEN_Wk1-996	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1021	7	5
Floor Finish	Paint	ESEN_Wk1-1022	25	6
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1033	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1034	7	5
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1042	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1043	7	5
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1051	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1052	7	5
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1061	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1062	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-2158		NA
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1074	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1075	7	5
Wall Finish	Tiles - Ceramic	ESEN_Wk1-1076	25	19
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1091	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1092	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1103	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1160	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1168	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1169	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1176	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1177	7	5
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1182	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1183	7	5
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1192	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1193	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1266	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1269	7	5
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1279	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1280	7	5

Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1291	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1292	7	2
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1299	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1315	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1329	7	5
Wall Finish	Tiles - Ceramic	ESEN_Wk1-1330	25	19
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1349	7	5
Floor Finish	Paint	ESEN_Wk1-1350	25	19
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-2163		NA
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-899	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-900	7	5
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-926	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-927	7	5
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-942	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-943	7	5
Floor Finish	Paint	ESEN_Wk1-944	25	19
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-979	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-980	7	5
Floor Finish	Paint	ESEN_Wk1-981	25	19
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1113	7	5
Wall Finish	Tiles - Ceramic	ESEN_Wk1-1115	25	19
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1114	7	5
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1135	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1136	7	5
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1202	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1203	7	5
Wall Finish	Tiles - Ceramic	ESEN_Wk1-1204	25	19
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1216	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1217	7	5
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1226	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1227	7	5

Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1241	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1242	7	5
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1251	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1252	7	5
Wall Finish	Tiles - Ceramic	ESEN_Wk1-1253	25	19
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1148	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1149	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-2161		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-887	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-913	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-914	3	3 - Fair
Wall Finish	Tiles - Ceramic	ESEN_Wk1-915	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-958	3	3 - Fair
Floor Finish	Paint	ESEN_Wk1-959	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-995	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-996	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1021	3	3 - Fair
Floor Finish	Paint	ESEN_Wk1-1022	4	2 - Worn
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1033	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1034	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1042	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1043	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1051	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1052	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1061	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1062	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-2158		
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1074	3	3 - Fair

Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1075	3	3 - Fair
Wall Finish	Tiles - Ceramic	ESEN_Wk1-1076	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1091	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1092	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1103	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1160	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1168	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1169	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1176	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1177	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1182	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1183	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1192	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1193	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1266	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1269	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1279	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1280	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1291	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1292	4	2 - Worn
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1299	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1315	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1329	3	3 - Fair
Wall Finish	Tiles - Ceramic	ESEN_Wk1-1330	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1349	3	3 - Fair
Floor Finish	Paint	ESEN_Wk1-1350	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-2163		
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-899	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-900	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-926	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-927	3	3 - Fair

Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-942	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-943	3	3 - Fair
Floor Finish	Paint	ESEN_Wk1-944	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-979	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-980	3	3 - Fair
Floor Finish	Paint	ESEN_Wk1-981	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1113	3	3 - Fair
Wall Finish	Tiles - Ceramic	ESEN_Wk1-1115	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1114	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1135	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1136	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1202	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1203	3	3 - Fair
Wall Finish	Tiles - Ceramic	ESEN_Wk1-1204	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1216	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1217	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1226	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1227	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1241	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1242	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1251	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1252	3	3 - Fair
Wall Finish	Tiles - Ceramic	ESEN_Wk1-1253	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk1-1148	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-1149	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-2161		

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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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	25	ITEM	ESEN_Wk1-888	G - R10 Warehouse
Internal Lighting	High-Bay	9	ITEM	ESEN_Wk1-889	G - R10 Warehouse
Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk1-919	G - R29 Kitchen
Internal Lighting	Fluorescent - Tube - Suspended	9	ITEM	ESEN_Wk1-965	G - R7 Workshop
Internal Lighting	Flood	4	ITEM	ESEN_Wk1-966	G - R7 Workshop
Internal Lighting	High-Bay	11	ITEM	ESEN_Wk1-967	G - R7 Workshop
Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk1-997	G - R1 Entry
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk1-998	G - R1 Entry
Internal Lighting	Fluorescent - Tube - Mounted	3	ITEM	ESEN_Wk1-1009	G - R11 Oil Storage
Internal Lighting	Fluorescent - Tube - Suspended	2	ITEM	ESEN_Wk1-1010	G - R11 Oil Storage
Internal Lighting	Fluorescent - Tube - Recessed Bay	8	ITEM	ESEN_Wk1-1026	G - R12 Testing Room
Internal Lighting	Fluorescent - Tube - Mounted	7	ITEM	ESEN_Wk1-1036	G - R13 Office
Internal Lighting	Fluorescent - Tube - Mounted	4	ITEM	ESEN_Wk1-1045	G - R14 Store
Internal Lighting	Fluorescent - Tube - Mounted	3	ITEM	ESEN_Wk1-1054	G - R15 Office
Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk1-1064	G - R16 Switchboard Room
Internal Lighting	Fluorescent - Tube - Mounted	10	ITEM	ESEN_Wk1-1079	G - R18 Store
Internal Lighting	Fluorescent - Globe	1	ITEM	ESEN_Wk1-1093	G - R19 Locker Room
Internal Lighting	Fluorescent - Tube - Mounted	3	ITEM	ESEN_Wk1-1094	G - R19 Locker Room
Internal Lighting	Fluorescent - Tube - Recessed Bay	17	ITEM	ESEN_Wk1-1104	G - R2 Office
Security Measures	Building Alarm System	1	ITEM	ESEN_Wk1-1105	G - R2 Office
Internal Lighting	Fluorescent - Tube - Recessed Bay	4	ITEM	ESEN_Wk1-1161	G - R26 Office
Internal Lighting	Fluorescent - Tube - Recessed Bay	3	ITEM	ESEN_Wk1-1170	G - R27 Office
Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk1-1178	G - R28 Store
Internal Lighting	Fluorescent - Globe	1	ITEM	ESEN_Wk1-1185	G - R30 Store
Internal Lighting	Fluorescent - Tube - Mounted	5	ITEM	ESEN_Wk1-1186	G - R30 Store

Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk1-1194	G - R31 Hallway
Internal Lighting	Fluorescent - Tube - Mounted	2	ITEM	ESEN_Wk1-1267	G - R4 Store
Internal Lighting	Fluorescent - Tube - Mounted	8	ITEM	ESEN_Wk1-1272	G - R40 The Bunker
Internal Lighting	Fluorescent - Tube - Mounted	8	ITEM	ESEN_Wk1-1283	G - R42 Warehouse Office
Internal Lighting	Fluorescent - Tube - Recessed Bay	6	ITEM	ESEN_Wk1-1304	G - R5 Kitchen
Internal Lighting	Fluorescent - Tube - Recessed Bay	19	ITEM	ESEN_Wk1-1319	G - R6 Main Office
Internal Lighting	Fluorescent - Globe	1	ITEM	ESEN_Wk1-1331	G - R8 Toilets Ground
Internal Lighting	Fluorescent - Tube - Mounted	6	ITEM	ESEN_Wk1-1332	G - R8 Toilets Ground
Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk1-1352	G - R9 Garage
Internal Lighting	High-Bay	5	ITEM	ESEN_Wk1-1354	G - R9 Garage
Internal Lighting	Flood	1	ITEM	ESEN_Wk1-1353	G - R9 Garage
Internal Lighting	Fluorescent - Tube - Mounted	11	ITEM	ESEN_Wk1-903	G Lower - R22 Office Lower Ground
Internal Lighting	Fluorescent - Globe	1	ITEM	ESEN_Wk1-902	G Lower - R22 Office Lower Ground
Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk1-931	G Lower - R33 Kitchen Lower Ground
Internal Lighting	Fluorescent - Globe	3	ITEM	ESEN_Wk1-945	G Lower - R33 Reception Lower Ground
Internal Lighting	Fluorescent - Globe	2	ITEM	ESEN_Wk1-982	G Lower - Stairwell from ground to lower ground area R41
Internal Lighting	Fluorescent - Globe	2	ITEM	ESEN_Wk1-1116	G Lower - R21 Toilet Lower Ground
Internal Lighting	Fluorescent - Tube - Mounted	4	ITEM	ESEN_Wk1-1117	G Lower - R21 Toilet Lower Ground
Internal Lighting	Fluorescent - Globe	1	ITEM	ESEN_Wk1-1137	G Lower - R23 Office Lower Ground
Internal Lighting	Fluorescent - Tube - Mounted	2	ITEM	ESEN_Wk1-1138	G Lower - R23 Office Lower Ground
Internal Lighting	Fluorescent - Globe	2	ITEM	ESEN_Wk1-1205	G Lower - R35 Toilets Lower Ground
Internal Lighting	Fluorescent - Tube - Mounted	4	ITEM	ESEN_Wk1-1206	G Lower - R35 Toilets Lower Ground
Internal Lighting	Fluorescent - Tube - Mounted	10	ITEM	ESEN_Wk1-1220	G Lower - R36 Metering Office Lower Ground
Internal Lighting	Fluorescent - Tube - Mounted	8	ITEM	ESEN_Wk1-1229	G Lower - R37 Metering Office Store Lower Ground
Internal Lighting	Fluorescent - Globe	1	ITEM	ESEN_Wk1-1243	G Lower - R38 Stairwell Lower Ground to Ground
Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk1-1244	G Lower - R38 Stairwell Lower Ground to Ground
Internal Lighting	Fluorescent - Globe	3	ITEM	ESEN_Wk1-1255	G Lower - R39 Female Toilet Lower Ground
Internal Lighting	Fluorescent - Tube - Mounted	2	ITEM	ESEN_Wk1-1256	G Lower - R39 Female Toilet Lower Ground
Internal Lighting	Fluorescent - Tube - Mounted	8	ITEM	ESEN_Wk1-1152	1 - R24 Meeting Room
External Lighting	Fluorescent - Globe	1	ITEM	ESEN_Wk1-1402	External - External
External Lighting	Flood	7	ITEM	ESEN_Wk1-1403	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-888	15	12
Internal Lighting	High-Bay	ESEN_Wk1-889	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-919	15	12
Internal Lighting	Fluorescent - Tube - Suspended	ESEN_Wk1-965	15	12
Internal Lighting	Flood	ESEN_Wk1-966	15	12
Internal Lighting	High-Bay	ESEN_Wk1-967	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-997	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk1-998	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1009	15	12
Internal Lighting	Fluorescent - Tube - Suspended	ESEN_Wk1-1010	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk1-1026	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1036	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1045	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1054	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1064	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1079	15	12
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-1093	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1094	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk1-1104	15	14
Security Measures	Building Alarm System	ESEN_Wk1-1105	12	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk1-1161	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk1-1170	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1178	15	12
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-1185	15	1
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1186	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1194	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1267	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1272	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1283	15	12

Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk1-1304	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk1-1319	15	12
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-1331	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1332	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1352	15	12
Internal Lighting	High-Bay	ESEN_Wk1-1354	15	14
Internal Lighting	Flood	ESEN_Wk1-1353	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-903	15	14
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-902	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-931	15	14
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-945	15	12
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-982	15	12
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-1116	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1117	15	14
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-1137	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1138	15	14
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-1205	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1206	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1220	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1229	15	12
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-1243	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1244	15	14
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-1255	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1256	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1152	15	12
External Lighting	Fluorescent - Globe	ESEN_Wk1-1402	15	12
External Lighting	Flood	ESEN_Wk1-1403	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-888	3	3 - Fair

Internal Lighting	High-Bay	ESEN_Wk1-889	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-919	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Suspended	ESEN_Wk1-965	3	3 - Fair
Internal Lighting	Flood	ESEN_Wk1-966	3	3 - Fair
Internal Lighting	High-Bay	ESEN_Wk1-967	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-997	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk1-998	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1009	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Suspended	ESEN_Wk1-1010	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk1-1026	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1036	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1045	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1054	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1064	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1079	3	3 - Fair
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-1093	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1094	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk1-1104	2	4 - Good
Security Measures	Building Alarm System	ESEN_Wk1-1105	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk1-1161	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk1-1170	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1178	3	3 - Fair
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-1185	5	1 - Poor
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1186	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1194	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1267	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1272	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1283	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk1-1304	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk1-1319	3	3 - Fair
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-1331	3	3 - Fair

Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1332	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1352	3	3 - Fair
Internal Lighting	High-Bay	ESEN_Wk1-1354	2	4 - Good
Internal Lighting	Flood	ESEN_Wk1-1353	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-903	2	4 - Good
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-902	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-931	2	4 - Good
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-945	3	3 - Fair
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-982	3	3 - Fair
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-1116	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1117	2	4 - Good
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-1137	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1138	2	4 - Good
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-1205	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1206	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1220	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1229	3	3 - Fair
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-1243	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1244	2	4 - Good
Internal Lighting	Fluorescent - Globe	ESEN_Wk1-1255	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1256	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1152	3	3 - Fair
External Lighting	Fluorescent - Globe	ESEN_Wk1-1402	3	3 - Fair
External Lighting	Flood	ESEN_Wk1-1403	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Services - Fire

Asset Function and Details

Services - Fire comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
ESM	Emergency Lighting - Fluorescent tube	1	ITEM	ESEN_Wk1-890	G - R10 Warehouse
ESM	Exit Signs	3	ITEM	ESEN_Wk1-891	G - R10 Warehouse
ESM	Fire Hose Reel	4	ITEM	ESEN_Wk1-892	G - R10 Warehouse
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk1-893	G - R10 Warehouse
ESM	Emergency Lighting - Fluorescent tube	3	ITEM	ESEN_Wk1-968	G - R7 Workshop
ESM	Exit Signs	2	ITEM	ESEN_Wk1-969	G - R7 Workshop
ESM	Portable Fire Extinguishers - CO2	3	ITEM	ESEN_Wk1-970	G - R7 Workshop
ESM	Portable Fire Extinguishers - Dry Chemical	3	ITEM	ESEN_Wk1-971	G - R7 Workshop
ESM	Emergency Lighting - Spitfire fitting	2	ITEM	ESEN_Wk1-999	G - R1 Entry
ESM	Exit Signs	1	ITEM	ESEN_Wk1-1000	G - R1 Entry
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk1-1001	G - R1 Entry
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk1-1002	G - R1 Entry
ESM	Exit Signs	1	ITEM	ESEN_Wk1-1011	G - R11 Oil Storage
ESM	Portable Fire Extinguishers - Dry Chemical	2	ITEM	ESEN_Wk1-1012	G - R11 Oil Storage
ESM	Exit Signs	1	ITEM	ESEN_Wk1-1037	G - R13 Office
ESM	Exit Signs	1	ITEM	ESEN_Wk1-1046	G - R14 Store
ESM	Emergency Lighting - Spitfire fitting	3	ITEM	ESEN_Wk1-1080	G - R18 Store
ESM	Exit Signs	1	ITEM	ESEN_Wk1-1081	G - R18 Store
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk1-1095	G - R19 Locker Room
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk1-1096	G - R19 Locker Room
ESM	Emergency Lighting - Spitfire fitting	2	ITEM	ESEN_Wk1-1106	G - R2 Office
ESM	Exit Signs	2	ITEM	ESEN_Wk1-1107	G - R2 Office
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk1-1171	G - R27 Office
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk1-1187	G - R30 Store
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk1-1188	G - R30 Store

ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk1-1195	G - R31 Hallway
ESM	Exit Signs	1	ITEM	ESEN_Wk1-1196	G - R31 Hallway
ESM	Exit Signs	1	ITEM	ESEN_Wk1-1293	G - R43 Warehouse Entry
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk1-1305	G - R5 Kitchen
ESM	Exit Signs	1	ITEM	ESEN_Wk1-1306	G - R5 Kitchen
ESM	Emergency Lighting - Spitfire fitting	3	ITEM	ESEN_Wk1-1320	G - R6 Main Office
ESM	Exit Signs	2	ITEM	ESEN_Wk1-1321	G - R6 Main Office
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk1-1322	G - R6 Main Office
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk1-1323	G - R6 Main Office
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk1-1324	G - R6 Main Office
ESM	Exit Signs	1	ITEM	ESEN_Wk1-1355	G - R9 Garage
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk1-1356	G - R9 Garage
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk1-1357	G - R9 Garage
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk1-1358	G - R9 Garage
ESM	Emergency Lighting - Fluorescent tube	1	ITEM	ESEN_Wk1-904	G Lower - R22 Office Lower Ground
ESM	Exit Signs	1	ITEM	ESEN_Wk1-905	G Lower - R22 Office Lower Ground
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk1-906	G Lower - R22 Office Lower Ground
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk1-907	G Lower - R22 Office Lower Ground
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk1-932	G Lower - R33 Kitchen Lower Ground
ESM	Fire Blanket	1	ITEM	ESEN_Wk1-933	G Lower - R33 Kitchen Lower Ground
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk1-934	G Lower - R33 Kitchen Lower Ground
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk1-935	G Lower - R33 Kitchen Lower Ground
ESM	Exit Signs	1	ITEM	ESEN_Wk1-946	G Lower - R33 Reception Lower Ground
ESM	Fire Indicator Panel	1	ITEM	ESEN_Wk1-947	G Lower - R33 Reception Lower Ground
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk1-948	G Lower - R33 Reception Lower Ground
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk1-949	G Lower - R33 Reception Lower Ground
ESM	Emergency Lighting - Fluorescent tube	1	ITEM	ESEN_Wk1-983	G Lower - Stairwell from ground to lower ground area R41
ESM	Exit Signs	1	ITEM	ESEN_Wk1-984	G Lower - Stairwell from ground to lower ground area R41
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk1-985	G Lower - Stairwell from ground to lower ground area R41
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk1-986	G Lower - Stairwell from ground to lower ground area R41
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk1-987	G Lower - Stairwell from ground to lower ground area R41

ESM	Exit Signs	1	ITEM	ESEN_Wk1-1119	G Lower - R21 Toilet Lower Ground
ESM	Emergency Lighting - Spitfire fitting	2	ITEM	ESEN_Wk1-1118	G Lower - R21 Toilet Lower Ground
ESM	Smoke Detection/Alarm System	2	ITEM	ESEN_Wk1-1120	G Lower - R21 Toilet Lower Ground
ESM	Emergency Lighting - Fluorescent tube	1	ITEM	ESEN_Wk1-1139	G Lower - R23 Office Lower Ground
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk1-1140	G Lower - R23 Office Lower Ground
ESM	Exit Signs	1	ITEM	ESEN_Wk1-1221	G Lower - R36 Metering Office Lower Ground
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk1-1230	G Lower - R37 Metering Office Store Lower Ground
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk1-1245	G Lower - R38 Stairwell Lower Ground to Ground
ESM	Exit Signs	1	ITEM	ESEN_Wk1-1153	1 - R24 Meeting Room
ESM	Emergency Warning and Intercommunication System	1	ITEM	ESEN_Wk1-1404	External - External
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk1-1405	External - External
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk1-1406	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
ESM	Emergency Lighting - Fluorescent tube	ESEN_Wk1-890	15	12
ESM	Exit Signs	ESEN_Wk1-891	15	12
ESM	Fire Hose Reel	ESEN_Wk1-892	15	12
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk1-893	10	8
ESM	Emergency Lighting - Fluorescent tube	ESEN_Wk1-968	15	14
ESM	Exit Signs	ESEN_Wk1-969	15	14
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk1-970	10	10
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-971	10	8
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-999	15	14
ESM	Exit Signs	ESEN_Wk1-1000	15	14
ESM	Fire Hose Reel	ESEN_Wk1-1001	15	14
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-1002	10	10
ESM	Exit Signs	ESEN_Wk1-1011	15	12
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-1012	10	8
ESM	Exit Signs	ESEN_Wk1-1037	15	14
ESM	Exit Signs	ESEN_Wk1-1046	15	14

ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1080	15	14
ESM	Exit Signs	ESEN_Wk1-1081	15	14
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1095	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk1-1096	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1106	15	14
ESM	Exit Signs	ESEN_Wk1-1107	15	14
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1171	15	14
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1187	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk1-1188	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1195	15	14
ESM	Exit Signs	ESEN_Wk1-1196	15	14
ESM	Exit Signs	ESEN_Wk1-1293	15	12
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1305	15	14
ESM	Exit Signs	ESEN_Wk1-1306	15	14
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1320	15	14
ESM	Exit Signs	ESEN_Wk1-1321	15	14
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk1-1322	10	8
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-1323	10	8
ESM	Smoke Detection/Alarm System	ESEN_Wk1-1324	15	14
ESM	Exit Signs	ESEN_Wk1-1355	15	12
ESM	Fire Hose Reel	ESEN_Wk1-1356	15	12
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk1-1357	10	8
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-1358	10	8
ESM	Emergency Lighting - Fluorescent tube	ESEN_Wk1-904	15	12
ESM	Exit Signs	ESEN_Wk1-905	15	12
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk1-906	10	8
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-907	10	8
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-932	15	14
ESM	Fire Blanket	ESEN_Wk1-933	15	12
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk1-934	10	8
ESM	Smoke Detection/Alarm System	ESEN_Wk1-935	15	12

