



Site Asset Management Plan

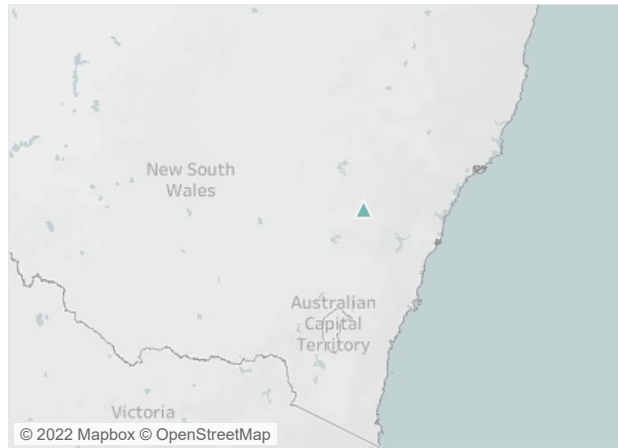
KELS1342 Kelso Depot

Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia

16 November 2022

State Portfolio Overview

Region: All Suburb: All Facility Type: All Facility ID: KELS1342 Facility Name: All



Overall Condition Rating

Facility Type	Facility Na..	Rating
Depot	Kelso depot	3.65

Total Renewal Cost over 10yrs
\$1,321,343

Total Maintenance Cost
\$73,810

Total Compliance Cost
\$127,250

Building Register

Facility ID	Facility Na..	Building Name	Audit Finish D..	Access commen
KELS1342	Kelso depot	Bike Shed	30/10/2020	Null
		Carport	30/10/2020	Null
		Corporate Office	30/10/2020	Null
		Equipment Maintenance Sh..	30/10/2020	Null
		Field Office	30/10/2020	Null
		Generator Compound	30/10/2020	Null
		Lunch Room	30/10/2020	Null
		Rubbish Shed	30/10/2020	Null
		Site	30/10/2020	Null
		Storage Shed	30/10/2020	Null
		Transformer shed	30/10/2020	Null
		Transformer Workshop	30/10/2020	Null
		Workshop	30/10/2020	Null

Defects Summary

Facility Na..	Building Name	Count
Kelso depot	Corporate Office	19
	Field Office	3
	Lunch Room	2
	Rubbish Shed	1
	Site	13
	Storage Shed	1
	Transformer shed	2
	Transformer Workshop	2
	Workshop	2

Remaining Useful Life (Yrs)

Facility Na..	Element Group	Count
Kelso depot	Building Structure	45
	Ext. Furniture & Fittings	24
	External Fabric	16
	Int. Furniture & Fittings	11
	Internal Fabric	23
	Internal Finishes	7
	Services - Electrical	13
	Services - Fire	13
	Services - Hydraulic	14
	Services - Mechanical	11
	Services - Plumbing	14
	Services - Utility	22
	Site	24
Statutory Equipment	19	

Building Register

Facility ID	Facility Na..	Building Name	Audit Finish D..	Access commen
KELS1342	Kelso depot	Transformer Workshop	30/10/2020	access permitte Key unable to be provided
		Vehicle Garage 1	30/10/2020	Null
		Vehicle Garage 2	30/10/2020	Null
		Vehicle Garage 3	30/10/2020	Null
		Workshop	30/10/2020	Null
		Transformer shed	30/10/2020	Null
		Transformer Workshop	30/10/2020	Null



Future Works Plan: Analysis Renewal Detail Summary



Facility ID All	Facility Kelso 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																																																																																																																																																																																																												
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Bike Shed Asset Management Plan

Kelso depot - Bike Shed

Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia

16 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 Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia
Audit Date:	27/10/2020
Report Status:	Approved
Date Issued:	16/11/2022

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1. Introduction

1.1 Background

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

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

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

2. Scope

This AMP covers the Bike Shed and its asset base.

The building is located within Kelso depot site at Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia.

Data in this report was acquired during an audit conducted 27/10/2020.

Bike Shed



Bike Shed is approximately 72 sqms

The site asset base was audited where applicable as follows:

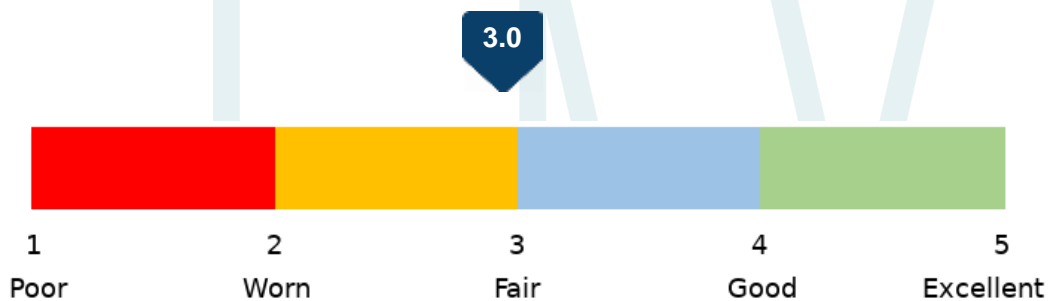
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external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

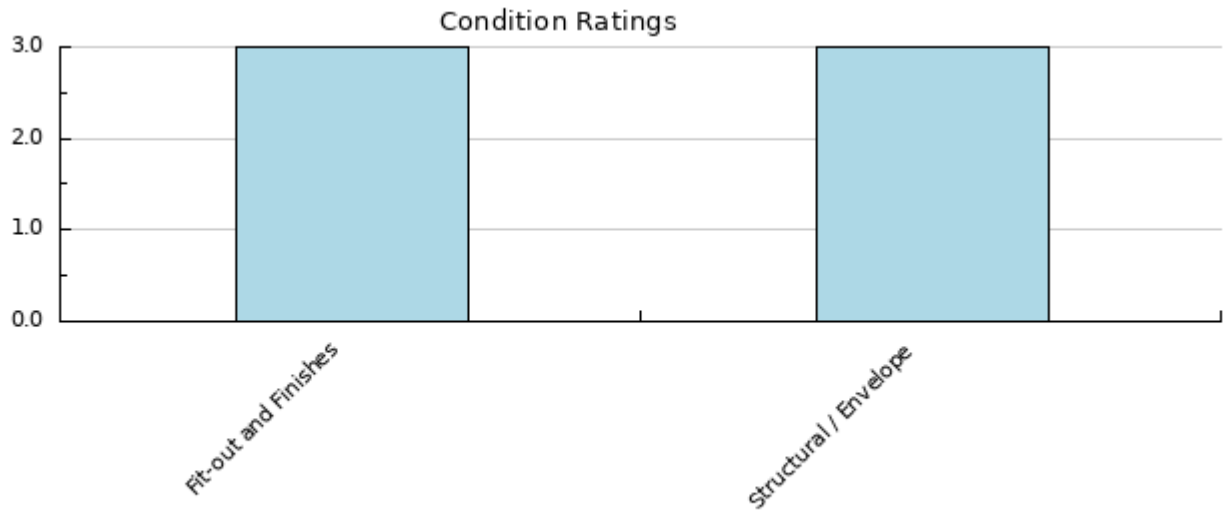
This audit has been rated on the following condition rating criteria:

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

Bike Shed was assessed on 27/10/2020. 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	30	LM	ESEN_Wk13ADep-297	External - External
Structural Beams	Metal/Steel	30	LM	ESEN_Wk13ADep-298	External - External
Roof Structure	Metal/Steel - Frame	72	SQM	ESEN_Wk13ADep-299	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Structural Columns	Metal/Steel	ESEN_Wk13ADep-297	50	39
Structural Beams	Metal/Steel	ESEN_Wk13ADep-298	50	39
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-299	50	39

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Structural Columns	Metal/Steel	ESEN_Wk13ADep-297	3	3 - Fair
Structural Beams	Metal/Steel	ESEN_Wk13ADep-298	3	3 - Fair
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-299	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

External Fabric

Asset Function and Details

External Fabric comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
External Paintwork	Paint	30	SQM	ESEN_Wk13ADep-301	External - External
Roof Cladding	Curved - Colorbond	72	SQM	ESEN_Wk13ADep-300	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
External Paintwork	Paint	ESEN_Wk13ADep-301	7	5
Roof Cladding	Curved - Colorbond	ESEN_Wk13ADep-300	25	19

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
External Paintwork	Paint	ESEN_Wk13ADep-301	3	3 - Fair
Roof Cladding	Curved - Colorbond	ESEN_Wk13ADep-300	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Appendix A - Maintenance Plan

Corrective Maintenance



Appendix B - Definitions

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

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

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

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

Appendix C - Condition & Criticality Assessment Guide

1. Condition and Criticality Matrix

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

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

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

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

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

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

Prioritisation of works – Works Response Time

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

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

Criticality

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

Determining Criticality

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

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

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

Table Criticality ranking

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

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

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

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

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

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

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

Determining Condition:

This audit takes into account:

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

Functionality

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

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

Eg:

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

The following table shows the relative condition index descriptors.

Relative condition index

	5 Excellent	4 Good	3 Fair	2 Worn	1 Poor
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.





Carport Asset Management Plan

Kelso depot - Carport

Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia

16 November 2022

Macutex Quality Assurance Auditing

Prepared for:	Essential Energy 2021
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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 Carport and its asset base.

The building is located within Kelso depot site at Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia.

Data in this report was acquired during an audit conducted 27/10/2020.

Carport



Carport is approximately 78 sqms

The site asset base was audited where applicable as follows:

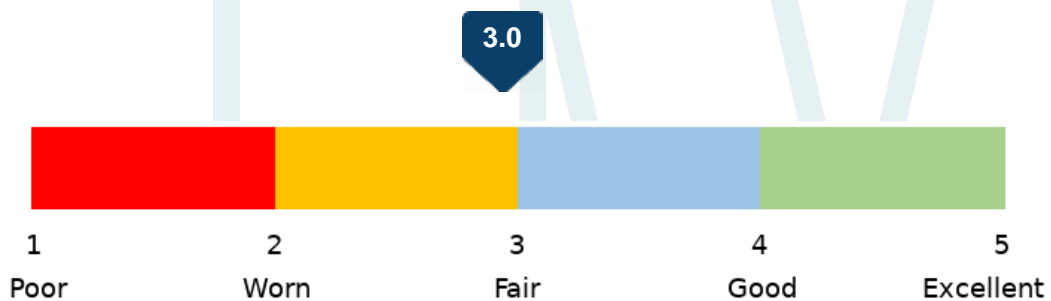
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external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

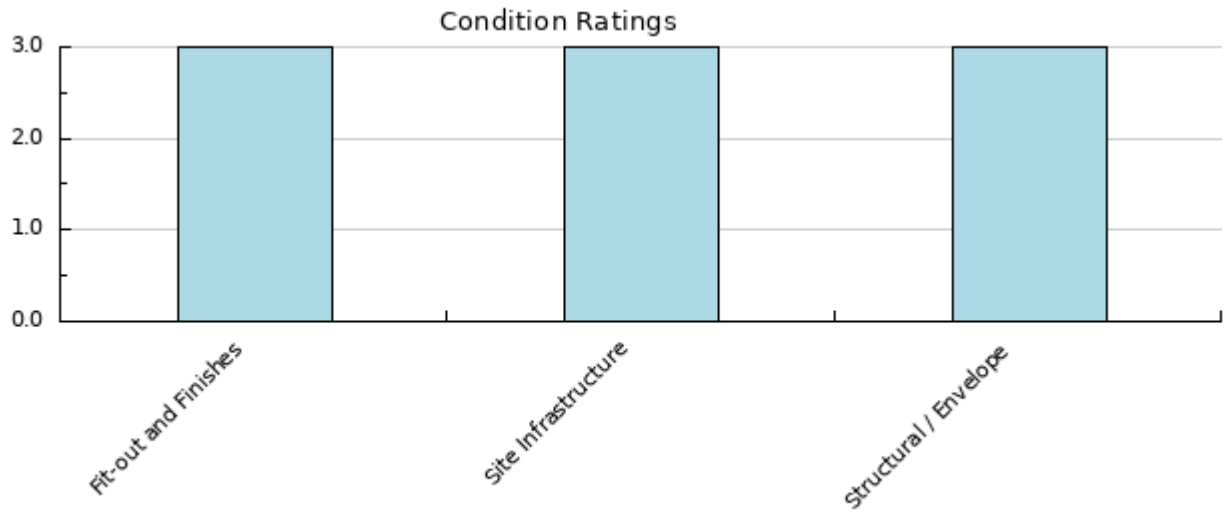
This audit has been rated on the following condition rating criteria:

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

Carport was assessed on 27/10/2020. 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
Foundation	Concrete slab	78	SQM	ESEN_Wk13ADep-302	External - External
Structural Beams	Metal/Steel	35	LM	ESEN_Wk13ADep-304	External - External
Roof Structure	Metal/Steel - Frame	78	SQM	ESEN_Wk13ADep-305	External - External
Structural Columns	Metal/Steel	30	LM	ESEN_Wk13ADep-303	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Foundation	Concrete slab	ESEN_Wk13ADep-302	80	62
Structural Beams	Metal/Steel	ESEN_Wk13ADep-304	50	39
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-305	50	39
Structural Columns	Metal/Steel	ESEN_Wk13ADep-303	50	39

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Foundation	Concrete slab	ESEN_Wk13ADep-302	3	3 - Fair
Structural Beams	Metal/Steel	ESEN_Wk13ADep-304	3	3 - Fair
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-305	3	3 - Fair
Structural Columns	Metal/Steel	ESEN_Wk13ADep-303	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	1	ITEM	ESEN_Wk13ADep-309	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Bollards	Metal/Steel	ESEN_Wk13ADep-309	20	15

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Bollards	Metal/Steel	ESEN_Wk13ADep-309	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	78	SQM	ESEN_Wk13ADep-306	External - External
Downpipes	Colorbond	10	LM	ESEN_Wk13ADep-307	External - External
Guttering	Fascia Gutter - Colorbond	25	LM	ESEN_Wk13ADep-308	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-306	25	19
Downpipes	Colorbond	ESEN_Wk13ADep-307	15	12
Guttering	Fascia Gutter - Colorbond	ESEN_Wk13ADep-308	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-306	3	3 - Fair
Downpipes	Colorbond	ESEN_Wk13ADep-307	3	3 - Fair
Guttering	Fascia Gutter - Colorbond	ESEN_Wk13ADep-308	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Site

Asset Function and Details

Site comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Stormwater & Drainage	Kerb and Channel - Concrete	25	LM	ESEN_Wk13ADep-310	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Stormwater & Drainage	Kerb and Channel - Concrete	ESEN_Wk13ADep-310	40	31

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Stormwater & Drainage	Kerb and Channel - Concrete	ESEN_Wk13ADep-310	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Appendix A - Maintenance Plan

Corrective Maintenance



Appendix B - Definitions

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

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

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

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

Appendix C - Condition & Criticality Assessment Guide

1. Condition and Criticality Matrix

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

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

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

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

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

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

Prioritisation of works – Works Response Time

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

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

Criticality

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

Determining Criticality

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

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

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

Table Criticality ranking

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

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

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

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

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

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

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

Determining Condition:

This audit takes into account:

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

Functionality

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

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

Eg:

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

The following table shows the relative condition index descriptors.

Relative condition index

	5 Excellent	4 Good	3 Fair	2 Worn	1 Poor
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.





Corporate Office Asset Management Plan

Kelso depot - Corporate Office

Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia

16 November 2022

Macutex Quality Assurance Auditing

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1. Introduction

1.1 Background

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

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

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



2. Scope

This AMP covers the Corporate Office and its asset base.

The building is located within Kelso depot site at Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia.

Data in this report was acquired during an audit conducted 27/10/2020.

Corporate Office



Corporate Office is approximately 4364 sqms

The site asset base was audited where applicable as follows:

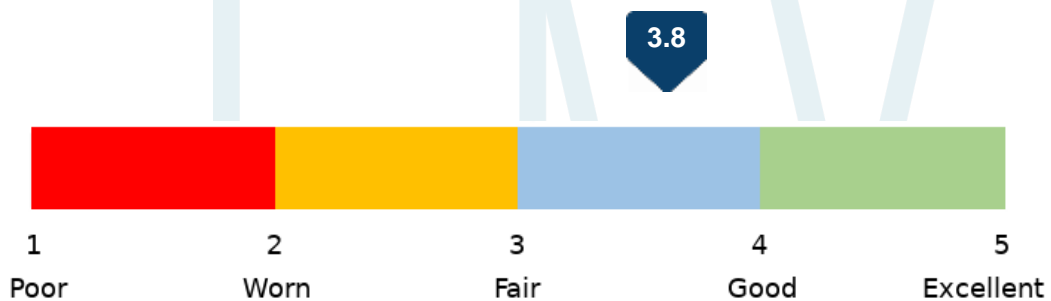
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external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

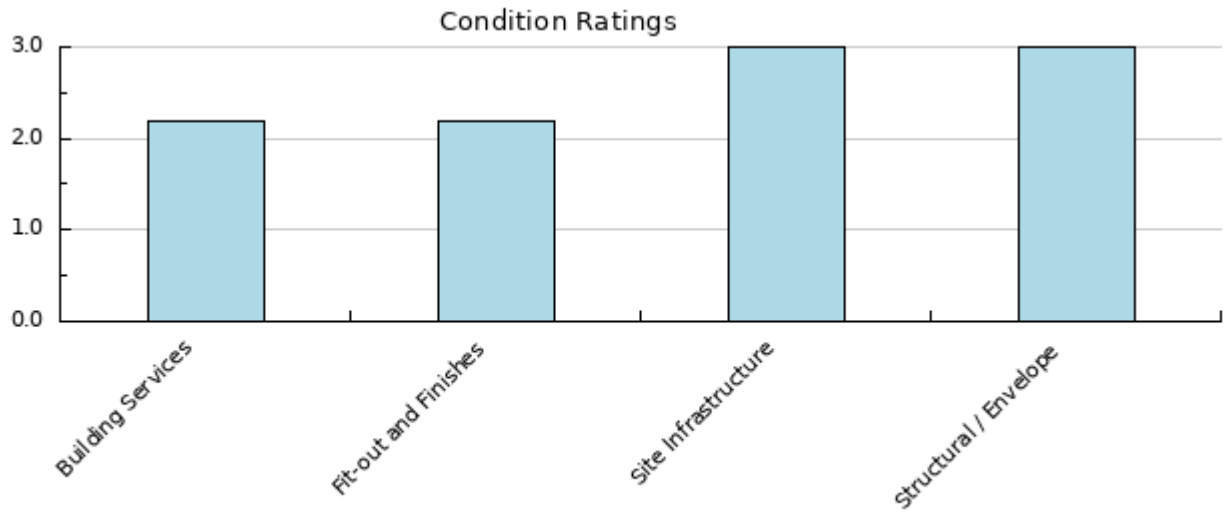
This audit has been rated on the following condition rating criteria:

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

Corporate Office was assessed on 27/10/2020. 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
Foundation	Concrete slab	4364	SQM	ESEN_Wk13ADep-337	External - External
Structural Columns	Metal/Steel	320	LM	ESEN_Wk13ADep-338	External - External
Structural Beams	Metal/Steel	540	LM	ESEN_Wk13ADep-339	External - External
Wall Structure	Concrete - Single Storey - Precast	1445	SQM	ESEN_Wk13ADep-340	External - External
Wall Structure	Metal/Steel Frame	280	SQM	ESEN_Wk13ADep-341	External - External
Sub-Structure	Timber - Bearers & Joists	860	SQM	ESEN_Wk13ADep-342	External - External
Roof Structure	Metal/Steel - Frame	5885	SQM	ESEN_Wk13ADep-343	External - External
Stairs	Metal/Steel	45	SQM	ESEN_Wk13ADep-344	External - External
Wall Structure	Concrete - Single Storey - Precast	5	SQM	ESEN_Wk13ADep-1846	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Foundation	Concrete slab	ESEN_Wk13ADep-337	80	62
Structural Columns	Metal/Steel	ESEN_Wk13ADep-338	50	39
Structural Beams	Metal/Steel	ESEN_Wk13ADep-339	50	39
Wall Structure	Concrete - Single Storey - Precast	ESEN_Wk13ADep-340	80	62
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-341	50	39
Sub-Structure	Timber - Bearers & Joists	ESEN_Wk13ADep-342	50	39
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-343	50	39
Stairs	Metal/Steel	ESEN_Wk13ADep-344	25	19
Wall Structure	Concrete - Single Storey - Precast	ESEN_Wk13ADep-1846		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Foundation	Concrete slab	ESEN_Wk13ADep-337	3	3 - Fair
Structural Columns	Metal/Steel	ESEN_Wk13ADep-338	3	3 - Fair

Structural Beams	Metal/Steel	ESEN_Wk13ADep-339	3	3 - Fair
Wall Structure	Concrete - Single Storey - Precast	ESEN_Wk13ADep-340	3	3 - Fair
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-341	3	3 - Fair
Sub-Structure	Timber - Bearers & Joists	ESEN_Wk13ADep-342	3	3 - Fair
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-343	3	3 - Fair
Stairs	Metal/Steel	ESEN_Wk13ADep-344	3	3 - Fair
Wall Structure	Concrete - Single Storey - Precast	ESEN_Wk13ADep-1846		

Major Repairs and Upgrade Expenditure

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

Asset Function and Details

External Fabric comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Wall Cladding	Metal Shade Louvres	45	SQM	ESEN_Wk13ADep-329	External - External
Doors	Roller - Steel (Commercial Width) (7m W x 6m H)	11	ITEM	ESEN_Wk13ADep-331	External - External
External Paintwork	Paint	240	SQM	ESEN_Wk13ADep-330	External - External
Roof Cladding	Pitched - Colorbond	5485	SQM	ESEN_Wk13ADep-345	External - External
Roof Cladding	Pitched - Polycarbonate	650	SQM	ESEN_Wk13ADep-346	External - External
Soffits & Gable Ends	Colorbond	1525	SQM	ESEN_Wk13ADep-347	External - External
Downpipes	Colorbond	90	LM	ESEN_Wk13ADep-348	External - External
Downpipes	PVC	120	LM	ESEN_Wk13ADep-349	External - External
Guttering	Box Gutter - Colorbond	340	LM	ESEN_Wk13ADep-350	External - External
Guttering	Fascia Gutter - Colorbond	90	LM	ESEN_Wk13ADep-351	External - External
Fascia	Colorbond	135	LM	ESEN_Wk13ADep-352	External - External
Wall Cladding	Colorbond	85	SQM	ESEN_Wk13ADep-353	External - External
Wall Cladding	Polycarbonate	10	SQM	ESEN_Wk13ADep-354	External - External
Windows	Aluminium Framed	205	SQM	ESEN_Wk13ADep-355	External - External
Windows	Aluminium Framed	2	SQM	ESEN_Wk13ADep-356	External - External
Windows	Skylight - Dome fitting	4	ITEM	ESEN_Wk13ADep-357	External - External
Doors	Swing - Aluminium	7	ITEM	ESEN_Wk13ADep-358	External - External
Doors	Swing - Glass Aluminium	4	ITEM	ESEN_Wk13ADep-359	External - External
Doors	Swing - Steel	9	ITEM	ESEN_Wk13ADep-360	External - External
Doors	Swing - Steel Mesh	3	ITEM	ESEN_Wk13ADep-361	External - External
Doors	Automatic - Glass Aluminium	1	ITEM	ESEN_Wk13ADep-362	External - External
External Floor Finishes	Concrete	320	SQM	ESEN_Wk13ADep-363	External - External
Roof Access	Ladders - Metal/Steel	2	LM	ESEN_Wk13ADep-364	External - External
Roof Access	Roof Walkways - Metal/Steel	220	LM	ESEN_Wk13ADep-365	External - External
Roof Cladding	Pitched - Colorbond	1	Item	ESEN_Wk13ADep-1847	External - External

Windows	Aluminium Framed	30	SQM	ESEN_Wk13ADep-1848	External - External
Roof Access	Ladders - Metal/Steel	1	LM	ESEN_Wk13ADep-1849	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Wall Cladding	Metal Shade Louvres	ESEN_Wk13ADep-329	15	4
Doors	Roller - Steel (Commercial Width) (7m W x 6m H)	ESEN_Wk13ADep-331	20	15
External Paintwork	Paint	ESEN_Wk13ADep-330	7	2
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-345	25	19
Roof Cladding	Pitched - Polycarbonate	ESEN_Wk13ADep-346	15	12
Soffits & Gable Ends	Colorbond	ESEN_Wk13ADep-347	25	19
Downpipes	Colorbond	ESEN_Wk13ADep-348	15	12
Downpipes	PVC	ESEN_Wk13ADep-349	20	15
Guttering	Box Gutter - Colorbond	ESEN_Wk13ADep-350	15	12
Guttering	Fascia Gutter - Colorbond	ESEN_Wk13ADep-351	15	12
Fascia	Colorbond	ESEN_Wk13ADep-352	20	15
Wall Cladding	Colorbond	ESEN_Wk13ADep-353	25	19
Wall Cladding	Polycarbonate	ESEN_Wk13ADep-354	15	12
Windows	Aluminium Framed	ESEN_Wk13ADep-355	30	23
Windows	Aluminium Framed	ESEN_Wk13ADep-356	30	23
Windows	Skylight - Dome fitting	ESEN_Wk13ADep-357	20	15
Doors	Swing - Aluminium	ESEN_Wk13ADep-358	15	12
Doors	Swing - Glass Aluminium	ESEN_Wk13ADep-359	15	12
Doors	Swing - Steel	ESEN_Wk13ADep-360	20	15
Doors	Swing - Steel Mesh	ESEN_Wk13ADep-361	20	15
Doors	Automatic - Glass Aluminium	ESEN_Wk13ADep-362	15	12
External Floor Finishes	Concrete	ESEN_Wk13ADep-363	40	31
Roof Access	Ladders - Metal/Steel	ESEN_Wk13ADep-364	30	23
Roof Access	Roof Walkways - Metal/Steel	ESEN_Wk13ADep-365	30	23
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-1847		NA
Windows	Aluminium Framed	ESEN_Wk13ADep-1848		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Wall Cladding	Metal Shade Louvres	ESEN_Wk13ADep-329	4	2 - Worn
Doors	Roller - Steel (Commercial Width) (7m W x 6m H)	ESEN_Wk13ADep-331	3	3 - Fair
External Paintwork	Paint	ESEN_Wk13ADep-330	4	2 - Worn
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-345	3	3 - Fair
Roof Cladding	Pitched - Polycarbonate	ESEN_Wk13ADep-346	3	3 - Fair
Soffits & Gable Ends	Colorbond	ESEN_Wk13ADep-347	3	3 - Fair
Downpipes	Colorbond	ESEN_Wk13ADep-348	3	3 - Fair
Downpipes	PVC	ESEN_Wk13ADep-349	3	3 - Fair
Guttering	Box Gutter - Colorbond	ESEN_Wk13ADep-350	3	3 - Fair
Guttering	Fascia Gutter - Colorbond	ESEN_Wk13ADep-351	3	3 - Fair
Fascia	Colorbond	ESEN_Wk13ADep-352	3	3 - Fair
Wall Cladding	Colorbond	ESEN_Wk13ADep-353	3	3 - Fair
Wall Cladding	Polycarbonate	ESEN_Wk13ADep-354	3	3 - Fair
Windows	Aluminium Framed	ESEN_Wk13ADep-355	3	3 - Fair
Windows	Aluminium Framed	ESEN_Wk13ADep-356	3	3 - Fair
Windows	Skylight - Dome fitting	ESEN_Wk13ADep-357	3	3 - Fair
Doors	Swing - Aluminium	ESEN_Wk13ADep-358	3	3 - Fair
Doors	Swing - Glass Aluminium	ESEN_Wk13ADep-359	3	3 - Fair
Doors	Swing - Steel	ESEN_Wk13ADep-360	3	3 - Fair
Doors	Swing - Steel Mesh	ESEN_Wk13ADep-361	3	3 - Fair
Doors	Automatic - Glass Aluminium	ESEN_Wk13ADep-362	3	3 - Fair
External Floor Finishes	Concrete	ESEN_Wk13ADep-363	3	3 - Fair
Roof Access	Ladders - Metal/Steel	ESEN_Wk13ADep-364	3	3 - Fair
Roof Access	Roof Walkways - Metal/Steel	ESEN_Wk13ADep-365	3	3 - Fair
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-1847		
Windows	Aluminium Framed	ESEN_Wk13ADep-1848		
Roof Access	Ladders - Metal/Steel	ESEN_Wk13ADep-1849		