ESM	Exit Signs	ESEN_Wk1-946	15	14
ESM	Fire Indicator Panel	ESEN_Wk1-947	12	9
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-948	10	8
ESM	Smoke Detection/Alarm System	ESEN_Wk1-949	15	12
ESM	Emergency Lighting - Fluorescent tube	ESEN_Wk1-983	15	12
ESM	Exit Signs	ESEN_Wk1-984	15	12
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk1-985	10	8
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-986	10	8
ESM	Smoke Detection/Alarm System	ESEN_Wk1-987	15	12
ESM	Exit Signs	ESEN_Wk1-1119	15	14
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1118	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk1-1120	15	12
ESM	Emergency Lighting - Fluorescent tube	ESEN_Wk1-1139	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk1-1140	15	12
ESM	Exit Signs	ESEN_Wk1-1221	15	12
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-1230	10	8
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1245	15	14
ESM	Exit Signs	ESEN_Wk1-1153	15	14
ESM	Emergency Warning and Intercommunication System	ESEN_Wk1-1404	12	9
ESM	Fire Hose Reel	ESEN_Wk1-1405	15	12
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-1406	10	8

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
ESM	Emergency Lighting - Fluorescent tube	ESEN_Wk1-890	3	3 - Fair
ESM	Exit Signs	ESEN_Wk1-891	3	3 - Fair
ESM	Fire Hose Reel	ESEN_Wk1-892	3	3 - Fair
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk1-893	3	3 - Fair
ESM	Emergency Lighting - Fluorescent tube	ESEN_Wk1-968	2	4 - Good
ESM	Exit Signs	ESEN_Wk1-969	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk1-970	2	4 - Good

ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-971	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-999	2	4 - Good
ESM	Exit Signs	ESEN_Wk1-1000	2	4 - Good
ESM	Fire Hose Reel	ESEN_Wk1-1001	2	4 - Good
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-1002	2	4 - Good
ESM	Exit Signs	ESEN_Wk1-1011	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-1012	3	3 - Fair
ESM	Exit Signs	ESEN_Wk1-1037	2	4 - Good
ESM	Exit Signs	ESEN_Wk1-1046	2	4 - Good
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1080	2	4 - Good
ESM	Exit Signs	ESEN_Wk1-1081	2	4 - Good
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1095	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk1-1096	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1106	2	4 - Good
ESM	Exit Signs	ESEN_Wk1-1107	2	4 - Good
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1171	2	4 - Good
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1187	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk1-1188	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1195	2	4 - Good
ESM	Exit Signs	ESEN_Wk1-1196	2	4 - Good
ESM	Exit Signs	ESEN_Wk1-1293	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1305	2	4 - Good
ESM	Exit Signs	ESEN_Wk1-1306	2	4 - Good
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1320	2	4 - Good
ESM	Exit Signs	ESEN_Wk1-1321	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk1-1322	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-1323	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk1-1324	2	4 - Good
ESM	Exit Signs	ESEN_Wk1-1355	3	3 - Fair
ESM	Fire Hose Reel	ESEN_Wk1-1356	3	3 - Fair
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk1-1357	3	3 - Fair

ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-1358	3	3 - Fair
ESM	Emergency Lighting - Fluorescent tube	ESEN_Wk1-904	3	3 - Fair
ESM	Exit Signs	ESEN_Wk1-905	3	3 - Fair
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk1-906	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-907	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-932	2	4 - Good
ESM	Fire Blanket	ESEN_Wk1-933	3	3 - Fair
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk1-934	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk1-935	3	3 - Fair
ESM	Exit Signs	ESEN_Wk1-946	2	4 - Good
ESM	Fire Indicator Panel	ESEN_Wk1-947	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-948	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk1-949	3	3 - Fair
ESM	Emergency Lighting - Fluorescent tube	ESEN_Wk1-983	3	3 - Fair
ESM	Exit Signs	ESEN_Wk1-984	3	3 - Fair
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk1-985	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-986	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk1-987	3	3 - Fair
ESM	Exit Signs	ESEN_Wk1-1119	2	4 - Good
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1118	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk1-1120	3	3 - Fair
ESM	Emergency Lighting - Fluorescent tube	ESEN_Wk1-1139	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk1-1140	3	3 - Fair
ESM	Exit Signs	ESEN_Wk1-1221	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-1230	3	3 - Fair
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk1-1245	2	4 - Good
ESM	Exit Signs	ESEN_Wk1-1153	2	4 - Good
ESM	Emergency Warning and Intercommunication System	ESEN_Wk1-1404	3	3 - Fair
ESM	Fire Hose Reel	ESEN_Wk1-1405	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-1406	3	3 - Fair

Major Repairs and Upgrade Expenditure

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

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_Wk1-920	G - R29 Kitchen
Storage Unit	Small - Electric	1	ITEM	ESEN_Wk1-1082	G - R18 Store
Storage Unit	Small - Electric	1	ITEM	ESEN_Wk1-1083	G - R18 Store
Storage Unit	Small - Electric	1	ITEM	ESEN_Wk1-1284	G - R42 Warehouse Office
Storage Unit	Small - Electric	1	ITEM	ESEN_Wk1-1307	G - R5 Kitchen
Storage Unit	Large - Electric	1	ITEM	ESEN_Wk1-1333	G - R8 Toilets Ground
Storage Unit	Small - Electric	1	ITEM	ESEN_Wk1-936	G Lower - R33 Kitchen Lower Ground
Storage Unit	Small - Electric	1	ITEM	ESEN_Wk1-937	G Lower - R33 Kitchen Lower Ground
Storage Unit	Small - Electric	1	ITEM	ESEN_Wk1-1121	G Lower - R21 Toilet Lower Ground
Temperature Control Device/Valve	Temperature Control Device/Valve (TMV Valve)	1	ITEM	ESEN_Wk1-1122	G Lower - R21 Toilet Lower Ground
Storage Unit	Small - Electric	1	ITEM	ESEN_Wk1-1231	G Lower - R37 Metering Office Store Lower Ground

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Storage Unit	Small - Electric	ESEN_Wk1-920	15	12
Storage Unit	Small - Electric	ESEN_Wk1-1082	15	1
Storage Unit	Small - Electric	ESEN_Wk1-1083	15	14
Storage Unit	Small - Electric	ESEN_Wk1-1284	15	12
Storage Unit	Small - Electric	ESEN_Wk1-1307	15	12
Storage Unit	Large - Electric	ESEN_Wk1-1333	15	14
Storage Unit	Small - Electric	ESEN_Wk1-936	15	12
Storage Unit	Small - Electric	ESEN_Wk1-937	15	12
Storage Unit	Small - Electric	ESEN_Wk1-1121	15	14
Temperature Control Device/Valve	Temperature Control Device/Valve (TMV Valve)	ESEN_Wk1-1122	20	19
Storage Unit	Small - Electric	ESEN_Wk1-1231	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Storage Unit	Small - Electric	ESEN_Wk1-920	3	3 - Fair
Storage Unit	Small - Electric	ESEN_Wk1-1082	5	1 - Poor
Storage Unit	Small - Electric	ESEN_Wk1-1083	2	4 - Good
Storage Unit	Small - Electric	ESEN_Wk1-1284	3	3 - Fair
Storage Unit	Small - Electric	ESEN_Wk1-1307	3	3 - Fair
Storage Unit	Large - Electric	ESEN_Wk1-1333	2	4 - Good
Storage Unit	Small - Electric	ESEN_Wk1-936	3	3 - Fair
Storage Unit	Small - Electric	ESEN_Wk1-937	3	3 - Fair
Storage Unit	Small - Electric	ESEN_Wk1-1121	2	4 - Good
Temperature Control Device/Valve	Temperature Control Device/Valve (TMV Valve)	ESEN_Wk1-1122	2	4 - Good
Storage Unit	Small - Electric	ESEN_Wk1-1231	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
Fans	Exhaust Fan - Ducted (Domestic)	1	ITEM	ESEN_Wk1-921	G - R29 Kitchen
Split Systems	External Condenser Unit	1	ITEM	ESEN_Wk1-972	G - R7 Workshop
Split Systems	External Condenser Unit	1	ITEM	ESEN_Wk1-973	G - R7 Workshop
Heaters	Wall Heater (Electric)	7	ITEM	ESEN_Wk1-974	G - R7 Workshop
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk1-1003	G - R1 Entry
Fans	Exhaust Fan - Ducted (Domestic)	1	ITEM	ESEN_Wk1-1013	G - R11 Oil Storage
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk1-1038	G - R13 Office
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk1-1055	G - R15 Office
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk1-1084	G - R18 Store
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk1-1108	G - R2 Office
Split Systems	Cassette A/C	1	ITEM	ESEN_Wk1-1162	G - R26 Office
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk1-1285	G - R42 Warehouse Office
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk1-1308	G - R5 Kitchen
Split Systems	External Condenser Unit	1	ITEM	ESEN_Wk1-1334	G - R8 Toilets Ground
Fans	Exhaust Fan - Ducted (Domestic)	2	ITEM	ESEN_Wk1-1335	G - R8 Toilets Ground
Heaters	Wall Heater (Electric)	2	ITEM	ESEN_Wk1-1336	G - R8 Toilets Ground
Fans	Exhaust Fan - Ducted (Domestic)	1	ITEM	ESEN_Wk1-1359	G - R9 Garage
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk1-908	G Lower - R22 Office Lower Ground
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk1-938	G Lower - R33 Kitchen Lower Ground
Fans	Exhaust Fan - Ducted (Domestic)	1	ITEM	ESEN_Wk1-939	G Lower - R33 Kitchen Lower Ground
Fans	Exhaust Fan - Ducted (Domestic)	1	ITEM	ESEN_Wk1-1123	G Lower - R21 Toilet Lower Ground
Heaters	Wall Heater (Electric)	2	ITEM	ESEN_Wk1-1124	G Lower - R21 Toilet Lower Ground
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk1-1141	G Lower - R23 Office Lower Ground
Fans	Exhaust Fan - Ducted (Domestic)	1	ITEM	ESEN_Wk1-1207	G Lower - R35 Toilets Lower Ground
Heaters	Wall Heater (Electric)	1	ITEM	ESEN_Wk1-1208	G Lower - R35 Toilets Lower Ground