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
Reception Counter	Laminated	5	SQM	ESEN_Wk13ADep-376	G - Open Plan Store Area
Benchtops	Laminated	4	SQM	ESEN_Wk13ADep-456	G - Tea Room
Appliances	Dishwasher (Domestic)	1	ITEM	ESEN_Wk13ADep-461	G - Tea Room
Cupboards	Laminated	10	SQM	ESEN_Wk13ADep-462	G - Tea Room
Cupboards	Timber	12	SQM	ESEN_Wk13ADep-519	G - Store 1
Vanity Unit	Laminated	1	ITEM	ESEN_Wk13ADep-531	G - Female Amenities
Vanity Unit	Laminated	1	ITEM	ESEN_Wk13ADep-551	G - Male Amenities
Reception Counter	Laminated	4	SQM	ESEN_Wk13ADep-587	G - Reception Office
Benchtops	Laminated	6	SQM	ESEN_Wk13ADep-634	G - Open Plan Office Area 1
Cupboards	Laminated	12	SQM	ESEN_Wk13ADep-635	G - Open Plan Office Area 1
Shelving	Laminated	4	SQM	ESEN_Wk13ADep-636	G - Open Plan Office Area 1
Benchtops	Laminated	2	SQM	ESEN_Wk13ADep-662	G - Meeting Room
Cupboards	Laminated	4	SQM	ESEN_Wk13ADep-663	G - Meeting Room
Benchtops	Laminated	2	SQM	ESEN_Wk13ADep-744	G - Store 2
Cupboards	Laminated	4	SQM	ESEN_Wk13ADep-745	G - Store 2

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Reception Counter	Laminated	ESEN_Wk13ADep-376	12	3
Benchtops	Laminated	ESEN_Wk13ADep-456	12	3
Appliances	Dishwasher (Domestic)	ESEN_Wk13ADep-461	10	10
Cupboards	Laminated	ESEN_Wk13ADep-462	12	9
Cupboards	Timber	ESEN_Wk13ADep-519	15	12
Vanity Unit	Laminated	ESEN_Wk13ADep-531	15	14
Vanity Unit	Laminated	ESEN_Wk13ADep-551	15	14

Reception Counter	Laminated	ESEN_Wk13ADep-587	12	12
Benchtops	Laminated	ESEN_Wk13ADep-634	12	9
Cupboards	Laminated	ESEN_Wk13ADep-635	12	9
Shelving	Laminated	ESEN_Wk13ADep-636	12	9
Benchtops	Laminated	ESEN_Wk13ADep-662	12	12
Cupboards	Laminated	ESEN_Wk13ADep-663	12	12
Benchtops	Laminated	ESEN_Wk13ADep-744	12	12
Cupboards	Laminated	ESEN_Wk13ADep-745	12	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Reception Counter	Laminated	ESEN_Wk13ADep-376	4	2 - Worn
Benchtops	Laminated	ESEN_Wk13ADep-456	4	2 - Worn
Appliances	Dishwasher (Domestic)	ESEN_Wk13ADep-461	2	4 - Good
Cupboards	Laminated	ESEN_Wk13ADep-462	3	3 - Fair
Cupboards	Timber	ESEN_Wk13ADep-519	3	3 - Fair
Vanity Unit	Laminated	ESEN_Wk13ADep-531	2	4 - Good
Vanity Unit	Laminated	ESEN_Wk13ADep-551	2	4 - Good
Reception Counter	Laminated	ESEN_Wk13ADep-587	2	4 - Good
Benchtops	Laminated	ESEN_Wk13ADep-634	3	3 - Fair
Cupboards	Laminated	ESEN_Wk13ADep-635	3	3 - Fair
Shelving	Laminated	ESEN_Wk13ADep-636	3	3 - Fair
Benchtops	Laminated	ESEN_Wk13ADep-662	1	5 - Excellent
Cupboards	Laminated	ESEN_Wk13ADep-663	1	5 - Excellent
Benchtops	Laminated	ESEN_Wk13ADep-744	2	4 - Good
Cupboards	Laminated	ESEN_Wk13ADep-745	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	708	SQM	ESEN_Wk13ADep-378	G - Open Plan Store Area
Internal Partitions	Masonry	80	SQM	ESEN_Wk13ADep-379	G - Open Plan Store Area
Internal Partitions	Metal/Steel Frame	180	SQM	ESEN_Wk13ADep-380	G - Open Plan Store Area
Internal Partitions	Chain Link Fencing	82	SQM	ESEN_Wk13ADep-381	G - Open Plan Store Area
Wall Cladding	Cement Sheet	210	SQM	ESEN_Wk13ADep-382	G - Open Plan Store Area
Ceiling	Plasterboard	17	SQM	ESEN_Wk13ADep-395	G - Office
Internal Partitions	Timber Frame	22	SQM	ESEN_Wk13ADep-396	G - Office
Wall Cladding	Plasterboard	40	SQM	ESEN_Wk13ADep-397	G - Office
Floor Covering	Vinyl	17	SQM	ESEN_Wk13ADep-398	G - Office
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-399	G - Office
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk13ADep-400	G - Office
Ceiling	Plasterboard	8	SQM	ESEN_Wk13ADep-1853	G - Office
Ceiling	Plasterboard	15	SQM	ESEN_Wk13ADep-404	G - Switch Room
Internal Partitions	Masonry	50	SQM	ESEN_Wk13ADep-405	G - Switch Room
Doors	Swing - Solid Timber	3	ITEM	ESEN_Wk13ADep-406	G - Switch Room
Ceiling	Plasterboard	15	SQM	ESEN_Wk13ADep-418	G - Battery Room
Internal Partitions	Masonry	50	SQM	ESEN_Wk13ADep-419	G - Battery Room
Ceiling	Plasterboard	19	SQM	ESEN_Wk13ADep-425	G - Reception
Internal Partitions	Timber Frame	12	SQM	ESEN_Wk13ADep-426	G - Reception
Wall Cladding	Plasterboard	21	SQM	ESEN_Wk13ADep-427	G - Reception
Floor Covering	Carpet - Tiles	19	SQM	ESEN_Wk13ADep-428	G - Reception
Doors	Automatic - Glass Aluminium	3	ITEM	ESEN_Wk13ADep-429	G - Reception
Internal Glazing	Aluminium Framed	18	SQM	ESEN_Wk13ADep-430	G - Reception
Ceiling	Suspended Acoustic Tile	22	SQM	ESEN_Wk13ADep-439	G - Office 7
Internal Partitions	Timber Frame	26	SQM	ESEN_Wk13ADep-440	G - Office 7

Wall Cladding	Plasterboard	49	SQM	ESEN_Wk13ADep-441	G - Office 7
Floor Covering	Carpet - Tiles	22	SQM	ESEN_Wk13ADep-442	G - Office 7
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-443	G - Office 7
Ceiling	Suspended Acoustic Tile	2	SQM	ESEN_Wk13ADep-1854	G - Office 7
Ceiling	Suspended Acoustic Tile	12	SQM	ESEN_Wk13ADep-447	G - Office 8
Internal Partitions	Timber Frame	16	SQM	ESEN_Wk13ADep-448	G - Office 8
Wall Cladding	Plasterboard	32	SQM	ESEN_Wk13ADep-449	G - Office 8
Floor Covering	Carpet - Tiles	12	SQM	ESEN_Wk13ADep-450	G - Office 8
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-451	G - Office 8
Internal Glazing	Aluminium Framed	6	SQM	ESEN_Wk13ADep-452	G - Office 8
Ceiling	Plasterboard	6	SQM	ESEN_Wk13ADep-457	G - Tea Room
Floor Covering	Vinyl	6	SQM	ESEN_Wk13ADep-458	G - Tea Room
Ceiling	Plasterboard	94	SQM	ESEN_Wk13ADep-469	G - Communications Room
Internal Partitions	Timber Frame	90	SQM	ESEN_Wk13ADep-470	G - Communications Room
Wall Cladding	Plasterboard	82	SQM	ESEN_Wk13ADep-471	G - Communications Room
Floor Covering	Tiles - Marble	94	SQM	ESEN_Wk13ADep-472	G - Communications Room
Doors	Automatic - Solid Timber	3	ITEM	ESEN_Wk13ADep-473	G - Communications Room
Floor Covering	Carpet - Broadloom	128	SQM	ESEN_Wk13ADep-481	G - Open Plan Office Area
Ceiling	Plasterboard	44	SQM	ESEN_Wk13ADep-482	G - Open Plan Office Area
Internal Partitions	Timber Frame	96	SQM	ESEN_Wk13ADep-484	G - Open Plan Office Area
Ceiling	Suspended Acoustic Tile	84	SQM	ESEN_Wk13ADep-483	G - Open Plan Office Area
Wall Cladding	Plasterboard	96	SQM	ESEN_Wk13ADep-485	G - Open Plan Office Area
Doors	Automatic - Solid Timber	1	ITEM	ESEN_Wk13ADep-486	G - Open Plan Office Area
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk13ADep-487	G - Open Plan Office Area
Ceiling	Plasterboard	2	SQM	ESEN_Wk13ADep-1855	G - Open Plan Office Area
Ceiling	Plasterboard	19	SQM	ESEN_Wk13ADep-501	G - PABX Room
Internal Partitions	Masonry	40	SQM	ESEN_Wk13ADep-507	G - PABX Room
Wall Cladding	Plaster - render	6	SQM	ESEN_Wk13ADep-508	G - PABX Room
Floor Covering	Vinyl	19	SQM	ESEN_Wk13ADep-509	G - PABX Room
Doors	Automatic - Solid Timber	1	ITEM	ESEN_Wk13ADep-510	G - PABX Room
Ceiling	Plasterboard	8	SQM	ESEN_Wk13ADep-514	G - Store 1

Internal Partitions	Masonry	36	SQM	ESEN_Wk13ADep-515	G - Store 1
Floor Covering	Vinyl	8	SQM	ESEN_Wk13ADep-516	G - Store 1
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-517	G - Store 1
Ceiling	Cement Sheet	37	SQM	ESEN_Wk13ADep-523	G - Female Amenities
Floor Covering	Tiles - Ceramic	37	SQM	ESEN_Wk13ADep-525	G - Female Amenities
Internal Partitions	Masonry	100	SQM	ESEN_Wk13ADep-524	G - Female Amenities
Doors	Swing - Hollow Core Timber	7	ITEM	ESEN_Wk13ADep-526	G - Female Amenities
Handrails, Balustrade & Ramps	Handrails - Stainless Steel	2	LM	ESEN_Wk13ADep-527	G - Female Amenities
Ceiling	Cement Sheet	106	SQM	ESEN_Wk13ADep-542	G - Male Amenities
Internal Partitions	Bathroom (Cubicle Walls & Doors)	40	SQM	ESEN_Wk13ADep-544	G - Male Amenities
Floor Covering	Tiles - Ceramic	106	SQM	ESEN_Wk13ADep-545	G - Male Amenities
Doors	Swing - Hollow Core Timber	3	ITEM	ESEN_Wk13ADep-546	G - Male Amenities
Handrails, Balustrade & Ramps	Handrails - Stainless Steel	2	LM	ESEN_Wk13ADep-547	G - Male Amenities
Ceiling	Cement Sheet	5	SQM	ESEN_Wk13ADep-1857	G - Male Amenities
Internal Partitions	Masonry	156	SQM	ESEN_Wk13ADep-543	G - Male Amenities
Ceiling	Cement Sheet	43	SQM	ESEN_Wk13ADep-565	G - Passageway 1
Internal Partitions	Masonry	138	SQM	ESEN_Wk13ADep-566	G - Passageway 1
Floor Covering	Vinyl	43	SQM	ESEN_Wk13ADep-567	G - Passageway 1
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk13ADep-568	G - Passageway 1
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-569	G - Passageway 1
Ceiling	Plasterboard	15	SQM	ESEN_Wk13ADep-579	G - Reception Office
Internal Partitions	Timber Frame	12	SQM	ESEN_Wk13ADep-580	G - Reception Office
Wall Cladding	Plasterboard	21	SQM	ESEN_Wk13ADep-581	G - Reception Office
Floor Covering	Carpet - Tiles	15	SQM	ESEN_Wk13ADep-582	G - Reception Office
Doors	Swing - Glass Aluminium	1	ITEM	ESEN_Wk13ADep-583	G - Reception Office
Internal Glazing	Aluminium Framed	5	SQM	ESEN_Wk13ADep-584	G - Reception Office
Ceiling	Suspended Acoustic Tile	15	SQM	ESEN_Wk13ADep-592	G - Office 9
Internal Partitions	Timber Frame	20	SQM	ESEN_Wk13ADep-594	G - Office 9
Wall Cladding	Plasterboard	15	SQM	ESEN_Wk13ADep-595	G - Office 9
Floor Covering	Carpet - Tiles	15	SQM	ESEN_Wk13ADep-596	G - Office 9
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-597	G - Office 9

Internal Glazing	Aluminium Framed	5	SQM	ESEN_Wk13ADep-598	G - Office 9
Internal Partitions	Masonry	20	SQM	ESEN_Wk13ADep-593	G - Office 9
Ceiling	Suspended Acoustic Tile	15	SQM	ESEN_Wk13ADep-603	G - Office 10
Internal Partitions	Masonry	10	SQM	ESEN_Wk13ADep-604	G - Office 10
Internal Partitions	Timber Frame	25	SQM	ESEN_Wk13ADep-605	G - Office 10
Wall Cladding	Plasterboard	25	SQM	ESEN_Wk13ADep-606	G - Office 10
Floor Covering	Carpet - Tiles	15	SQM	ESEN_Wk13ADep-607	G - Office 10
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-608	G - Office 10
Internal Glazing	Aluminium Framed	5	SQM	ESEN_Wk13ADep-609	G - Office 10
Ceiling	Suspended Acoustic Tile	15	SQM	ESEN_Wk13ADep-615	G - Office 11
Internal Partitions	Masonry	10	SQM	ESEN_Wk13ADep-616	G - Office 11
Internal Partitions	Timber Frame	25	SQM	ESEN_Wk13ADep-617	G - Office 11
Wall Cladding	Plasterboard	25	SQM	ESEN_Wk13ADep-618	G - Office 11
Floor Covering	Carpet - Tiles	15	SQM	ESEN_Wk13ADep-619	G - Office 11
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-620	G - Office 11
Internal Glazing	Aluminium Framed	5	SQM	ESEN_Wk13ADep-621	G - Office 11
Ceiling	Suspended Acoustic Tile	365	SQM	ESEN_Wk13ADep-626	G - Open Plan Office Area 1
Internal Partitions	Timber Frame	110	SQM	ESEN_Wk13ADep-628	G - Open Plan Office Area 1
Internal Partitions	Masonry	24	SQM	ESEN_Wk13ADep-627	G - Open Plan Office Area 1
Wall Cladding	Plasterboard	110	SQM	ESEN_Wk13ADep-629	G - Open Plan Office Area 1
Floor Covering	Carpet - Tiles	365	SQM	ESEN_Wk13ADep-630	G - Open Plan Office Area 1
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-631	G - Open Plan Office Area 1
Ceiling	Suspended Acoustic Tile	31	SQM	ESEN_Wk13ADep-655	G - Meeting Room
Internal Partitions	Timber Frame	30	SQM	ESEN_Wk13ADep-656	G - Meeting Room
Wall Cladding	Plasterboard	42	SQM	ESEN_Wk13ADep-657	G - Meeting Room
Doors	Swing - Solid Timber	2	ITEM	ESEN_Wk13ADep-659	G - Meeting Room
Floor Covering	Carpet - Tiles	31	SQM	ESEN_Wk13ADep-658	G - Meeting Room
Internal Glazing	Aluminium Framed	6	SQM	ESEN_Wk13ADep-660	G - Meeting Room
Ceiling	Sisalation paper	48	SQM	ESEN_Wk13ADep-666	G - Meeting Room
Internal Partitions	Masonry	90	SQM	ESEN_Wk13ADep-667	G - Meeting Room
Ceiling	Suspended Acoustic Tile	2	SQM	ESEN_Wk13ADep-1859	G - Meeting Room

Internal Partitions	Masonry	21	SQM	ESEN_Wk13ADep-673	G - Office 16
Internal Partitions	Timber Frame	63	SQM	ESEN_Wk13ADep-674	G - Office 16
Wall Cladding	Plasterboard	45	SQM	ESEN_Wk13ADep-675	G - Office 16
Floor Covering	Carpet - Tiles	61	SQM	ESEN_Wk13ADep-676	G - Office 16
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-677	G - Office 16
Internal Glazing	Aluminium Framed	20	SQM	ESEN_Wk13ADep-678	G - Office 16
Ceiling	Suspended Acoustic Tile	10	SQM	ESEN_Wk13ADep-1860	G - Office 16
Ceiling	Suspended Acoustic Tile	61	SQM	ESEN_Wk13ADep-672	G - Office 16
Ceiling	Suspended Acoustic Tile	14	SQM	ESEN_Wk13ADep-684	G - Office 17
Internal Partitions	Timber Frame	26	SQM	ESEN_Wk13ADep-685	G - Office 17
Wall Cladding	Plasterboard	32	SQM	ESEN_Wk13ADep-686	G - Office 17
Floor Covering	Carpet - Tiles	14	SQM	ESEN_Wk13ADep-687	G - Office 17
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-688	G - Office 17
Internal Glazing	Aluminium Framed	6	SQM	ESEN_Wk13ADep-689	G - Office 17
Ceiling	Suspended Acoustic Tile	1	SQM	ESEN_Wk13ADep-1861	G - Office 17
Ceiling	Suspended Acoustic Tile	14	SQM	ESEN_Wk13ADep-694	G - Office 18
Wall Cladding	Plasterboard	32	SQM	ESEN_Wk13ADep-695	G - Office 18
Floor Covering	Carpet - Tiles	14	SQM	ESEN_Wk13ADep-696	G - Office 18
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-697	G - Office 18
Internal Glazing	Aluminium Framed	6	SQM	ESEN_Wk13ADep-698	G - Office 18
Ceiling	Suspended Acoustic Tile	19	SQM	ESEN_Wk13ADep-702	G - Office 19
Internal Partitions	Timber Frame	17	SQM	ESEN_Wk13ADep-703	G - Office 19
Wall Cladding	Plasterboard	34	SQM	ESEN_Wk13ADep-704	G - Office 19
Floor Covering	Carpet - Tiles	19	SQM	ESEN_Wk13ADep-705	G - Office 19
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-706	G - Office 19
Internal Glazing	Aluminium Framed	12	SQM	ESEN_Wk13ADep-707	G - Office 19
Ceiling	Suspended Acoustic Tile	2	SQM	ESEN_Wk13ADep-1862	G - Office 19
Ceiling	Plasterboard	40	SQM	ESEN_Wk13ADep-711	G - Passageway
Internal Partitions	Masonry	90	SQM	ESEN_Wk13ADep-712	G - Passageway
Internal Partitions	Timber Frame	70	SQM	ESEN_Wk13ADep-713	G - Passageway
Wall Cladding	Plasterboard	60	SQM	ESEN_Wk13ADep-714	G - Passageway

Floor Covering	Carpet - Tiles	40	SQM	ESEN_Wk13ADep-715	G - Passageway
Ceiling	Plasterboard	4	SQM	ESEN_Wk13ADep-1863	G - Passageway
Ceiling	Plasterboard	3	SQM	ESEN_Wk13ADep-731	G - Cleaners Store
Internal Partitions	Masonry	18	SQM	ESEN_Wk13ADep-732	G - Cleaners Store
Floor Covering	Tiles - Ceramic	3	SQM	ESEN_Wk13ADep-733	G - Cleaners Store
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-734	G - Cleaners Store
Ceiling	Suspended Acoustic Tile	8	SQM	ESEN_Wk13ADep-739	G - Store 2
Wall Cladding	Plasterboard	30	SQM	ESEN_Wk13ADep-741	G - Store 2
Floor Covering	Vinyl	8	SQM	ESEN_Wk13ADep-742	G - Store 2
Internal Partitions	Timber Frame	16	SQM	ESEN_Wk13ADep-740	G - Store 2
Ceiling	Suspended Acoustic Tile	21	SQM	ESEN_Wk13ADep-749	G - Office 1
Wall Cladding	Plasterboard	31	SQM	ESEN_Wk13ADep-751	G - Office 1
Floor Covering	Carpet - Tiles	21	SQM	ESEN_Wk13ADep-752	G - Office 1
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-753	G - Office 1
Internal Glazing	Aluminium Framed	13	SQM	ESEN_Wk13ADep-754	G - Office 1
Internal Partitions	Timber Frame	26	SQM	ESEN_Wk13ADep-750	G - Office 1
Ceiling	Suspended Acoustic Tile	21	SQM	ESEN_Wk13ADep-759	G - Office 2
Internal Partitions	Timber Frame	26	SQM	ESEN_Wk13ADep-760	G - Office 2
Wall Cladding	Plasterboard	31	SQM	ESEN_Wk13ADep-761	G - Office 2
Floor Covering	Carpet - Tiles	21	SQM	ESEN_Wk13ADep-762	G - Office 2
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-763	G - Office 2
Internal Glazing	Aluminium Framed	13	SQM	ESEN_Wk13ADep-764	G - Office 2
Ceiling	Suspended Acoustic Tile	21	SQM	ESEN_Wk13ADep-769	G - Office 3
Internal Partitions	Timber Frame	26	SQM	ESEN_Wk13ADep-770	G - Office 3
Wall Cladding	Plasterboard	31	SQM	ESEN_Wk13ADep-771	G - Office 3
Floor Covering	Carpet - Tiles	21	SQM	ESEN_Wk13ADep-772	G - Office 3
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-773	G - Office 3
Internal Glazing	Aluminium Framed	13	SQM	ESEN_Wk13ADep-774	G - Office 3
Ceiling	Suspended Acoustic Tile	13	SQM	ESEN_Wk13ADep-779	G - Office 4
Wall Cladding	Plasterboard	30	SQM	ESEN_Wk13ADep-781	G - Office 4
Floor Covering	Carpet - Tiles	13	SQM	ESEN_Wk13ADep-782	G - Office 4

Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-783	G - Office 4
Internal Glazing	Aluminium Framed	6	SQM	ESEN_Wk13ADep-784	G - Office 4
Internal Partitions	Timber Frame	20	SQM	ESEN_Wk13ADep-780	G - Office 4
Ceiling	Suspended Acoustic Tile	23	SQM	ESEN_Wk13ADep-789	G - Office 5
Internal Partitions	Timber Frame	34	SQM	ESEN_Wk13ADep-790	G - Office 5
Wall Cladding	Plasterboard	26	SQM	ESEN_Wk13ADep-791	G - Office 5
Floor Covering	Carpet - Tiles	23	SQM	ESEN_Wk13ADep-792	G - Office 5
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-793	G - Office 5
Internal Glazing	Aluminium Framed	5	SQM	ESEN_Wk13ADep-794	G - Office 5
Ceiling	Suspended Acoustic Tile	17	SQM	ESEN_Wk13ADep-798	G - Office 6
Internal Partitions	Timber Frame	36	SQM	ESEN_Wk13ADep-799	G - Office 6
Wall Cladding	Plasterboard	36	SQM	ESEN_Wk13ADep-800	G - Office 6
Floor Covering	Carpet - Tiles	17	SQM	ESEN_Wk13ADep-801	G - Office 6
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-802	G - Office 6
Internal Glazing	Aluminium Framed	6	SQM	ESEN_Wk13ADep-803	G - Office 6

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Ceiling	Sisalation paper	ESEN_Wk13ADep-378	10	8
Internal Partitions	Masonry	ESEN_Wk13ADep-379	50	48
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-380	50	48
Internal Partitions	Chain Link Fencing	ESEN_Wk13ADep-381	22	21
Wall Cladding	Cement Sheet	ESEN_Wk13ADep-382	35	34
Ceiling	Plasterboard	ESEN_Wk13ADep-395	30	23
Internal Partitions	Timber Frame	ESEN_Wk13ADep-396	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-397	25	19
Floor Covering	Vinyl	ESEN_Wk13ADep-398	15	12
Doors	Swing - Solid Timber	ESEN_Wk13ADep-399	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-400	30	29
Ceiling	Plasterboard	ESEN_Wk13ADep-1853		NA
Ceiling	Plasterboard	ESEN_Wk13ADep-404	30	23

Internal Partitions	Masonry	ESEN_Wk13ADep-405	50	48
Doors	Swing - Solid Timber	ESEN_Wk13ADep-406	15	14
Ceiling	Plasterboard	ESEN_Wk13ADep-418	30	8
Internal Partitions	Masonry	ESEN_Wk13ADep-419	50	48
Ceiling	Plasterboard	ESEN_Wk13ADep-425	30	29
Internal Partitions	Timber Frame	ESEN_Wk13ADep-426	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-427	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-428	8	8
Doors	Automatic - Glass Aluminium	ESEN_Wk13ADep-429	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-430	30	29
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-439	25	24
Internal Partitions	Timber Frame	ESEN_Wk13ADep-440	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-441	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-442	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-443	15	14
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1854		NA
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-447	25	24
Internal Partitions	Timber Frame	ESEN_Wk13ADep-448	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-449	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-450	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-451	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-452	30	29
Ceiling	Plasterboard	ESEN_Wk13ADep-457	30	23
Floor Covering	Vinyl	ESEN_Wk13ADep-458	15	12
Ceiling	Plasterboard	ESEN_Wk13ADep-469	30	23
Internal Partitions	Timber Frame	ESEN_Wk13ADep-470	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-471	25	24
Floor Covering	Tiles - Marble	ESEN_Wk13ADep-472	20	19
Doors	Automatic - Solid Timber	ESEN_Wk13ADep-473	15	14
Floor Covering	Carpet - Broadloom	ESEN_Wk13ADep-481	8	2
Ceiling	Plasterboard	ESEN_Wk13ADep-482	30	23

Internal Partitions	Timber Frame	ESEN_Wk13ADep-484	25	24
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-483	25	19
Wall Cladding	Plasterboard	ESEN_Wk13ADep-485	25	24
Doors	Automatic - Solid Timber	ESEN_Wk13ADep-486	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-487	30	29
Ceiling	Plasterboard	ESEN_Wk13ADep-1855		NA
Ceiling	Plasterboard	ESEN_Wk13ADep-501	30	8
Internal Partitions	Masonry	ESEN_Wk13ADep-507	50	48
Wall Cladding	Plaster - render	ESEN_Wk13ADep-508	25	24
Floor Covering	Vinyl	ESEN_Wk13ADep-509	15	12
Doors	Automatic - Solid Timber	ESEN_Wk13ADep-510	15	14
Ceiling	Plasterboard	ESEN_Wk13ADep-514	30	23
Internal Partitions	Masonry	ESEN_Wk13ADep-515	50	48
Floor Covering	Vinyl	ESEN_Wk13ADep-516	15	12
Doors	Swing - Solid Timber	ESEN_Wk13ADep-517	15	14
Ceiling	Cement Sheet	ESEN_Wk13ADep-523	30	29
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-525	20	19
Internal Partitions	Masonry	ESEN_Wk13ADep-524	50	48
Doors	Swing - Hollow Core Timber	ESEN_Wk13ADep-526	15	14
Handrails, Balustrade & Ramps	Handrails - Stainless Steel	ESEN_Wk13ADep-527	15	14
Ceiling	Cement Sheet	ESEN_Wk13ADep-542	30	29
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk13ADep-544	12	12
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-545	20	19
Doors	Swing - Hollow Core Timber	ESEN_Wk13ADep-546	15	14
Handrails, Balustrade & Ramps	Handrails - Stainless Steel	ESEN_Wk13ADep-547	15	14
Ceiling	Cement Sheet	ESEN_Wk13ADep-1857		NA
Internal Partitions	Masonry	ESEN_Wk13ADep-543	50	48
Ceiling	Cement Sheet	ESEN_Wk13ADep-565	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-566	50	48
Floor Covering	Vinyl	ESEN_Wk13ADep-567	15	14
Doors	Swing - Glass Timber	ESEN_Wk13ADep-568	15	14