Split Systems	High Wall A/C	1	ITEM	ESEN_Wk1-1222	G Lower - R36 Metering Office Lower Ground
Fans	Exhaust Fan - Ducted (Domestic)	1	ITEM	ESEN_Wk1-1232	G Lower - R37 Metering Office Store Lower Ground
Fans	Exhaust Fan - Ducted (Domestic)	1	ITEM	ESEN_Wk1-1257	G Lower - R39 Female Toilet Lower Ground
Split Systems	Cassette A/C	1	ITEM	ESEN_Wk1-1154	1 - R24 Meeting Room
Split Systems	External Condenser Unit	1	ITEM	ESEN_Wk1-1407	External - External
Split Systems	External Condenser Unit	1	ITEM	ESEN_Wk1-1408	External - External
Split Systems	External Condenser Unit	1	ITEM	ESEN_Wk1-1409	External - External
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk1-1410	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Fans	Exhaust Fan - Ducted (Domestic)	ESEN_Wk1-921	15	12
Split Systems	External Condenser Unit	ESEN_Wk1-972	10	8
Split Systems	External Condenser Unit	ESEN_Wk1-973	10	8
Heaters	Wall Heater (Electric)	ESEN_Wk1-974	15	12
Split Systems	Ducted A/C	ESEN_Wk1-1003	12	9
Fans	Exhaust Fan - Ducted (Domestic)	ESEN_Wk1-1013	15	12
Split Systems	High Wall A/C	ESEN_Wk1-1038	10	8
Split Systems	High Wall A/C	ESEN_Wk1-1055	10	8
Split Systems	High Wall A/C	ESEN_Wk1-1084	10	8
Split Systems	Ducted A/C	ESEN_Wk1-1108	12	9
Split Systems	Cassette A/C	ESEN_Wk1-1162	10	8
Split Systems	High Wall A/C	ESEN_Wk1-1285	10	8
Split Systems	High Wall A/C	ESEN_Wk1-1308	10	10
Split Systems	External Condenser Unit	ESEN_Wk1-1334	10	8
Fans	Exhaust Fan - Ducted (Domestic)	ESEN_Wk1-1335	15	12
Heaters	Wall Heater (Electric)	ESEN_Wk1-1336	15	12
Fans	Exhaust Fan - Ducted (Domestic)	ESEN_Wk1-1359	15	12
Split Systems	High Wall A/C	ESEN_Wk1-908	10	8
Split Systems	High Wall A/C	ESEN_Wk1-938	10	8
Fans	Exhaust Fan - Ducted (Domestic)	ESEN_Wk1-939	15	12

Fans	Exhaust Fan - Ducted (Domestic)	ESEN_Wk1-1123	15	12
Heaters	Wall Heater (Electric)	ESEN_Wk1-1124	15	12
Split Systems	High Wall A/C	ESEN_Wk1-1141	10	8
Fans	Exhaust Fan - Ducted (Domestic)	ESEN_Wk1-1207	15	12
Heaters	Wall Heater (Electric)	ESEN_Wk1-1208	15	12
Split Systems	High Wall A/C	ESEN_Wk1-1222	10	8
Fans	Exhaust Fan - Ducted (Domestic)	ESEN_Wk1-1232	15	12
Fans	Exhaust Fan - Ducted (Domestic)	ESEN_Wk1-1257	15	12
Split Systems	Cassette A/C	ESEN_Wk1-1154	10	8
Split Systems	External Condenser Unit	ESEN_Wk1-1407	10	8
Split Systems	External Condenser Unit	ESEN_Wk1-1408	10	8
Split Systems	External Condenser Unit	ESEN_Wk1-1409	10	8
Split Systems	Ducted A/C	ESEN_Wk1-1410	12	9

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Fans	Exhaust Fan - Ducted (Domestic)	ESEN_Wk1-921	3	3 - Fair
Split Systems	External Condenser Unit	ESEN_Wk1-972	3	3 - Fair
Split Systems	External Condenser Unit	ESEN_Wk1-973	3	3 - Fair
Heaters	Wall Heater (Electric)	ESEN_Wk1-974	3	3 - Fair
Split Systems	Ducted A/C	ESEN_Wk1-1003	3	3 - Fair
Fans	Exhaust Fan - Ducted (Domestic)	ESEN_Wk1-1013	3	3 - Fair
Split Systems	High Wall A/C	ESEN_Wk1-1038	3	3 - Fair
Split Systems	High Wall A/C	ESEN_Wk1-1055	3	3 - Fair
Split Systems	High Wall A/C	ESEN_Wk1-1084	3	3 - Fair
Split Systems	Ducted A/C	ESEN_Wk1-1108	3	3 - Fair
Split Systems	Cassette A/C	ESEN_Wk1-1162	3	3 - Fair
Split Systems	High Wall A/C	ESEN_Wk1-1285	3	3 - Fair
Split Systems	High Wall A/C	ESEN_Wk1-1308	2	4 - Good
Split Systems	External Condenser Unit	ESEN_Wk1-1334	3	3 - Fair
Fans	Exhaust Fan - Ducted (Domestic)	ESEN_Wk1-1335	3	3 - Fair

Heaters	Wall Heater (Electric)	ESEN_Wk1-1336	3	3 - Fair
Fans	Exhaust Fan - Ducted (Domestic)	ESEN_Wk1-1359	3	3 - Fair
Split Systems	High Wall A/C	ESEN_Wk1-908	3	3 - Fair
Split Systems	High Wall A/C	ESEN_Wk1-938	3	3 - Fair
Fans	Exhaust Fan - Ducted (Domestic)	ESEN_Wk1-939	3	3 - Fair
Fans	Exhaust Fan - Ducted (Domestic)	ESEN_Wk1-1123	3	3 - Fair
Heaters	Wall Heater (Electric)	ESEN_Wk1-1124	3	3 - Fair
Split Systems	High Wall A/C	ESEN_Wk1-1141	3	3 - Fair
Fans	Exhaust Fan - Ducted (Domestic)	ESEN_Wk1-1207	3	3 - Fair
Heaters	Wall Heater (Electric)	ESEN_Wk1-1208	3	3 - Fair
Split Systems	High Wall A/C	ESEN_Wk1-1222	3	3 - Fair
Fans	Exhaust Fan - Ducted (Domestic)	ESEN_Wk1-1232	3	3 - Fair
Fans	Exhaust Fan - Ducted (Domestic)	ESEN_Wk1-1257	3	3 - Fair
Split Systems	Cassette A/C	ESEN_Wk1-1154	3	3 - Fair
Split Systems	External Condenser Unit	ESEN_Wk1-1407	3	3 - Fair
Split Systems	External Condenser Unit	ESEN_Wk1-1408	3	3 - Fair
Split Systems	External Condenser Unit	ESEN_Wk1-1409	3	3 - Fair
Split Systems	Ducted A/C	ESEN_Wk1-1410	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Split Systems									\$8,824	

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_Wk1-922	G - R29 Kitchen
Sinks	Kitchen Washing Sink - Metal	1	ITEM	ESEN_Wk1-1027	G - R12 Testing Room
Sinks	Kitchen Washing Sink - Metal	1	ITEM	ESEN_Wk1-1085	G - R18 Store
Sinks	Kitchen Washing Sink - Metal	1	ITEM	ESEN_Wk1-1309	G - R5 Kitchen
Sinks	Hand Basin - Metal	3	ITEM	ESEN_Wk1-1337	G - R8 Toilets Ground
Toilets	Cistern - Metal	1	ITEM	ESEN_Wk1-1338	G - R8 Toilets Ground
Toilets	Cistern - Plastic	2	ITEM	ESEN_Wk1-1339	G - R8 Toilets Ground
Toilets	Pan - Porcelain	2	ITEM	ESEN_Wk1-1340	G - R8 Toilets Ground
Toilets	Urinal (Multi) - Metal	1	ITEM	ESEN_Wk1-1341	G - R8 Toilets Ground
Sinks	Cleaners Sink - Metal	1	ITEM	ESEN_Wk1-1360	G - R9 Garage
Sinks	Kitchen Washing Sink - Metal	1	ITEM	ESEN_Wk1-940	G Lower - R33 Kitchen Lower Ground
Shower	Vinyl	1	ITEM	ESEN_Wk1-1125	G Lower - R21 Toilet Lower Ground
Sinks	Hand Basin - Porcelain	2	ITEM	ESEN_Wk1-1126	G Lower - R21 Toilet Lower Ground
Toilets	Cistern - Plastic	2	ITEM	ESEN_Wk1-1127	G Lower - R21 Toilet Lower Ground
Toilets	Cistern - Porcelain	1	ITEM	ESEN_Wk1-1128	G Lower - R21 Toilet Lower Ground
Toilets	Pan - Porcelain	3	ITEM	ESEN_Wk1-1129	G Lower - R21 Toilet Lower Ground
Shower	Stainless steel	2	ITEM	ESEN_Wk1-1209	G Lower - R35 Toilets Lower Ground
Sinks	Hand Basin - Metal	1	ITEM	ESEN_Wk1-1210	G Lower - R35 Toilets Lower Ground
Toilets	Cistern - Plastic	2	ITEM	ESEN_Wk1-1211	G Lower - R35 Toilets Lower Ground
Toilets	Pan - Porcelain	1	ITEM	ESEN_Wk1-1212	G Lower - R35 Toilets Lower Ground
Toilets	Urinal (Multi) - Metal	1	ITEM	ESEN_Wk1-1213	G Lower - R35 Toilets Lower Ground
Sinks	Laundry Trough - Metal	1	ITEM	ESEN_Wk1-1233	G Lower - R37 Metering Office Store Lower Ground
Shower	Stainless steel	1	ITEM	ESEN_Wk1-1258	G Lower - R39 Female Toilet Lower Ground
Sinks	Hand Basin - Porcelain	1	ITEM	ESEN_Wk1-1259	G Lower - R39 Female Toilet Lower Ground
Toilets	Cistern - Porcelain	1	ITEM	ESEN_Wk1-1260	G Lower - R39 Female Toilet Lower Ground

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk1-922	15	12
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk1-1027	15	12
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk1-1085	15	12
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk1-1309	15	12
Sinks	Hand Basin - Metal	ESEN_Wk1-1337	15	12
Toilets	Cistern - Metal	ESEN_Wk1-1338	15	12
Toilets	Cistern - Plastic	ESEN_Wk1-1339	15	12
Toilets	Pan - Porcelain	ESEN_Wk1-1340	15	12
Toilets	Urinal (Multi) - Metal	ESEN_Wk1-1341	15	12
Sinks	Cleaners Sink - Metal	ESEN_Wk1-1360	15	12
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk1-940	15	12
Shower	Vinyl	ESEN_Wk1-1125	15	12
Sinks	Hand Basin - Porcelain	ESEN_Wk1-1126	15	12
Toilets	Cistern - Plastic	ESEN_Wk1-1127	15	12
Toilets	Cistern - Porcelain	ESEN_Wk1-1128	15	14
Toilets	Pan - Porcelain	ESEN_Wk1-1129	15	12
Shower	Stainless steel	ESEN_Wk1-1209	15	12
Sinks	Hand Basin - Metal	ESEN_Wk1-1210	15	12
Toilets	Cistern - Plastic	ESEN_Wk1-1211	15	12
Toilets	Pan - Porcelain	ESEN_Wk1-1212	15	12
Toilets	Urinal (Multi) - Metal	ESEN_Wk1-1213	15	12
Sinks	Laundry Trough - Metal	ESEN_Wk1-1233	15	12
Shower	Stainless steel	ESEN_Wk1-1258	15	12
Sinks	Hand Basin - Porcelain	ESEN_Wk1-1259	15	12
Toilets	Cistern - Porcelain	ESEN_Wk1-1260	15	14
Toilets	Pan - Porcelain	ESEN_Wk1-1261	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk1-922	3	3 - Fair
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk1-1027	3	3 - Fair
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk1-1085	3	3 - Fair
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk1-1309	3	3 - Fair
Sinks	Hand Basin - Metal	ESEN_Wk1-1337	3	3 - Fair
Toilets	Cistern - Metal	ESEN_Wk1-1338	3	3 - Fair
Toilets	Cistern - Plastic	ESEN_Wk1-1339	3	3 - Fair
Toilets	Pan - Porcelain	ESEN_Wk1-1340	3	3 - Fair
Toilets	Urinal (Multi) - Metal	ESEN_Wk1-1341	3	3 - Fair
Sinks	Cleaners Sink - Metal	ESEN_Wk1-1360	3	3 - Fair
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk1-940	3	3 - Fair
Shower	Vinyl	ESEN_Wk1-1125	3	3 - Fair
Sinks	Hand Basin - Porcelain	ESEN_Wk1-1126	3	3 - Fair
Toilets	Cistern - Plastic	ESEN_Wk1-1127	3	3 - Fair
Toilets	Cistern - Porcelain	ESEN_Wk1-1128	2	4 - Good
Toilets	Pan - Porcelain	ESEN_Wk1-1129	3	3 - Fair
Shower	Stainless steel	ESEN_Wk1-1209	3	3 - Fair
Sinks	Hand Basin - Metal	ESEN_Wk1-1210	3	3 - Fair
Toilets	Cistern - Plastic	ESEN_Wk1-1211	3	3 - Fair
Toilets	Pan - Porcelain	ESEN_Wk1-1212	3	3 - Fair
Toilets	Urinal (Multi) - Metal	ESEN_Wk1-1213	3	3 - Fair
Sinks	Laundry Trough - Metal	ESEN_Wk1-1233	3	3 - Fair
Shower	Stainless steel	ESEN_Wk1-1258	3	3 - Fair
Sinks	Hand Basin - Porcelain	ESEN_Wk1-1259	3	3 - Fair
Toilets	Cistern - Porcelain	ESEN_Wk1-1260	2	4 - Good
Toilets	Pan - Porcelain	ESEN_Wk1-1261	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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Statutory Equipment

Asset Function and Details

Statutory Equipment comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Pallet Racking	Industrial - Pallet racking	1	ITEM	ESEN_Wk1-960	G - R7 Workshop
Cranes	Crane	1	ITEM	ESEN_Wk1-961	G - R7 Workshop
Switchboards	Commercial	1	ITEM	ESEN_Wk1-962	G - R7 Workshop
Switchboards	Main control board	1	ITEM	ESEN_Wk1-963	G - R7 Workshop
Switchboards	Sub-board	1	ITEM	ESEN_Wk1-964	G - R7 Workshop
Cranes	Crane	1	ITEM	ESEN_Wk1-2152	G - R7 Workshop
Switchboards	Commercial	1	ITEM	ESEN_Wk1-2153	G - R7 Workshop
Switchboards	Sub-board	2	ITEM	ESEN_Wk1-1008	G - R11 Oil Storage
Switchboards	Sub-board	1	ITEM	ESEN_Wk1-2154	G - R11 Oil Storage
Pallet Racking	Industrial - Pallet racking	1	ITEM	ESEN_Wk1-1023	G - R12 Testing Room
Cranes	Crane	1	ITEM	ESEN_Wk1-1024	G - R12 Testing Room
Switchboards	Sub-board	2	ITEM	ESEN_Wk1-1025	G - R12 Testing Room
Cranes	Crane	1	ITEM	ESEN_Wk1-2155	G - R12 Testing Room
Switchboards	Sub-board	1	ITEM	ESEN_Wk1-2156	G - R12 Testing Room
Switchboards	Sub-board	2	ITEM	ESEN_Wk1-1044	G - R14 Store
Switchboards	Sub-board	1	ITEM	ESEN_Wk1-2157	G - R14 Store
Switchboards	Sub-board	1	ITEM	ESEN_Wk1-1053	G - R15 Office
Switchboards	Main control board	1	ITEM	ESEN_Wk1-1063	G - R16 Switchboard Room
Switchboards	Main control board	1	ITEM	ESEN_Wk1-2159	G - R16 Switchboard Room
Pallet Racking	Industrial - Pallet racking	5	ITEM	ESEN_Wk1-1270	G - R40 The Bunker
Switchboards	Sub-board	1	ITEM	ESEN_Wk1-1271	G - R40 The Bunker
Switchboards	Sub-board	1	ITEM	ESEN_Wk1-2165	G - R40 The Bunker
Switchboards	Sub-board	1	ITEM	ESEN_Wk1-1282	G - R42 Warehouse Office
Switchboards	Sub-board	1	ITEM	ESEN_Wk1-2166	G - R42 Warehouse Office
Pallet Racking	Industrial - Pallet racking	1	ITEM	ESEN_Wk1-1351	G - R9 Garage

Switchboards	Sub-board	1	ITEM	ESEN_Wk1-2164	G - R36 Metering Office Lower Ground
Switchboards	Sub-board	3	ITEM	ESEN_Wk1-1219	G Lower - R36 Metering Office Lower Ground

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Pallet Racking	Industrial - Pallet racking	ESEN_Wk1-960	15	12
Cranes	Crane	ESEN_Wk1-961	15	12
Switchboards	Commercial	ESEN_Wk1-962	25	24
Switchboards	Main control board	ESEN_Wk1-963	25	19
Switchboards	Sub-board	ESEN_Wk1-964	25	24
Cranes	Crane	ESEN_Wk1-2152		NA
Switchboards	Commercial	ESEN_Wk1-2153		NA
Switchboards	Sub-board	ESEN_Wk1-1008	25	19
Switchboards	Sub-board	ESEN_Wk1-2154		NA
Pallet Racking	Industrial - Pallet racking	ESEN_Wk1-1023	15	12
Cranes	Crane	ESEN_Wk1-1024	15	12
Switchboards	Sub-board	ESEN_Wk1-1025	25	19
Cranes	Crane	ESEN_Wk1-2155		NA
Switchboards	Sub-board	ESEN_Wk1-2156		NA
Switchboards	Sub-board	ESEN_Wk1-1044	25	19
Switchboards	Sub-board	ESEN_Wk1-2157		NA
Switchboards	Sub-board	ESEN_Wk1-1053	25	19
Switchboards	Main control board	ESEN_Wk1-1063	25	19
Switchboards	Main control board	ESEN_Wk1-2159		NA
Pallet Racking	Industrial - Pallet racking	ESEN_Wk1-1270	15	14
Switchboards	Sub-board	ESEN_Wk1-1271	25	24
Switchboards	Sub-board	ESEN_Wk1-2165		NA
Switchboards	Sub-board	ESEN_Wk1-1282	25	19
Switchboards	Sub-board	ESEN_Wk1-2166		NA
Pallet Racking	Industrial - Pallet racking	ESEN_Wk1-1351	15	12
Switchboards	Sub-board	ESEN_Wk1-2164		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Pallet Racking	Industrial - Pallet racking	ESEN_Wk1-960	3	3 - Fair
Cranes	Crane	ESEN_Wk1-961	3	3 - Fair
Switchboards	Commercial	ESEN_Wk1-962	2	4 - Good
Switchboards	Main control board	ESEN_Wk1-963	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk1-964	2	4 - Good
Cranes	Crane	ESEN_Wk1-2152		
Switchboards	Commercial	ESEN_Wk1-2153		
Switchboards	Sub-board	ESEN_Wk1-1008	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk1-2154		
Pallet Racking	Industrial - Pallet racking	ESEN_Wk1-1023	3	3 - Fair
Cranes	Crane	ESEN_Wk1-1024	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk1-1025	3	3 - Fair
Cranes	Crane	ESEN_Wk1-2155		
Switchboards	Sub-board	ESEN_Wk1-2156		
Switchboards	Sub-board	ESEN_Wk1-1044	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk1-2157		
Switchboards	Sub-board	ESEN_Wk1-1053	3	3 - Fair
Switchboards	Main control board	ESEN_Wk1-1063	3	3 - Fair
Switchboards	Main control board	ESEN_Wk1-2159		
Pallet Racking	Industrial - Pallet racking	ESEN_Wk1-1270	2	4 - Good
Switchboards	Sub-board	ESEN_Wk1-1271	2	4 - Good
Switchboards	Sub-board	ESEN_Wk1-2165		
Switchboards	Sub-board	ESEN_Wk1-1282	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk1-2166		
Pallet Racking	Industrial - Pallet racking	ESEN_Wk1-1351	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk1-2164		
Switchboards	Sub-board	ESEN_Wk1-1219	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

Building Structure	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Wall Structure	Masonry	ESEN_Wk1-2167	Damage to wall cladding Repair damaged wall cladding	Within 1-2 years	\$50
External Fabric	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
External Paintwork	Paint	ESEN_Wk1-2168	Paintwork damaged Repaint damaged surfaces	Within 12 months	\$1,68
Internal Fabric	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Floor Covering	Vinyl	ESEN_Wk1-2160	Water damage observed to floor coverings Replace damaged sections of floor coverings	Within 12 months	\$50
Wall Cladding	Brick/Masonry	ESEN_Wk1-2162	Cracking and damage noted to wall cladding Replace damaged sections of wall cladding	Within 12 months	\$50
Internal Finishes	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-2158	Damage observed to wall finish Repair damaged wall finish	Within 12 months	\$50
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-2163	Damage observed to wall finish Repair damaged wall finish	Within 12 months	\$50
Wall Ceiling Finish	Wall Paint	ESEN_Wk1-2161	Damage observed to wall finish Repair damaged wall finish	Within 12 months	\$50
Statutory Equipment	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Cranes	Crane	ESEN_Wk1-2152	Crane - Not tagged Test and Tag Element	Within 1-3 months	\$50
Switchboards	Commercial	ESEN_Wk1-2153	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
Switchboards	Sub-board	ESEN_Wk1-2154	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
Cranes	Crane	ESEN_Wk1-2155	Crane - Not tagged Test and Tag Element	Within 1-3 months	\$50
Switchboards	Sub-board	ESEN_Wk1-2156	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
Switchboards	Sub-board	ESEN_Wk1-2157	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
Switchboards	Main control board	ESEN_Wk1-2159	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
Switchboards	Sub-board	ESEN_Wk1-2165	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
Switchboards	Sub-board	ESEN_Wk1-2166	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
Switchboards	Sub-board	ESEN_Wk1-2164	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

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
Structure	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
Internal and External Fabrics	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
Services	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
Fittings	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
Maintenance	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

Goulburn Depot - Site

Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia

7 November 2022

Macutex Quality Assurance Auditing

Prepared for:	Essential Energy 2021
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Site Address:	Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia
Audit Date:	09/03/2020
Report Status:	Approved
Date Issued:	07/11/2022

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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 Site and its asset base.