Doors	Swing - Solid Timber	ESEN_Wk13ADep-569	15	14
Ceiling	Plasterboard	ESEN_Wk13ADep-579	30	29
Internal Partitions	Timber Frame	ESEN_Wk13ADep-580	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-581	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-582	8	8
Doors	Swing - Glass Aluminium	ESEN_Wk13ADep-583	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-584	30	29
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-592	25	24
Internal Partitions	Timber Frame	ESEN_Wk13ADep-594	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-595	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-596	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-597	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-598	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-593	50	48
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-603	25	24
Internal Partitions	Masonry	ESEN_Wk13ADep-604	50	48
Internal Partitions	Timber Frame	ESEN_Wk13ADep-605	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-606	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-607	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-608	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-609	30	29
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-615	25	24
Internal Partitions	Masonry	ESEN_Wk13ADep-616	50	48
Internal Partitions	Timber Frame	ESEN_Wk13ADep-617	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-618	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-619	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-620	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-621	30	29
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-626	25	24
Internal Partitions	Timber Frame	ESEN_Wk13ADep-628	25	24
Internal Partitions	Masonry	ESEN_Wk13ADep-627	50	48

Wall Cladding	Plasterboard	ESEN_Wk13ADep-629	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-630	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-631	15	14
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-655	25	24
Internal Partitions	Timber Frame	ESEN_Wk13ADep-656	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-657	25	24
Doors	Swing - Solid Timber	ESEN_Wk13ADep-659	15	14
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-658	8	8
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-660	30	29
Ceiling	Sisalation paper	ESEN_Wk13ADep-666	10	10
Internal Partitions	Masonry	ESEN_Wk13ADep-667	50	48
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1859		NA
Internal Partitions	Masonry	ESEN_Wk13ADep-673	50	48
Internal Partitions	Timber Frame	ESEN_Wk13ADep-674	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-675	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-676	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-677	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-678	30	29
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1860		NA
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-672	25	24
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-684	25	24
Internal Partitions	Timber Frame	ESEN_Wk13ADep-685	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-686	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-687	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-688	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-689	30	29
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1861		NA
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-694	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-695	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-696	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-697	15	14

Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-698	30	29
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-702	25	24
Internal Partitions	Timber Frame	ESEN_Wk13ADep-703	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-704	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-705	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-706	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-707	30	29
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1862		NA
Ceiling	Plasterboard	ESEN_Wk13ADep-711	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-712	50	48
Internal Partitions	Timber Frame	ESEN_Wk13ADep-713	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-714	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-715	8	8
Ceiling	Plasterboard	ESEN_Wk13ADep-1863		NA
Ceiling	Plasterboard	ESEN_Wk13ADep-731	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-732	50	48
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-733	20	19
Doors	Swing - Solid Timber	ESEN_Wk13ADep-734	15	14
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-739	25	19
Wall Cladding	Plasterboard	ESEN_Wk13ADep-741	25	24
Floor Covering	Vinyl	ESEN_Wk13ADep-742	15	12
Internal Partitions	Timber Frame	ESEN_Wk13ADep-740	25	24
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-749	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-751	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-752	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-753	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-754	30	29
Internal Partitions	Timber Frame	ESEN_Wk13ADep-750	25	24
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-759	25	24
Internal Partitions	Timber Frame	ESEN_Wk13ADep-760	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-761	25	24

Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-762	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-763	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-764	30	29
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-769	25	24
Internal Partitions	Timber Frame	ESEN_Wk13ADep-770	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-771	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-772	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-773	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-774	30	29
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-779	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-781	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-782	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-783	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-784	30	29
Internal Partitions	Timber Frame	ESEN_Wk13ADep-780	25	24
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-789	25	24
Internal Partitions	Timber Frame	ESEN_Wk13ADep-790	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-791	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-792	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-793	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-794	30	29
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-798	25	24
Internal Partitions	Timber Frame	ESEN_Wk13ADep-799	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-800	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-801	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-802	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-803	30	29

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Ceiling	Sisalation paper	ESEN_Wk13ADep-378	3	3 - Fair

Internal Partitions	Masonry	ESEN_Wk13ADep-379	2	4 - Good
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-380	2	4 - Good
Internal Partitions	Chain Link Fencing	ESEN_Wk13ADep-381	2	4 - Good
Wall Cladding	Cement Sheet	ESEN_Wk13ADep-382	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-395	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk13ADep-396	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-397	3	3 - Fair
Floor Covering	Vinyl	ESEN_Wk13ADep-398	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk13ADep-399	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-400	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-1853		
Ceiling	Plasterboard	ESEN_Wk13ADep-404	3	3 - Fair
Internal Partitions	Masonry	ESEN_Wk13ADep-405	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-406	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-418	4	2 - Worn
Internal Partitions	Masonry	ESEN_Wk13ADep-419	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-425	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-426	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-427	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-428	1	5 - Excellent
Doors	Automatic - Glass Aluminium	ESEN_Wk13ADep-429	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-430	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-439	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-440	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-441	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-442	1	5 - Excellent
Doors	Swing - Solid Timber	ESEN_Wk13ADep-443	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1854		
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-447	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-448	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-449	2	4 - Good

Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-450	1	5 - Excellent
Doors	Swing - Solid Timber	ESEN_Wk13ADep-451	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-452	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-457	3	3 - Fair
Floor Covering	Vinyl	ESEN_Wk13ADep-458	3	3 - Fair
Ceiling	Plasterboard	ESEN_Wk13ADep-469	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk13ADep-470	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-471	2	4 - Good
Floor Covering	Tiles - Marble	ESEN_Wk13ADep-472	2	4 - Good
Doors	Automatic - Solid Timber	ESEN_Wk13ADep-473	2	4 - Good
Floor Covering	Carpet - Broadloom	ESEN_Wk13ADep-481	4	2 - Worn
Ceiling	Plasterboard	ESEN_Wk13ADep-482	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk13ADep-484	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-483	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk13ADep-485	2	4 - Good
Doors	Automatic - Solid Timber	ESEN_Wk13ADep-486	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-487	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-1855		
Ceiling	Plasterboard	ESEN_Wk13ADep-501	4	2 - Worn
Internal Partitions	Masonry	ESEN_Wk13ADep-507	2	4 - Good
Wall Cladding	Plaster - render	ESEN_Wk13ADep-508	2	4 - Good
Floor Covering	Vinyl	ESEN_Wk13ADep-509	3	3 - Fair
Doors	Automatic - Solid Timber	ESEN_Wk13ADep-510	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-514	3	3 - Fair
Internal Partitions	Masonry	ESEN_Wk13ADep-515	2	4 - Good
Floor Covering	Vinyl	ESEN_Wk13ADep-516	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk13ADep-517	2	4 - Good
Ceiling	Cement Sheet	ESEN_Wk13ADep-523	2	4 - Good
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-525	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-524	2	4 - Good
Doors	Swing - Hollow Core Timber	ESEN_Wk13ADep-526	2	4 - Good

Handrails, Balustrade & Ramps	Handrails - Stainless Steel	ESEN_Wk13ADep-527	2	4 - Good
Ceiling	Cement Sheet	ESEN_Wk13ADep-542	2	4 - Good
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk13ADep-544	2	4 - Good
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-545	2	4 - Good
Doors	Swing - Hollow Core Timber	ESEN_Wk13ADep-546	2	4 - Good
Handrails, Balustrade & Ramps	Handrails - Stainless Steel	ESEN_Wk13ADep-547	2	4 - Good
Ceiling	Cement Sheet	ESEN_Wk13ADep-1857		
Internal Partitions	Masonry	ESEN_Wk13ADep-543	2	4 - Good
Ceiling	Cement Sheet	ESEN_Wk13ADep-565	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-566	2	4 - Good
Floor Covering	Vinyl	ESEN_Wk13ADep-567	2	4 - Good
Doors	Swing - Glass Timber	ESEN_Wk13ADep-568	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-569	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-579	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-580	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-581	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-582	1	5 - Excellent
Doors	Swing - Glass Aluminium	ESEN_Wk13ADep-583	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-584	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-592	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-594	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-595	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-596	1	5 - Excellent
Doors	Swing - Solid Timber	ESEN_Wk13ADep-597	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-598	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-593	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-603	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-604	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-605	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-606	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-607	1	5 - Excellent

Doors	Swing - Solid Timber	ESEN_Wk13ADep-608	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-609	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-615	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-616	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-617	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-618	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-619	1	5 - Excellent
Doors	Swing - Solid Timber	ESEN_Wk13ADep-620	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-621	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-626	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-628	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-627	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-629	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-630	1	5 - Excellent
Doors	Swing - Solid Timber	ESEN_Wk13ADep-631	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-655	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-656	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-657	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-659	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-658	1	5 - Excellent
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-660	2	4 - Good
Ceiling	Sisalation paper	ESEN_Wk13ADep-666	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-667	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1859		
Internal Partitions	Masonry	ESEN_Wk13ADep-673	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-674	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-675	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-676	1	5 - Excellent
Doors	Swing - Solid Timber	ESEN_Wk13ADep-677	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-678	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1860		

Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-672	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-684	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-685	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-686	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-687	1	5 - Excellent
Doors	Swing - Solid Timber	ESEN_Wk13ADep-688	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-689	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1861		
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-694	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-695	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-696	1	5 - Excellent
Doors	Swing - Solid Timber	ESEN_Wk13ADep-697	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-698	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-702	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-703	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-704	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-705	1	5 - Excellent
Doors	Swing - Solid Timber	ESEN_Wk13ADep-706	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-707	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1862		
Ceiling	Plasterboard	ESEN_Wk13ADep-711	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-712	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-713	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-714	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-715	1	5 - Excellent
Ceiling	Plasterboard	ESEN_Wk13ADep-1863		
Ceiling	Plasterboard	ESEN_Wk13ADep-731	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-732	2	4 - Good
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-733	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-734	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-739	3	3 - Fair

Wall Cladding	Plasterboard	ESEN_Wk13ADep-741	2	4 - Good
Floor Covering	Vinyl	ESEN_Wk13ADep-742	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk13ADep-740	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-749	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-751	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-752	1	5 - Excellent
Doors	Swing - Solid Timber	ESEN_Wk13ADep-753	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-754	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-750	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-759	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-760	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-761	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-762	1	5 - Excellent
Doors	Swing - Solid Timber	ESEN_Wk13ADep-763	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-764	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-769	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-770	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-771	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-772	1	5 - Excellent
Doors	Swing - Solid Timber	ESEN_Wk13ADep-773	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-774	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-779	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-781	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-782	1	5 - Excellent
Doors	Swing - Solid Timber	ESEN_Wk13ADep-783	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-784	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-780	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-789	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-790	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-791	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-792	1	5 - Excellent

Doors	Swing - Solid Timber	ESEN_Wk13ADep-793	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-794	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-798	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-799	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-800	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-801	1	5 - Excellent
Doors	Swing - Solid Timber	ESEN_Wk13ADep-802	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-803	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

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	750	SQM	ESEN_Wk13ADep-383	G - Open Plan Store Area
Wall Ceiling Finish	Ceiling Paint	17	SQM	ESEN_Wk13ADep-393	G - Office
Wall Ceiling Finish	Wall Paint	40	SQM	ESEN_Wk13ADep-394	G - Office
Wall Ceiling Finish	Ceiling Paint	15	SQM	ESEN_Wk13ADep-407	G - Switch Room
Wall Ceiling Finish	Wall Paint	44	SQM	ESEN_Wk13ADep-408	G - Switch Room
Wall Ceiling Finish	Ceiling Paint	15	SQM	ESEN_Wk13ADep-420	G - Battery Room
Wall Ceiling Finish	Wall Paint	44	SQM	ESEN_Wk13ADep-421	G - Battery Room
Wall Ceiling Finish	Ceiling Paint	19	SQM	ESEN_Wk13ADep-431	G - Reception
Wall Ceiling Finish	Wall Paint	21	SQM	ESEN_Wk13ADep-432	G - Reception
Wall Ceiling Finish	Wall Paint	49	SQM	ESEN_Wk13ADep-444	G - Office 7
Wall Ceiling Finish	Wall Paint	32	SQM	ESEN_Wk13ADep-453	G - Office 8
Wall Ceiling Finish	Ceiling Paint	6	SQM	ESEN_Wk13ADep-459	G - Tea Room
Wall Finish	Laminated Sheeting	6	SQM	ESEN_Wk13ADep-460	G - Tea Room
Wall Ceiling Finish	Ceiling Paint	94	SQM	ESEN_Wk13ADep-474	G - Communications Room
Wall Ceiling Finish	Wall Paint	82	SQM	ESEN_Wk13ADep-475	G - Communications Room
Wall Ceiling Finish	Ceiling Paint	44	SQM	ESEN_Wk13ADep-488	G - Open Plan Office Area
Wall Ceiling Finish	Wall Paint	96	SQM	ESEN_Wk13ADep-489	G - Open Plan Office Area
Wall Ceiling Finish	Ceiling Paint	19	SQM	ESEN_Wk13ADep-502	G - PABX Room
Wall Ceiling Finish	Wall Paint	19	SQM	ESEN_Wk13ADep-503	G - PABX Room
Wall Ceiling Finish	Wall Paint	34	SQM	ESEN_Wk13ADep-518	G - Store 1
Wall Ceiling Finish	Ceiling Paint	37	SQM	ESEN_Wk13ADep-528	G - Female Amenities
Wall Ceiling Finish	Wall Paint	140	SQM	ESEN_Wk13ADep-529	G - Female Amenities
Wall Finish	Tiles - Ceramic	20	SQM	ESEN_Wk13ADep-530	G - Female Amenities
Wall Ceiling Finish	Ceiling Paint	106	SQM	ESEN_Wk13ADep-548	G - Male Amenities
Wall Ceiling Finish	Wall Paint	150	SQM	ESEN_Wk13ADep-549	G - Male Amenities