The building is located within Goulburn Depot site at Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia.

Data in this report was acquired during an audit conducted 09/03/2020.

Site



Site is approximately 122000 sqms

The site asset base was audited where applicable as follows:

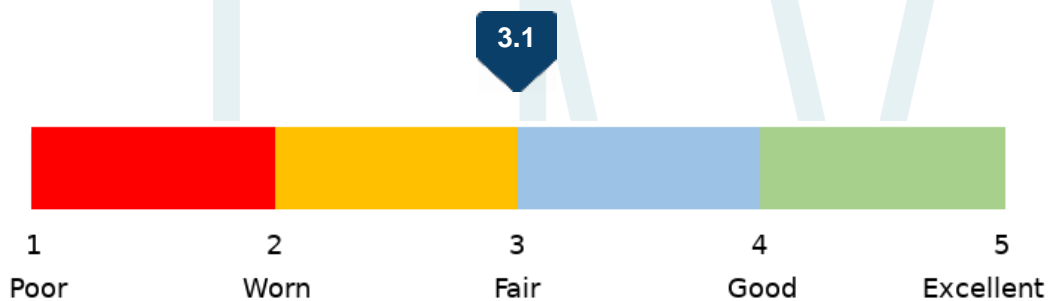
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external 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

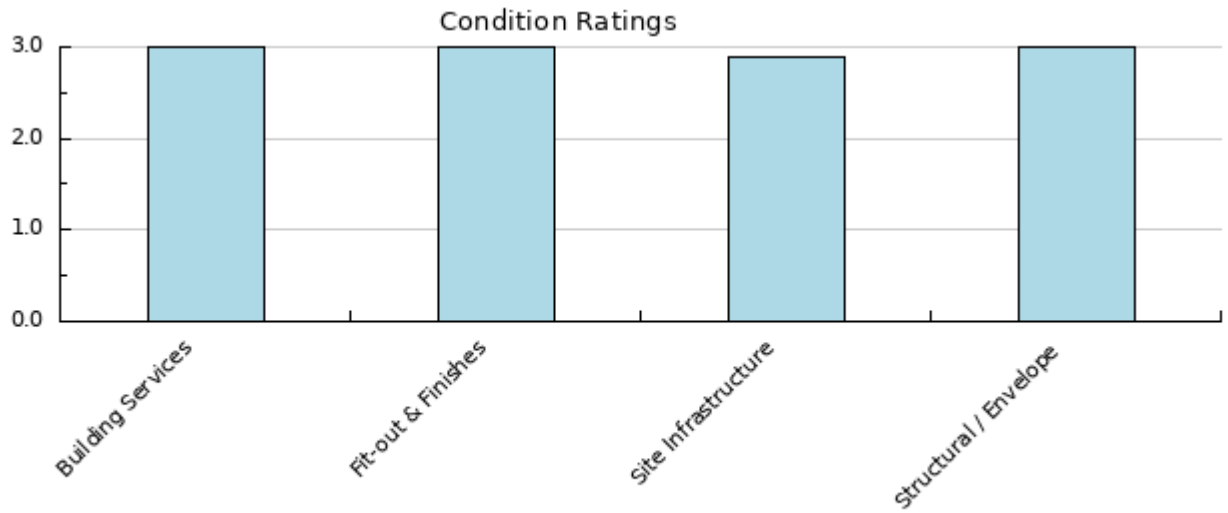
This audit has been rated on the following condition rating criteria:

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

Site was assessed on 09/03/2020. 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
Stairs	Concrete	20	SQM	ESEN_Wk1-1411	Site - Site

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Stairs	Concrete	ESEN_Wk1-1411	80	62

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Stairs	Concrete	ESEN_Wk1-1411	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Ext. Furniture & Fittings

Asset Function and Details

Ext. Furniture & Fittings comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Bollards	Metal/Steel	7	ITEM	ESEN_Wk1-1415	Site - Site

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Bollards	Metal/Steel	ESEN_Wk1-1415	20	15

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Bollards	Metal/Steel	ESEN_Wk1-1415	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
Handrails, Balustrade & Ramps	Guard Rails	85	LM	ESEN_Wk1-1413	Site - Site
Handrails, Balustrade & Ramps	Handrails - Metal/Steel	150	LM	ESEN_Wk1-1414	Site - Site
External Floor Finishes	Concrete	1440	SQM	ESEN_Wk1-1412	Site - Site

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Handrails, Balustrade & Ramps	Guard Rails	ESEN_Wk1-1413	15	12
Handrails, Balustrade & Ramps	Handrails - Metal/Steel	ESEN_Wk1-1414	15	12
External Floor Finishes	Concrete	ESEN_Wk1-1412	40	31

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Handrails, Balustrade & Ramps	Guard Rails	ESEN_Wk1-1413	3	3 - Fair
Handrails, Balustrade & Ramps	Handrails - Metal/Steel	ESEN_Wk1-1414	3	3 - Fair
External Floor Finishes	Concrete	ESEN_Wk1-1412	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

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	14	ITEM	ESEN_Wk1-1417	Site - Site

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
External Lighting	Flood	ESEN_Wk1-1417	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
External Lighting	Flood	ESEN_Wk1-1417	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

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	5	ITEM	ESEN_Wk1-1418	Site - Site
ESM	Hydrant	5	ITEM	ESEN_Wk1-1419	Site - Site
ESM	Portable Fire Extinguishers - Dry Chemical	2	ITEM	ESEN_Wk1-1420	Site - Site

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
ESM	Fire Hose Reel	ESEN_Wk1-1418	15	12
ESM	Hydrant	ESEN_Wk1-1419	20	15
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-1420	10	8

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
ESM	Fire Hose Reel	ESEN_Wk1-1418	3	3 - Fair
ESM	Hydrant	ESEN_Wk1-1419	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk1-1420	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
ESM								\$718		

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	Chain Link Fencing (<1m)	85	LM	ESEN_Wk1-1421	Site - Site
Boundary Walls, Fencing and Gates	Chain Link Fencing (1-2m)	225	LM	ESEN_Wk1-1422	Site - Site
Boundary Walls, Fencing and Gates	Chain Link Fencing (>2m)	780	LM	ESEN_Wk1-1423	Site - Site
Boundary Walls, Fencing and Gates	Chain Link Gates (<2m)	3	ITEM	ESEN_Wk1-1424	Site - Site
Landscaping	Asphalt	5020	SQM	ESEN_Wk1-1426	Site - Site
Boundary Walls, Fencing and Gates	Electric Sliding Gate	2	ITEM	ESEN_Wk1-1425	Site - Site
Outbuildings	Shed Small <10sqm	1	ITEM	ESEN_Wk1-1427	Site - Site
Outbuildings	Shed Small <10sqm	1	ITEM	ESEN_Wk1-1428	Site - Site
Outbuildings	Shed Medium - 20sqm	1	ITEM	ESEN_Wk1-1429	Site - Site
Retaining Walls	Concrete	480	SQM	ESEN_Wk1-1431	Site - Site
Rainwater Tanks	Water Tank - More Than 10000L (less than 20000L)	3	ITEM	ESEN_Wk1-1430	Site - Site
Retaining Walls	Masonry	295	SQM	ESEN_Wk1-1432	Site - Site
Roads & Carparks	Carpark - Asphalt	2475	SQM	ESEN_Wk1-1433	Site - Site
Roads & Carparks	Carpark - Concrete	180	SQM	ESEN_Wk1-1434	Site - Site
Roads & Carparks	Roads - Asphalt	4220	SQM	ESEN_Wk1-1435	Site - Site
Roads & Carparks	Roads - Unsealed	870	SQM	ESEN_Wk1-1436	Site - Site
Stormwater & Drainage	Stormwater Pit - Concrete Cover	5	ITEM	ESEN_Wk1-1437	Site - Site
Stormwater & Drainage	Stormwater Pit - Metal Cover	6	ITEM	ESEN_Wk1-1438	Site - Site
Stormwater & Drainage	Concrete Spoon Drain	920	LM	ESEN_Wk1-1440	Site - Site
Stormwater & Drainage	Kerb and Channel - Concrete	640	LM	ESEN_Wk1-1439	Site - Site
Stormwater & Drainage	Concrete Spoon Drain	1	LM	ESEN_Wk1-2169	Site - Site

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Boundary Walls, Fencing and Gates	Chain Link Fencing (<1m)	ESEN_Wk1-1421	22	17

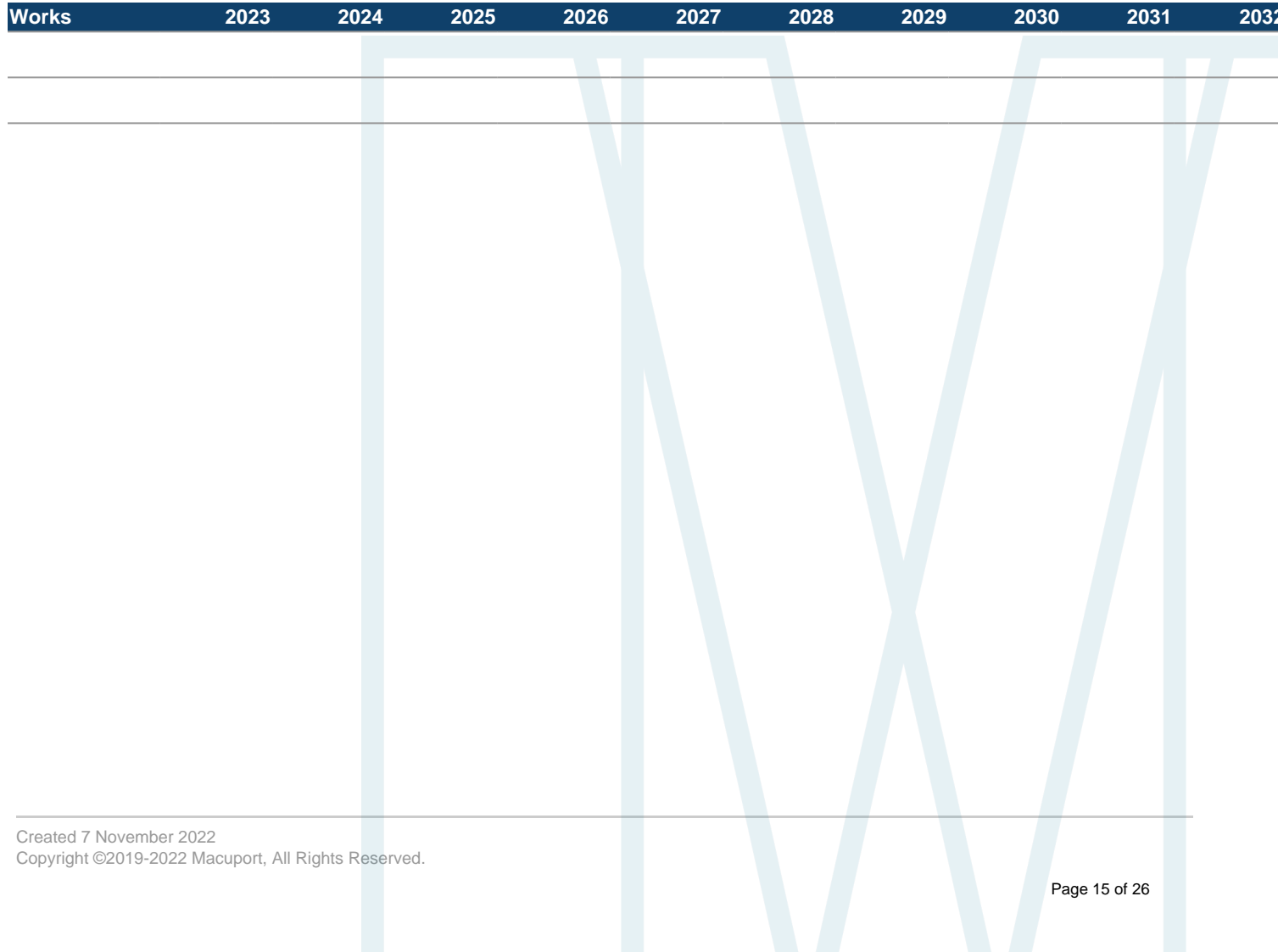
Boundary Walls, Fencing and Gates	Chain Link Fencing (1-2m)	ESEN_Wk1-1422	22	17
Boundary Walls, Fencing and Gates	Chain Link Fencing (>2m)	ESEN_Wk1-1423	22	21
Boundary Walls, Fencing and Gates	Chain Link Gates (<2m)	ESEN_Wk1-1424	22	17
Landscaping	Asphalt	ESEN_Wk1-1426	20	15
Boundary Walls, Fencing and Gates	Electric Sliding Gate	ESEN_Wk1-1425	20	19
Outbuildings	Shed Small <10sqm	ESEN_Wk1-1427	20	15
Outbuildings	Shed Small <10sqm	ESEN_Wk1-1428	20	15
Outbuildings	Shed Medium - 20sqm	ESEN_Wk1-1429	20	15
Retaining Walls	Concrete	ESEN_Wk1-1431	80	62
Rainwater Tanks	Water Tank - More Than 10000L (less than 20000L)	ESEN_Wk1-1430	20	15
Retaining Walls	Masonry	ESEN_Wk1-1432	50	39
Roads & Carparks	Carpark - Asphalt	ESEN_Wk1-1433	20	15
Roads & Carparks	Carpark - Concrete	ESEN_Wk1-1434	40	31
Roads & Carparks	Roads - Asphalt	ESEN_Wk1-1435	20	15
Roads & Carparks	Roads - Unsealed	ESEN_Wk1-1436	5	4
Stormwater & Drainage	Stormwater Pit - Concrete Cover	ESEN_Wk1-1437	40	31
Stormwater & Drainage	Stormwater Pit - Metal Cover	ESEN_Wk1-1438	40	31
Stormwater & Drainage	Concrete Spoon Drain	ESEN_Wk1-1440	20	15
Stormwater & Drainage	Kerb and Channel - Concrete	ESEN_Wk1-1439	40	31
Stormwater & Drainage	Concrete Spoon Drain	ESEN_Wk1-2169		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Boundary Walls, Fencing and Gates	Chain Link Fencing (<1m)	ESEN_Wk1-1421	3	3 - Fair
Boundary Walls, Fencing and Gates	Chain Link Fencing (1-2m)	ESEN_Wk1-1422	3	3 - Fair
Boundary Walls, Fencing and Gates	Chain Link Fencing (>2m)	ESEN_Wk1-1423	2	4 - Good
Boundary Walls, Fencing and Gates	Chain Link Gates (<2m)	ESEN_Wk1-1424	3	3 - Fair
Landscaping	Asphalt	ESEN_Wk1-1426	3	3 - Fair
Boundary Walls, Fencing and Gates	Electric Sliding Gate	ESEN_Wk1-1425	2	4 - Good
Outbuildings	Shed Small <10sqm	ESEN_Wk1-1427	3	3 - Fair
Outbuildings	Shed Small <10sqm	ESEN_Wk1-1428	3	3 - Fair

Outbuildings	Shed Medium - 20sqm	ESEN_Wk1-1429	3	3 - Fair
Retaining Walls	Concrete	ESEN_Wk1-1431	3	3 - Fair
Rainwater Tanks	Water Tank - More Than 10000L (less than 20000L)	ESEN_Wk1-1430	3	3 - Fair
Retaining Walls	Masonry	ESEN_Wk1-1432	3	3 - Fair
Roads & Carparks	Carpark - Asphalt	ESEN_Wk1-1433	3	3 - Fair
Roads & Carparks	Carpark - Concrete	ESEN_Wk1-1434	3	3 - Fair
Roads & Carparks	Roads - Asphalt	ESEN_Wk1-1435	3	3 - Fair
Roads & Carparks	Roads - Unsealed	ESEN_Wk1-1436	3	3 - Fair
Stormwater & Drainage	Stormwater Pit - Concrete Cover	ESEN_Wk1-1437	3	3 - Fair
Stormwater & Drainage	Stormwater Pit - Metal Cover	ESEN_Wk1-1438	3	3 - Fair
Stormwater & Drainage	Concrete Spoon Drain	ESEN_Wk1-1440	3	3 - Fair
Stormwater & Drainage	Kerb and Channel - Concrete	ESEN_Wk1-1439	3	3 - Fair
Stormwater & Drainage	Concrete Spoon Drain	ESEN_Wk1-2169		

Major Repairs and Upgrade Expenditure



Statutory Equipment

Asset Function and Details

Statutory Equipment comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Pallet Racking	Industrial - Pallet racking	8	ITEM	ESEN_Wk1-1416	Site - Site

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Pallet Racking	Industrial - Pallet racking	ESEN_Wk1-1416	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Pallet Racking	Industrial - Pallet racking	ESEN_Wk1-1416	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
Stormwater & Drainage	Concrete Spoon Drain	ESEN_Wk1-2169	Damage noted to spoon drain Repair damaged sections of spoon drain	Within 12 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
Structure	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
Internal and External Fabrics	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
Services	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
Fittings	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
Maintenance	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.





Training Centre Asset Management Plan

Goulburn Depot - Training Centre

Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia

7 November 2022

Macutex Quality Assurance Auditing

Prepared for:	Essential Energy 2021
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Site Address:	Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia
Audit Date:	09/03/2020
Report Status:	Approved
Date Issued:	07/11/2022

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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 Training Centre and its asset base.

The building is located within Goulburn Depot site at Cnr Bridge & Memorial Road, Goulburn, Goulburn, NSW, 2580, Australia.

Data in this report was acquired during an audit conducted 09/03/2020.

Training Centre



Training Centre is approximately 800 sqms

The site asset base was audited where applicable as follows:

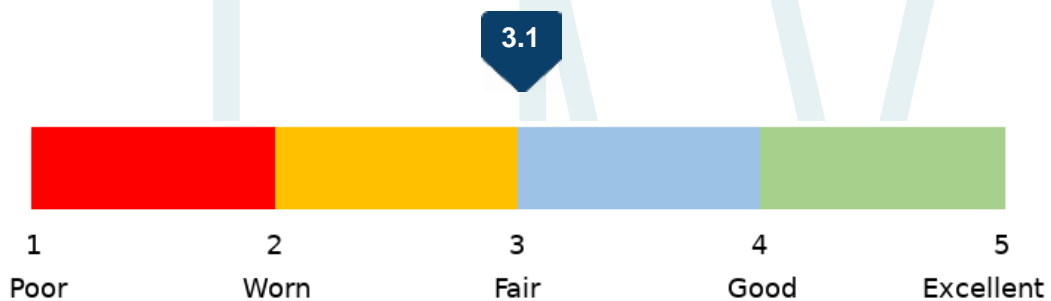
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external 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

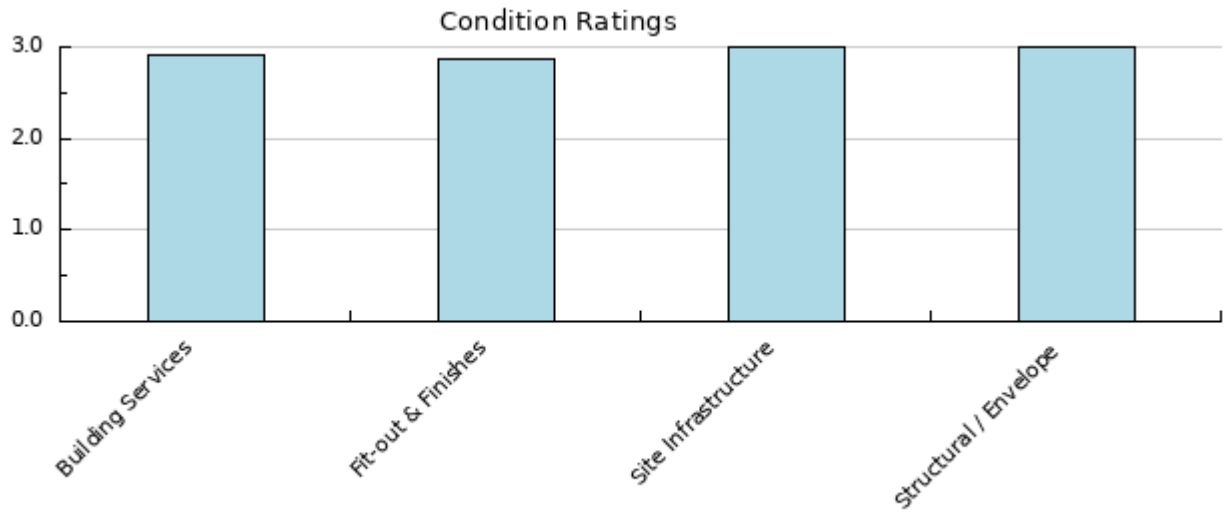
This audit has been rated on the following condition rating criteria:

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

Training Centre was assessed on 09/03/2020. 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
Structural Columns	Metal/Steel	5	LM	ESEN_Wk1-1441	External - External
Structural Beams	Metal/Steel	160	LM	ESEN_Wk1-1442	External - External
Wall Structure	Masonry	340	SQM	ESEN_Wk1-1443	External - External
Floor Structure	Concrete	880	SQM	ESEN_Wk1-1444	External - External
Roof Structure	Metal/Steel - Frame	860	SQM	ESEN_Wk1-1445	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Structural Columns	Metal/Steel	ESEN_Wk1-1441	50	39
Structural Beams	Metal/Steel	ESEN_Wk1-1442	50	39
Wall Structure	Masonry	ESEN_Wk1-1443	50	39
Floor Structure	Concrete	ESEN_Wk1-1444	80	62
Roof Structure	Metal/Steel - Frame	ESEN_Wk1-1445	50	39

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Structural Columns	Metal/Steel	ESEN_Wk1-1441	3	3 - Fair
Structural Beams	Metal/Steel	ESEN_Wk1-1442	3	3 - Fair
Wall Structure	Masonry	ESEN_Wk1-1443	3	3 - Fair
Floor Structure	Concrete	ESEN_Wk1-1444	3	3 - Fair
Roof Structure	Metal/Steel - Frame	ESEN_Wk1-1445	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
Roof Cladding	Pitched - Metal/Steel	860	SQM	ESEN_Wk1-1446	External - External
Soffits & Gable Ends	Asbestos (assumed)	80	SQM	ESEN_Wk1-1447	External - External
Downpipes	PVC	30	LM	ESEN_Wk1-1448	External - External
Downpipes	Zinc - Alum	20	LM	ESEN_Wk1-1449	External - External
Guttering	Fascia Gutter - Colorbond	150	LM	ESEN_Wk1-1450	External - External
Fascia	Metal	200	LM	ESEN_Wk1-1451	External - External
External Paintwork	Paint	250	SQM	ESEN_Wk1-1452	External - External
Windows	Aluminium Framed	75	SQM	ESEN_Wk1-1453	External - External
Doors	Standard - Aluminium Security Screen	2	ITEM	ESEN_Wk1-1454	External - External
Doors	Swing - Glass Aluminium	2	ITEM	ESEN_Wk1-1455	External - External
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk1-1456	External - External
Doors	Swing - Hollow Core Timber	5	ITEM	ESEN_Wk1-1457	External - External
Doors	Roller - Steel (Double Driveway Width)	2	ITEM	ESEN_Wk1-1458	External - External
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	3	ITEM	ESEN_Wk1-1459	External - External
Roof Access	Ladder Locks	1	ITEM	ESEN_Wk1-1460	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Cladding	Pitched - Metal/Steel	ESEN_Wk1-1446	25	19
Soffits & Gable Ends	Asbestos (assumed)	ESEN_Wk1-1447	20	15
Downpipes	PVC	ESEN_Wk1-1448	20	15
Downpipes	Zinc - Alum	ESEN_Wk1-1449	20	15
Guttering	Fascia Gutter - Colorbond	ESEN_Wk1-1450	15	12
Fascia	Metal	ESEN_Wk1-1451	20	15
External Paintwork	Paint	ESEN_Wk1-1452	7	5

Windows	Aluminium Framed	ESEN_Wk1-1453	30	23
Doors	Standard - Aluminium Security Screen	ESEN_Wk1-1454	10	8
Doors	Swing - Glass Aluminium	ESEN_Wk1-1455	15	14
Doors	Swing - Glass Timber	ESEN_Wk1-1456	15	12
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1457	15	12
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk1-1458	20	15
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	ESEN_Wk1-1459	20	15
Roof Access	Ladder Locks	ESEN_Wk1-1460	30	29

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Cladding	Pitched - Metal/Steel	ESEN_Wk1-1446	3	3 - Fair
Soffits & Gable Ends	Asbestos (assumed)	ESEN_Wk1-1447	3	3 - Fair
Downpipes	PVC	ESEN_Wk1-1448	3	3 - Fair
Downpipes	Zinc - Alum	ESEN_Wk1-1449	3	3 - Fair
Guttering	Fascia Gutter - Colorbond	ESEN_Wk1-1450	3	3 - Fair
Fascia	Metal	ESEN_Wk1-1451	3	3 - Fair
External Paintwork	Paint	ESEN_Wk1-1452	3	3 - Fair
Windows	Aluminium Framed	ESEN_Wk1-1453	3	3 - Fair
Doors	Standard - Aluminium Security Screen	ESEN_Wk1-1454	3	3 - Fair
Doors	Swing - Glass Aluminium	ESEN_Wk1-1455	2	4 - Good
Doors	Swing - Glass Timber	ESEN_Wk1-1456	3	3 - Fair
Doors	Swing - Hollow Core Timber	ESEN_Wk1-1457	3	3 - Fair
Doors	Roller - Steel (Double Driveway Width)	ESEN_Wk1-1458	3	3 - Fair
Doors	Roller - Steel (Single Driveway Width) (3.5m W x 4.0m H)	ESEN_Wk1-1459	3	3 - Fair
Roof Access	Ladder Locks	ESEN_Wk1-1460	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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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	Fluorescent - Tube - Mounted	8	ITEM	ESEN_Wk1-1462	External - External
Security Measures	CCTV Cameras	1	ITEM	ESEN_Wk1-1463	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
External Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1462	15	12
Security Measures	CCTV Cameras	ESEN_Wk1-1463	12	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
External Lighting	Fluorescent - Tube - Mounted	ESEN_Wk1-1462	3	3 - Fair
Security Measures	CCTV Cameras	ESEN_Wk1-1463	2	4 - Good

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	Large - Electric	1	ITEM	ESEN_Wk1-1464	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Storage Unit	Large - Electric	ESEN_Wk1-1464	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Storage Unit	Large - Electric	ESEN_Wk1-1464	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	External Condenser Unit	1	ITEM	ESEN_Wk1-1465	External - External
Split Systems	External Condenser Unit	1	ITEM	ESEN_Wk1-1466	External - External
Split Systems	External Condenser Unit	1	ITEM	ESEN_Wk1-1467	External - External
Split Systems	External Condenser Unit	1	ITEM	ESEN_Wk1-1468	External - External
Split Systems	External Condenser Unit	1	ITEM	ESEN_Wk1-1469	External - External
Split Systems	External Condenser Unit	1	ITEM	ESEN_Wk1-1470	External - External
Split Systems	External Condenser Unit	1	ITEM	ESEN_Wk1-1471	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Split Systems	External Condenser Unit	ESEN_Wk1-1465	10	8
Split Systems	External Condenser Unit	ESEN_Wk1-1466	10	8
Split Systems	External Condenser Unit	ESEN_Wk1-1467	10	8
Split Systems	External Condenser Unit	ESEN_Wk1-1468	10	8
Split Systems	External Condenser Unit	ESEN_Wk1-1469	10	8
Split Systems	External Condenser Unit	ESEN_Wk1-1470	10	8
Split Systems	External Condenser Unit	ESEN_Wk1-1471	10	8

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Split Systems	External Condenser Unit	ESEN_Wk1-1465	3	3 - Fair
Split Systems	External Condenser Unit	ESEN_Wk1-1466	3	3 - Fair
Split Systems	External Condenser Unit	ESEN_Wk1-1467	3	3 - Fair
Split Systems	External Condenser Unit	ESEN_Wk1-1468	3	3 - Fair
Split Systems	External Condenser Unit	ESEN_Wk1-1469	3	3 - Fair
Split Systems	External Condenser Unit	ESEN_Wk1-1470	3	3 - Fair

Major Repairs and Upgrade Expenditure

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

Site

Asset Function and Details

Site comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Landscaping	Concrete - Pavers	3	SQM	ESEN_Wk1-1472	External - External
Rainwater Tanks	Water Tank - More Than 10000L (less than 20000L)	2	ITEM	ESEN_Wk1-1473	External - External
Landscaping	Concrete - Pavers	1	SQM	ESEN_Wk1-2170	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Landscaping	Concrete - Pavers	ESEN_Wk1-1472	80	62
Rainwater Tanks	Water Tank - More Than 10000L (less than 20000L)	ESEN_Wk1-1473	20	15
Landscaping	Concrete - Pavers	ESEN_Wk1-2170		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Landscaping	Concrete - Pavers	ESEN_Wk1-1472	3	3 - Fair
Rainwater Tanks	Water Tank - More Than 10000L (less than 20000L)	ESEN_Wk1-1473	3	3 - Fair
Landscaping	Concrete - Pavers	ESEN_Wk1-2170		

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
Switchboards	Sub-board	1	ITEM	ESEN_Wk1-1461	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Switchboards	Sub-board	ESEN_Wk1-1461	25	19

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Switchboards	Sub-board	ESEN_Wk1-1461	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
Landscaping	Concrete - Pavers	ESEN_Wk1-2170	Missing sections of hard surface material Replace missing sections of hard surface material	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
Structure	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
Internal and External Fabrics	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
Services	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
Fittings	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
Maintenance	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.