Wall Finish	Tiles - Ceramic	36	SQM	ESEN_Wk13ADep-550	G - Male Amenities
Wall Ceiling Finish	Ceiling Paint	43	SQM	ESEN_Wk13ADep-570	G - Passageway 1
Wall Ceiling Finish	Wall Paint	138	SQM	ESEN_Wk13ADep-571	G - Passageway 1
Wall Ceiling Finish	Ceiling Paint	15	SQM	ESEN_Wk13ADep-585	G - Reception Office
Wall Ceiling Finish	Wall Paint	21	SQM	ESEN_Wk13ADep-586	G - Reception Office
Wall Ceiling Finish	Wall Paint	35	SQM	ESEN_Wk13ADep-599	G - Office 9
Wall Ceiling Finish	Wall Paint	35	SQM	ESEN_Wk13ADep-610	G - Office 10
Wall Ceiling Finish	Wall Paint	35	SQM	ESEN_Wk13ADep-622	G - Office 11
Wall Ceiling Finish	Wall Paint	134	SQM	ESEN_Wk13ADep-632	G - Open Plan Office Area 1
Wall Finish	Laminated Sheeting	2	SQM	ESEN_Wk13ADep-633	G - Open Plan Office Area 1
Wall Ceiling Finish	Wall Paint	42	SQM	ESEN_Wk13ADep-661	G - Meeting Room
Wall Ceiling Finish	Wall Paint	90	SQM	ESEN_Wk13ADep-668	G - Meeting Room
Wall Ceiling Finish	Wall Paint	66	SQM	ESEN_Wk13ADep-679	G - Office 16
Wall Ceiling Finish	Wall Paint	32	SQM	ESEN_Wk13ADep-690	G - Office 17
Wall Ceiling Finish	Wall Paint	32	SQM	ESEN_Wk13ADep-699	G - Office 18
Wall Ceiling Finish	Wall Paint	34	SQM	ESEN_Wk13ADep-708	G - Office 19
Wall Ceiling Finish	Wall Paint	135	SQM	ESEN_Wk13ADep-717	G - Passageway
Wall Ceiling Finish	Ceiling Paint	40	SQM	ESEN_Wk13ADep-716	G - Passageway
Wall Ceiling Finish	Ceiling Paint	3	SQM	ESEN_Wk13ADep-735	G - Cleaners Store
Wall Ceiling Finish	Wall Paint	16	SQM	ESEN_Wk13ADep-736	G - Cleaners Store
Wall Ceiling Finish	Wall Paint	30	SQM	ESEN_Wk13ADep-743	G - Store 2
Wall Ceiling Finish	Wall Paint	31	SQM	ESEN_Wk13ADep-755	G - Office 1
Wall Ceiling Finish	Wall Paint	31	SQM	ESEN_Wk13ADep-765	G - Office 2
Wall Ceiling Finish	Wall Paint	31	SQM	ESEN_Wk13ADep-775	G - Office 3
Wall Ceiling Finish	Wall Paint	30	SQM	ESEN_Wk13ADep-785	G - Office 4
Wall Ceiling Finish	Wall Paint	26	SQM	ESEN_Wk13ADep-795	G - Office 5
Wall Ceiling Finish	Wall Paint	36	SQM	ESEN_Wk13ADep-804	G - Office 6

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-383	7	7

Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-393	7	1
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-394	7	1
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-407	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-408	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-420	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-421	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-431	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-432	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-444	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-453	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-459	7	5
Wall Finish	Laminated Sheeting	ESEN_Wk13ADep-460	10	8
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-474	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-475	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-488	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-489	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-502	7	1
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-503	7	2
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-518	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-528	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-529	7	7
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-530	25	24
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-548	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-549	7	7
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-550	25	24
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-570	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-571	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-585	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-586	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-599	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-610	7	7

Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-622	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-632	7	7
Wall Finish	Laminated Sheeting	ESEN_Wk13ADep-633	10	8
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-661	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-668	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-679	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-690	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-699	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-708	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-717	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-716	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-735	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-736	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-743	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-755	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-765	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-775	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-785	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-795	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-804	7	7

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-383	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-393	5	1 - Poor
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-394	5	1 - Poor
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-407	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-408	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-420	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-421	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-431	2	4 - Good

Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-432	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-444	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-453	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-459	3	3 - Fair
Wall Finish	Laminated Sheeting	ESEN_Wk13ADep-460	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-474	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-475	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-488	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-489	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-502	5	1 - Poor
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-503	4	2 - Worn
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-518	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-528	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-529	2	4 - Good
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-530	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-548	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-549	2	4 - Good
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-550	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-570	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-571	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-585	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-586	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-599	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-610	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-622	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-632	2	4 - Good
Wall Finish	Laminated Sheeting	ESEN_Wk13ADep-633	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-661	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-668	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-679	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-690	2	4 - Good

Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-699	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-708	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-717	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-716	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-735	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-736	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-743	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-755	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-765	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-775	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-785	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-795	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-804	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Wall Ceiling Finish							\$739			

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	Sodium Light	8	ITEM	ESEN_Wk13ADep-335	External - External
Solar Electricity	Panel	20	ITEM	ESEN_Wk13ADep-336	External - External
External Lighting	Flood	6	ITEM	ESEN_Wk13ADep-367	External - External
External Lighting	Fluorescent - Compact (CFL)	8	ITEM	ESEN_Wk13ADep-366	External - External
Security Measures	CCTV Cameras	7	ITEM	ESEN_Wk13ADep-368	External - External
Internal Lighting	High-Bay	15	ITEM	ESEN_Wk13ADep-384	G - Open Plan Store Area
Internal Lighting	Fluorescent - Tube - Mounted	2	ITEM	ESEN_Wk13ADep-401	G - Office
Internal Lighting	Fluorescent - Tube - Mounted	2	ITEM	ESEN_Wk13ADep-409	G - Switch Room
Solar Electricity	Inverter	1	ITEM	ESEN_Wk13ADep-410	G - Switch Room
Solar Electricity	Large System (Up to 30 Panels)	1	ITEM	ESEN_Wk13ADep-411	G - Switch Room
Internal Lighting	Fluorescent - Tube - Mounted	3	ITEM	ESEN_Wk13ADep-422	G - Battery Room
Internal Lighting	Halogen - Downlight	6	ITEM	ESEN_Wk13ADep-433	G - Reception
Internal Lighting	Fluorescent - Tube - Recessed Bay	4	ITEM	ESEN_Wk13ADep-445	G - Office 7
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk13ADep-454	G - Office 8
Internal Lighting	LED - Tube	1	ITEM	ESEN_Wk13ADep-463	G - Tea Room
Internal Lighting	Fluorescent - Tube - Mounted	18	ITEM	ESEN_Wk13ADep-476	G - Communications Room
Internal Lighting	Fluorescent - Tube - Mounted	6	ITEM	ESEN_Wk13ADep-490	G - Open Plan Office Area
Internal Lighting	Fluorescent - Tube - Recessed Bay	26	ITEM	ESEN_Wk13ADep-491	G - Open Plan Office Area
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk13ADep-511	G - PABX Room
Security Measures	CCTV Cameras	1	ITEM	ESEN_Wk13ADep-512	G - PABX Room
Internal Lighting	Fluorescent - Tube - Mounted	2	ITEM	ESEN_Wk13ADep-520	G - Store 1
Security Measures	CCTV Cameras	1	ITEM	ESEN_Wk13ADep-521	G - Store 1
Internal Lighting	Fluorescent - Tube - Mounted	4	ITEM	ESEN_Wk13ADep-532	G - Female Amenities
Internal Lighting	Fluorescent - Tube - Recessed Bay	7	ITEM	ESEN_Wk13ADep-533	G - Female Amenities
Internal Lighting	Fluorescent - Tube - Mounted	2	ITEM	ESEN_Wk13ADep-552	G - Male Amenities

Internal Lighting	Fluorescent - Tube - Recessed Bay	8	ITEM	ESEN_Wk13ADep-553	G - Male Amenities
Internal Lighting	Fluorescent - Tube - Mounted	5	ITEM	ESEN_Wk13ADep-572	G - Passageway 1
Internal Lighting	Halogen - Downlight	6	ITEM	ESEN_Wk13ADep-588	G - Reception Office
Security Measures	CCTV Cameras	1	ITEM	ESEN_Wk13ADep-589	G - Reception Office
Internal Lighting	Fluorescent - Tube - Recessed Bay	4	ITEM	ESEN_Wk13ADep-600	G - Office 9
Internal Lighting	Fluorescent - Tube - Recessed Bay	4	ITEM	ESEN_Wk13ADep-611	G - Office 10
Internal Lighting	Fluorescent - Tube - Recessed Bay	4	ITEM	ESEN_Wk13ADep-623	G - Office 11
Internal Lighting	Fluorescent - Tube - Recessed Bay	64	ITEM	ESEN_Wk13ADep-637	G - Open Plan Office Area 1
Internal Lighting	Halogen - Downlight	2	ITEM	ESEN_Wk13ADep-638	G - Open Plan Office Area 1
Internal Lighting	Fluorescent - Tube - Recessed Bay	12	ITEM	ESEN_Wk13ADep-664	G - Meeting Room
Internal Lighting	Fluorescent - Tube - Mounted	2	ITEM	ESEN_Wk13ADep-669	G - Meeting Room
Internal Lighting	Fluorescent - Tube - Suspended	3	ITEM	ESEN_Wk13ADep-670	G - Meeting Room
Internal Lighting	Fluorescent - Tube - Recessed Bay	12	ITEM	ESEN_Wk13ADep-680	G - Office 16
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk13ADep-691	G - Office 17
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk13ADep-700	G - Office 18
Internal Lighting	Fluorescent - Tube - Recessed Bay	3	ITEM	ESEN_Wk13ADep-709	G - Office 19
Internal Lighting	Fluorescent - Tube - Recessed Bay	6	ITEM	ESEN_Wk13ADep-718	G - Passageway
Security Measures	CCTV Cameras	2	ITEM	ESEN_Wk13ADep-719	G - Passageway
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk13ADep-1864	G - Passageway
Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk13ADep-737	G - Cleaners Store
Internal Lighting	Fluorescent - Tube - Mounted	2	ITEM	ESEN_Wk13ADep-746	G - Store 2
Internal Lighting	Fluorescent - Tube - Recessed Bay	4	ITEM	ESEN_Wk13ADep-756	G - Office 1
Internal Lighting	Fluorescent - Tube - Recessed Bay	4	ITEM	ESEN_Wk13ADep-766	G - Office 2
Internal Lighting	Fluorescent - Tube - Recessed Bay	4	ITEM	ESEN_Wk13ADep-776	G - Office 3
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk13ADep-786	G - Office 4
Internal Lighting	Fluorescent - Tube - Recessed Bay	6	ITEM	ESEN_Wk13ADep-796	G - Office 5
Internal Lighting	Fluorescent - Tube - Recessed Bay	4	ITEM	ESEN_Wk13ADep-805	G - Office 6

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
External Lighting	Sodium Light	ESEN_Wk13ADep-335	15	4

Solar Electricity	Panel	ESEN_Wk13ADep-336	15	4
External Lighting	Flood	ESEN_Wk13ADep-367	15	12
External Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-366	15	12
Security Measures	CCTV Cameras	ESEN_Wk13ADep-368	12	9
Internal Lighting	High-Bay	ESEN_Wk13ADep-384	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-401	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-409	15	14
Solar Electricity	Inverter	ESEN_Wk13ADep-410	8	8
Solar Electricity	Large System (Up to 30 Panels)	ESEN_Wk13ADep-411	10	10
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-422	15	14
Internal Lighting	Halogen - Downlight	ESEN_Wk13ADep-433	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-445	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-454	15	14
Internal Lighting	LED - Tube	ESEN_Wk13ADep-463	20	19
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-476	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-490	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-491	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-511	15	14
Security Measures	CCTV Cameras	ESEN_Wk13ADep-512	12	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-520	15	14
Security Measures	CCTV Cameras	ESEN_Wk13ADep-521	12	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-532	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-533	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-552	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-553	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-572	15	14
Internal Lighting	Halogen - Downlight	ESEN_Wk13ADep-588	15	14
Security Measures	CCTV Cameras	ESEN_Wk13ADep-589	12	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-600	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-611	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-623	15	14

Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-637	15	14
Internal Lighting	Halogen - Downlight	ESEN_Wk13ADep-638	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-664	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-669	15	14
Internal Lighting	Fluorescent - Tube - Suspended	ESEN_Wk13ADep-670	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-680	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-691	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-700	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-709	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-718	15	14
Security Measures	CCTV Cameras	ESEN_Wk13ADep-719	12	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-1864		NA
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-737	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-746	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-756	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-766	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-776	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-786	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-796	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-805	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
External Lighting	Sodium Light	ESEN_Wk13ADep-335	4	2 - Worn
Solar Electricity	Panel	ESEN_Wk13ADep-336	4	2 - Worn
External Lighting	Flood	ESEN_Wk13ADep-367	3	3 - Fair
External Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-366	3	3 - Fair
Security Measures	CCTV Cameras	ESEN_Wk13ADep-368	3	3 - Fair
Internal Lighting	High-Bay	ESEN_Wk13ADep-384	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-401	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-409	2	4 - Good

Solar Electricity	Inverter	ESEN_Wk13ADep-410	2	4 - Good
Solar Electricity	Large System (Up to 30 Panels)	ESEN_Wk13ADep-411	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-422	2	4 - Good
Internal Lighting	Halogen - Downlight	ESEN_Wk13ADep-433	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-445	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-454	2	4 - Good
Internal Lighting	LED - Tube	ESEN_Wk13ADep-463	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-476	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-490	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-491	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-511	2	4 - Good
Security Measures	CCTV Cameras	ESEN_Wk13ADep-512	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-520	2	4 - Good
Security Measures	CCTV Cameras	ESEN_Wk13ADep-521	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-532	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-533	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-552	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-553	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-572	2	4 - Good
Internal Lighting	Halogen - Downlight	ESEN_Wk13ADep-588	2	4 - Good
Security Measures	CCTV Cameras	ESEN_Wk13ADep-589	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-600	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-611	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-623	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-637	2	4 - Good
Internal Lighting	Halogen - Downlight	ESEN_Wk13ADep-638	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-664	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-669	2	4 - Good
Internal Lighting	Fluorescent - Tube - Suspended	ESEN_Wk13ADep-670	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-680	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-691	2	4 - Good

Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-700	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-709	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-718	2	4 - Good
Security Measures	CCTV Cameras	ESEN_Wk13ADep-719	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-1864		
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-737	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-746	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-756	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-766	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-776	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-786	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-796	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-805	2	4 - Good

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	1	ITEM	ESEN_Wk13ADep-369	External - External
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk13ADep-370	External - External
ESM	Hydrant	1	ITEM	ESEN_Wk13ADep-371	External - External
ESM	Hydrant	1	ITEM	ESEN_Wk13ADep-372	External - External
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk13ADep-373	External - External
ESM	Emergency Lighting - Fluorescent tube	3	ITEM	ESEN_Wk13ADep-385	G - Open Plan Store Area
ESM	Exit Signs	2	ITEM	ESEN_Wk13ADep-386	G - Open Plan Store Area
ESM	Hydrant	1	ITEM	ESEN_Wk13ADep-388	G - Open Plan Store Area
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk13ADep-387	G - Open Plan Store Area
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk13ADep-389	G - Open Plan Store Area
ESM	Smoke Detection/Alarm System	6	ITEM	ESEN_Wk13ADep-390	G - Open Plan Store Area
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-402	G - Office
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-412	G - Switch Room
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-413	G - Switch Room
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk13ADep-423	G - Battery Room
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-424	G - Battery Room
ESM	Exit Signs	1	ITEM	ESEN_Wk13ADep-434	G - Reception
ESM	Fire Indicator Panel	1	ITEM	ESEN_Wk13ADep-435	G - Reception
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk13ADep-436	G - Reception
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-437	G - Reception
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-446	G - Office 7
ESM	Fire Blanket	1	ITEM	ESEN_Wk13ADep-464	G - Tea Room
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-465	G - Tea Room
ESM	Emergency Lighting - Fluorescent tube	1	ITEM	ESEN_Wk13ADep-477	G - Communications Room
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-479	G - Communications Room

ESM	Smoke Detection/Alarm System	3	ITEM	ESEN_Wk13ADep-480	G - Communications Room
ESM	Portable fire extinguishers	2	ITEM	ESEN_Wk13ADep-478	G - Communications Room
ESM	Emergency Lighting - Spitfire fitting	2	ITEM	ESEN_Wk13ADep-492	G - Open Plan Office Area
ESM	Exit Signs	2	ITEM	ESEN_Wk13ADep-493	G - Open Plan Office Area
ESM	Fire Indicator Panel	1	ITEM	ESEN_Wk13ADep-494	G - Open Plan Office Area
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-495	G - Open Plan Office Area
ESM	Smoke Detection/Alarm System	2	ITEM	ESEN_Wk13ADep-496	G - Open Plan Office Area
ESM	Smoke Detection/Alarm System	3	ITEM	ESEN_Wk13ADep-497	G - Open Plan Office Area
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-513	G - PABX Room
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-522	G - Store 1
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk13ADep-534	G - Female Amenities
ESM	Smoke Detection/Alarm System	2	ITEM	ESEN_Wk13ADep-535	G - Female Amenities
ESM	Emergency Lighting - Spitfire fitting	2	ITEM	ESEN_Wk13ADep-554	G - Male Amenities
ESM	Smoke Detection/Alarm System	4	ITEM	ESEN_Wk13ADep-555	G - Male Amenities
ESM	Smoke Detection/Alarm System	4	ITEM	ESEN_Wk13ADep-556	G - Male Amenities
ESM	Emergency Lighting - Spitfire fitting	2	ITEM	ESEN_Wk13ADep-573	G - Passageway 1
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-575	G - Passageway 1
ESM	Exit Signs	1	ITEM	ESEN_Wk13ADep-574	G - Passageway 1
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-576	G - Passageway 1
ESM	Smoke Detection/Alarm System	3	ITEM	ESEN_Wk13ADep-577	G - Passageway 1
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-590	G - Reception Office
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-601	G - Office 9
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-612	G - Office 10
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-624	G - Office 11
ESM	Exit Signs	6	ITEM	ESEN_Wk13ADep-640	G - Open Plan Office Area 1
ESM	Emergency Lighting - Spitfire fitting	6	ITEM	ESEN_Wk13ADep-639	G - Open Plan Office Area 1
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-642	G - Open Plan Office Area 1
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-641	G - Open Plan Office Area 1
ESM	Smoke Detection/Alarm System	6	ITEM	ESEN_Wk13ADep-643	G - Open Plan Office Area 1
ESM	Smoke Detection/Alarm System	9	ITEM	ESEN_Wk13ADep-644	G - Open Plan Office Area 1
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-645	G - Open Plan Office Area 1

ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-665	G - Meeting Room
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-671	G - Meeting Room
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk13ADep-681	G - Office 16
ESM	Smoke Detection/Alarm System	2	ITEM	ESEN_Wk13ADep-682	G - Office 16
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-692	G - Office 17
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-701	G - Office 18
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-710	G - Office 19
ESM	Emergency Lighting - Spitfire fitting	2	ITEM	ESEN_Wk13ADep-720	G - Passageway
ESM	Exit Signs	1	ITEM	ESEN_Wk13ADep-721	G - Passageway
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk13ADep-722	G - Passageway
ESM	Hydrant	1	ITEM	ESEN_Wk13ADep-723	G - Passageway
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-724	G - Passageway
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-725	G - Passageway
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-726	G - Passageway
ESM	Smoke Detection/Alarm System	2	ITEM	ESEN_Wk13ADep-727	G - Passageway
ESM	Smoke Detection/Alarm System	2	ITEM	ESEN_Wk13ADep-728	G - Passageway
ESM	Smoke Detection/Alarm System	3	ITEM	ESEN_Wk13ADep-729	G - Passageway
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-738	G - Cleaners Store
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-747	G - Store 2
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-757	G - Office 1
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-767	G - Office 2
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-777	G - Office 3
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-787	G - Office 4
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-806	G - Office 6

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
ESM	Fire Hose Reel	ESEN_Wk13ADep-369	15	12
ESM	Fire Hose Reel	ESEN_Wk13ADep-370	15	12
ESM	Hydrant	ESEN_Wk13ADep-371	20	15
ESM	Hydrant	ESEN_Wk13ADep-372	20	15

ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-373	10	8
ESM	Emergency Lighting - Fluorescent tube	ESEN_Wk13ADep-385	15	14
ESM	Exit Signs	ESEN_Wk13ADep-386	15	14
ESM	Hydrant	ESEN_Wk13ADep-388	20	19
ESM	Fire Hose Reel	ESEN_Wk13ADep-387	15	14
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-389	10	10
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-390	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-402	15	14
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-412	10	10
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-413	15	14
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-423	10	10
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-424	15	14
ESM	Exit Signs	ESEN_Wk13ADep-434	15	14
ESM	Fire Indicator Panel	ESEN_Wk13ADep-435	12	12
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-436	10	10
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-437	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-446	15	14
ESM	Fire Blanket	ESEN_Wk13ADep-464	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-465	15	14
ESM	Emergency Lighting - Fluorescent tube	ESEN_Wk13ADep-477	15	14
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-479	10	10
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-480	15	14
ESM	Portable fire extinguishers	ESEN_Wk13ADep-478	10	10
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-492	15	14
ESM	Exit Signs	ESEN_Wk13ADep-493	15	14
ESM	Fire Indicator Panel	ESEN_Wk13ADep-494	12	12
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-495	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-496	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-497	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-513	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-522	15	14

ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-534	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-535	15	14
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-554	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-555	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-556	15	14
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-573	15	14
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-575	10	10
ESM	Exit Signs	ESEN_Wk13ADep-574	15	14
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-576	10	10
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-577	15	14
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-590	10	10
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-601	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-612	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-624	15	14
ESM	Exit Signs	ESEN_Wk13ADep-640	15	14
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-639	15	14
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-642	10	10
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-641	10	10
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-643	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-644	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-645	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-665	15	14
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-671	10	10
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-681	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-682	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-692	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-701	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-710	15	14
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-720	15	14
ESM	Exit Signs	ESEN_Wk13ADep-721	15	14
ESM	Fire Hose Reel	ESEN_Wk13ADep-722	15	14

ESM	Hydrant	ESEN_Wk13ADep-723	20	19
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-724	10	10
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-725	10	10
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-726	10	10
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-727	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-728	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-729	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-738	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-747	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-757	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-767	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-777	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-787	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-806	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
ESM	Fire Hose Reel	ESEN_Wk13ADep-369	3	3 - Fair
ESM	Fire Hose Reel	ESEN_Wk13ADep-370	3	3 - Fair
ESM	Hydrant	ESEN_Wk13ADep-371	3	3 - Fair
ESM	Hydrant	ESEN_Wk13ADep-372	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-373	3	3 - Fair
ESM	Emergency Lighting - Fluorescent tube	ESEN_Wk13ADep-385	2	4 - Good
ESM	Exit Signs	ESEN_Wk13ADep-386	2	4 - Good
ESM	Hydrant	ESEN_Wk13ADep-388	2	4 - Good
ESM	Fire Hose Reel	ESEN_Wk13ADep-387	2	4 - Good
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-389	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-390	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-402	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-412	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-413	2	4 - Good

ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-423	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-424	2	4 - Good
ESM	Exit Signs	ESEN_Wk13ADep-434	2	4 - Good
ESM	Fire Indicator Panel	ESEN_Wk13ADep-435	2	4 - Good
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-436	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-437	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-446	2	4 - Good
ESM	Fire Blanket	ESEN_Wk13ADep-464	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-465	2	4 - Good
ESM	Emergency Lighting - Fluorescent tube	ESEN_Wk13ADep-477	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-479	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-480	2	4 - Good
ESM	Portable fire extinguishers	ESEN_Wk13ADep-478	1	5 - Excellent
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-492	2	4 - Good
ESM	Exit Signs	ESEN_Wk13ADep-493	2	4 - Good
ESM	Fire Indicator Panel	ESEN_Wk13ADep-494	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-495	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-496	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-497	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-513	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-522	2	4 - Good
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-534	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-535	2	4 - Good
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-554	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-555	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-556	2	4 - Good
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-573	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-575	2	4 - Good
ESM	Exit Signs	ESEN_Wk13ADep-574	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-576	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-577	2	4 - Good

ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-590	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-601	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-612	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-624	2	4 - Good
ESM	Exit Signs	ESEN_Wk13ADep-640	2	4 - Good
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-639	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-642	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-641	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-643	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-644	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-645	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-665	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-671	2	4 - Good
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-681	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-682	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-692	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-701	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-710	2	4 - Good
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-720	2	4 - Good
ESM	Exit Signs	ESEN_Wk13ADep-721	2	4 - Good
ESM	Fire Hose Reel	ESEN_Wk13ADep-722	2	4 - Good
ESM	Hydrant	ESEN_Wk13ADep-723	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-724	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-725	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-726	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-727	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-728	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-729	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-738	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-747	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-757	2	4 - Good

ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-767	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-777	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-787	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-806	2	4 - Good

Major Repairs and Upgrade Expenditure

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

Asset Function and Details

Services - Hydraulic comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Instantaneous	Electric	1	ITEM	ESEN_Wk13ADep-455	G - Tea Room
Storage Unit	Large - Electric	1	ITEM	ESEN_Wk13ADep-730	G - Cleaners Store

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Instantaneous	Electric	ESEN_Wk13ADep-455	18	17
Storage Unit	Large - Electric	ESEN_Wk13ADep-730	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Instantaneous	Electric	ESEN_Wk13ADep-455	2	4 - Good
Storage Unit	Large - Electric	ESEN_Wk13ADep-730	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Services - Mechanical

Asset Function and Details

Services - Mechanical comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Split Systems	Condenser - Small	2	ITEM	ESEN_Wk13ADep-311	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk13ADep-312	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk13ADep-313	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk13ADep-314	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk13ADep-315	External - External
Split Systems	Condenser - Small	2	ITEM	ESEN_Wk13ADep-316	External - External
Split Systems	Condenser - Small	5	ITEM	ESEN_Wk13ADep-317	External - External
Split Systems	Condenser - Small	9	ITEM	ESEN_Wk13ADep-318	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk13ADep-319	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk13ADep-320	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk13ADep-321	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk13ADep-322	External - External
Split Systems	Condenser - Small	4	ITEM	ESEN_Wk13ADep-323	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk13ADep-324	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk13ADep-325	External - External
Fans	Exhaust Fan - Ducted (Commercial)	4	ITEM	ESEN_Wk13ADep-326	External - External
Fans	Exhaust Fan - Ducted (Commercial)	16	ITEM	ESEN_Wk13ADep-327	External - External
Air Handling Systems	Air Handling Unit	1	ITEM	ESEN_Wk13ADep-328	External - External
Heaters	Wall Heater (Electric)	2	ITEM	ESEN_Wk13ADep-375	G - Open Plan Store Area
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-392	G - Office
Fans	Exhaust Fan - Ducted (Commercial)	2	ITEM	ESEN_Wk13ADep-414	G - Switch Room
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-417	G - Battery Room
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-438	G - Reception
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-466	G - Tea Room
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	1	ITEM	ESEN_Wk13ADep-467	G - Tea Room

Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-498	G - Open Plan Office Area
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-499	G - PABX Room
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-500	G - PABX Room
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	7	ITEM	ESEN_Wk13ADep-536	G - Female Amenities
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	7	ITEM	ESEN_Wk13ADep-557	G - Male Amenities
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-578	G - Passageway 1
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-591	G - Reception Office
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-602	G - Office 9
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-613	G - Office 10
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-625	G - Office 11
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-646	G - Open Plan Office Area 1
Split Systems	Cassette A/C	1	ITEM	ESEN_Wk13ADep-647	G - Meeting Room
Air Handling Systems	Air Handling Unit (Entire Building)	1	SQM	ESEN_Wk13ADep-648	G - Meeting Room
Air Handling Systems	Air Handling Unit (Entire Building)	1	SQM	ESEN_Wk13ADep-649	G - Meeting Room
Air Handling Systems	Air Handling Unit (Entire Building)	1	SQM	ESEN_Wk13ADep-650	G - Meeting Room
Air Handling Systems	Air Handling Unit (Entire Building)	1	SQM	ESEN_Wk13ADep-651	G - Meeting Room
Air Handling Systems	Air Handling Unit (Entire Building)	1	SQM	ESEN_Wk13ADep-652	G - Meeting Room
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-683	G - Office 16
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-693	G - Office 17
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	1	ITEM	ESEN_Wk13ADep-748	G - Store 2
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-758	G - Office 1
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-768	G - Office 2
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-778	G - Office 3
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-788	G - Office 4
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-797	G - Office 5

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Split Systems	Condenser - Small	ESEN_Wk13ADep-311	10	8
Split Systems	Condenser - Small	ESEN_Wk13ADep-312	10	8
Split Systems	Condenser - Small	ESEN_Wk13ADep-313	10	8

Split Systems	Condenser - Small	ESEN_Wk13ADep-314	10	8
Split Systems	Condenser - Small	ESEN_Wk13ADep-315	10	8
Split Systems	Condenser - Small	ESEN_Wk13ADep-316	10	8
Split Systems	Condenser - Small	ESEN_Wk13ADep-317	10	8
Split Systems	Condenser - Small	ESEN_Wk13ADep-318	10	8
Split Systems	Condenser - Small	ESEN_Wk13ADep-319	10	8
Split Systems	Condenser - Small	ESEN_Wk13ADep-320	10	8
Split Systems	Condenser - Small	ESEN_Wk13ADep-321	10	8
Split Systems	Condenser - Small	ESEN_Wk13ADep-322	10	8
Split Systems	Condenser - Small	ESEN_Wk13ADep-323	10	8
Split Systems	Condenser - Small	ESEN_Wk13ADep-324	10	8
Split Systems	Condenser - Small	ESEN_Wk13ADep-325	10	8
Fans	Exhaust Fan - Ducted (Commercial)	ESEN_Wk13ADep-326	12	9
Fans	Exhaust Fan - Ducted (Commercial)	ESEN_Wk13ADep-327	12	9
Air Handling Systems	Air Handling Unit	ESEN_Wk13ADep-328	20	15
Heaters	Wall Heater (Electric)	ESEN_Wk13ADep-375	15	14
Split Systems	High Wall A/C	ESEN_Wk13ADep-392	10	10
Fans	Exhaust Fan - Ducted (Commercial)	ESEN_Wk13ADep-414	12	12
Split Systems	High Wall A/C	ESEN_Wk13ADep-417	10	1
Split Systems	Ducted A/C	ESEN_Wk13ADep-438	12	12
Split Systems	Ducted A/C	ESEN_Wk13ADep-466	12	12
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-467	15	14
Split Systems	Ducted A/C	ESEN_Wk13ADep-498	12	12
Split Systems	High Wall A/C	ESEN_Wk13ADep-499	10	8
Split Systems	High Wall A/C	ESEN_Wk13ADep-500	10	8
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-536	15	14
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-557	15	14
Split Systems	Ducted A/C	ESEN_Wk13ADep-578	12	12
Split Systems	Ducted A/C	ESEN_Wk13ADep-591	12	12
Split Systems	Ducted A/C	ESEN_Wk13ADep-602	12	12
Split Systems	Ducted A/C	ESEN_Wk13ADep-613	12	12

Split Systems	Ducted A/C	ESEN_Wk13ADep-625	12	12
Split Systems	Ducted A/C	ESEN_Wk13ADep-646	12	12
Split Systems	Cassette A/C	ESEN_Wk13ADep-647	10	10
Air Handling Systems	Air Handling Unit (Entire Building)	ESEN_Wk13ADep-648	20	19
Air Handling Systems	Air Handling Unit (Entire Building)	ESEN_Wk13ADep-649	20	19
Air Handling Systems	Air Handling Unit (Entire Building)	ESEN_Wk13ADep-650	20	19
Air Handling Systems	Air Handling Unit (Entire Building)	ESEN_Wk13ADep-651	20	19
Air Handling Systems	Air Handling Unit (Entire Building)	ESEN_Wk13ADep-652	20	19
Split Systems	Ducted A/C	ESEN_Wk13ADep-683	12	12
Split Systems	Ducted A/C	ESEN_Wk13ADep-693	12	12
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-748	15	14
Split Systems	Ducted A/C	ESEN_Wk13ADep-758	12	12
Split Systems	Ducted A/C	ESEN_Wk13ADep-768	12	12
Split Systems	Ducted A/C	ESEN_Wk13ADep-778	12	12
Split Systems	Ducted A/C	ESEN_Wk13ADep-788	12	12
Split Systems	Ducted A/C	ESEN_Wk13ADep-797	12	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Split Systems	Condenser - Small	ESEN_Wk13ADep-311	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk13ADep-312	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk13ADep-313	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk13ADep-314	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk13ADep-315	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk13ADep-316	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk13ADep-317	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk13ADep-318	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk13ADep-319	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk13ADep-320	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk13ADep-321	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk13ADep-322	3	3 - Fair

Split Systems	Condenser - Small	ESEN_Wk13ADep-323	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk13ADep-324	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk13ADep-325	3	3 - Fair
Fans	Exhaust Fan - Ducted (Commercial)	ESEN_Wk13ADep-326	3	3 - Fair
Fans	Exhaust Fan - Ducted (Commercial)	ESEN_Wk13ADep-327	3	3 - Fair
Air Handling Systems	Air Handling Unit	ESEN_Wk13ADep-328	3	3 - Fair
Heaters	Wall Heater (Electric)	ESEN_Wk13ADep-375	2	4 - Good
Split Systems	High Wall A/C	ESEN_Wk13ADep-392	2	4 - Good
Fans	Exhaust Fan - Ducted (Commercial)	ESEN_Wk13ADep-414	2	4 - Good
Split Systems	High Wall A/C	ESEN_Wk13ADep-417	5	1 - Poor
Split Systems	Ducted A/C	ESEN_Wk13ADep-438	2	4 - Good
Split Systems	Ducted A/C	ESEN_Wk13ADep-466	2	4 - Good
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-467	2	4 - Good
Split Systems	Ducted A/C	ESEN_Wk13ADep-498	2	4 - Good
Split Systems	High Wall A/C	ESEN_Wk13ADep-499	3	3 - Fair
Split Systems	High Wall A/C	ESEN_Wk13ADep-500	3	3 - Fair
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-536	2	4 - Good
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-557	2	4 - Good
Split Systems	Ducted A/C	ESEN_Wk13ADep-578	2	4 - Good
Split Systems	Ducted A/C	ESEN_Wk13ADep-591	2	4 - Good
Split Systems	Ducted A/C	ESEN_Wk13ADep-602	2	4 - Good
Split Systems	Ducted A/C	ESEN_Wk13ADep-613	2	4 - Good
Split Systems	Ducted A/C	ESEN_Wk13ADep-625	2	4 - Good
Split Systems	Ducted A/C	ESEN_Wk13ADep-646	2	4 - Good
Split Systems	Cassette A/C	ESEN_Wk13ADep-647	2	4 - Good
Air Handling Systems	Air Handling Unit (Entire Building)	ESEN_Wk13ADep-648	2	4 - Good
Air Handling Systems	Air Handling Unit (Entire Building)	ESEN_Wk13ADep-649	2	4 - Good
Air Handling Systems	Air Handling Unit (Entire Building)	ESEN_Wk13ADep-650	2	4 - Good
Air Handling Systems	Air Handling Unit (Entire Building)	ESEN_Wk13ADep-651	2	4 - Good
Air Handling Systems	Air Handling Unit (Entire Building)	ESEN_Wk13ADep-652	2	4 - Good
Split Systems	Ducted A/C	ESEN_Wk13ADep-683	2	4 - Good

Split Systems	Ducted A/C	ESEN_Wk13ADep-693	2	4 - Good
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-748	2	4 - Good
Split Systems	Ducted A/C	ESEN_Wk13ADep-758	2	4 - Good
Split Systems	Ducted A/C	ESEN_Wk13ADep-768	2	4 - Good
Split Systems	Ducted A/C	ESEN_Wk13ADep-778	2	4 - Good
Split Systems	Ducted A/C	ESEN_Wk13ADep-788	2	4 - Good
Split Systems	Ducted A/C	ESEN_Wk13ADep-797	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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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_Wk13ADep-468	G - Tea Room
Shower	Aluminium / Glass	1	ITEM	ESEN_Wk13ADep-537	G - Female Amenities
Sinks	Hand Basin - Porcelain	3	ITEM	ESEN_Wk13ADep-538	G - Female Amenities
Toilets	Cistern - Plastic	2	ITEM	ESEN_Wk13ADep-539	G - Female Amenities
Toilets	Cistern - Porcelain	3	ITEM	ESEN_Wk13ADep-540	G - Female Amenities
Toilets	Pan - Porcelain	4	ITEM	ESEN_Wk13ADep-541	G - Female Amenities
Shower	Aluminium / Glass	5	ITEM	ESEN_Wk13ADep-558	G - Male Amenities
Sinks	Hand Basin - Porcelain	5	ITEM	ESEN_Wk13ADep-559	G - Male Amenities
Toilets	Cistern - Plastic	2	ITEM	ESEN_Wk13ADep-560	G - Male Amenities
Toilets	Cistern - Porcelain	5	ITEM	ESEN_Wk13ADep-561	G - Male Amenities
Toilets	Pan - Porcelain	5	ITEM	ESEN_Wk13ADep-562	G - Male Amenities
Toilets	Urinal (Multi) - Metal	1	ITEM	ESEN_Wk13ADep-563	G - Male Amenities

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk13ADep-468	15	14
Shower	Aluminium / Glass	ESEN_Wk13ADep-537	15	14
Sinks	Hand Basin - Porcelain	ESEN_Wk13ADep-538	15	14
Toilets	Cistern - Plastic	ESEN_Wk13ADep-539	15	14
Toilets	Cistern - Porcelain	ESEN_Wk13ADep-540	15	14
Toilets	Pan - Porcelain	ESEN_Wk13ADep-541	15	14
Shower	Aluminium / Glass	ESEN_Wk13ADep-558	15	14
Sinks	Hand Basin - Porcelain	ESEN_Wk13ADep-559	15	14
Toilets	Cistern - Plastic	ESEN_Wk13ADep-560	15	14
Toilets	Cistern - Porcelain	ESEN_Wk13ADep-561	15	14

Toilets	Pan - Porcelain	ESEN_Wk13ADep-562	15	14
Toilets	Urinal (Multi) - Metal	ESEN_Wk13ADep-563	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk13ADep-468	2	4 - Good
Shower	Aluminium / Glass	ESEN_Wk13ADep-537	2	4 - Good
Sinks	Hand Basin - Porcelain	ESEN_Wk13ADep-538	2	4 - Good
Toilets	Cistern - Plastic	ESEN_Wk13ADep-539	2	4 - Good
Toilets	Cistern - Porcelain	ESEN_Wk13ADep-540	2	4 - Good
Toilets	Pan - Porcelain	ESEN_Wk13ADep-541	2	4 - Good
Shower	Aluminium / Glass	ESEN_Wk13ADep-558	2	4 - Good
Sinks	Hand Basin - Porcelain	ESEN_Wk13ADep-559	2	4 - Good
Toilets	Cistern - Plastic	ESEN_Wk13ADep-560	2	4 - Good
Toilets	Cistern - Porcelain	ESEN_Wk13ADep-561	2	4 - Good
Toilets	Pan - Porcelain	ESEN_Wk13ADep-562	2	4 - Good
Toilets	Urinal (Multi) - Metal	ESEN_Wk13ADep-563	2	4 - Good

Major Repairs and Upgrade Expenditure

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

Asset Function and Details

Services - Utility comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Electricity Meter	Electricity Meter	1	ITEM	ESEN_Wk13ADep-415	G - Switch Room
Electricity Meter	Electricity Meter	1	ITEM	ESEN_Wk13ADep-416	G - Switch Room

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Electricity Meter	Electricity Meter	ESEN_Wk13ADep-415	25	24
Electricity Meter	Electricity Meter	ESEN_Wk13ADep-416	25	24

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Electricity Meter	Electricity Meter	ESEN_Wk13ADep-415	2	4 - Good
Electricity Meter	Electricity Meter	ESEN_Wk13ADep-416	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Site

Asset Function and Details

Site comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Rainwater Tanks	Water Tank - More Than 10000L (less than 20000L)	2	ITEM	ESEN_Wk13ADep-374	External - External
Boundary Walls, Fencing and Gates	Chain Link Gates (>2m)	6	ITEM	ESEN_Wk13ADep-391	G - Open Plan Store Area

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Rainwater Tanks	Water Tank - More Than 10000L (less than 20000L)	ESEN_Wk13ADep-374	20	15
Boundary Walls, Fencing and Gates	Chain Link Gates (>2m)	ESEN_Wk13ADep-391	22	17

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Rainwater Tanks	Water Tank - More Than 10000L (less than 20000L)	ESEN_Wk13ADep-374	3	3 - Fair
Boundary Walls, Fencing and Gates	Chain Link Gates (>2m)	ESEN_Wk13ADep-391	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Statutory Equipment

Asset Function and Details

Statutory Equipment comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Pressure Vessels & Tanks	Pressure vessel (all types)	1	ITEM	ESEN_Wk13ADep-332	External - External
Pressure Vessels & Tanks	Pressure vessel (all types)	1	ITEM	ESEN_Wk13ADep-333	External - External
Pressure Vessels & Tanks	Tank (all types)	1	ITEM	ESEN_Wk13ADep-334	External - External
Pressure Vessels & Tanks	Pressure vessel (all types)	1	ITEM	ESEN_Wk13ADep-1850	External - External
Pressure Vessels & Tanks	Pressure vessel (all types)	1	ITEM	ESEN_Wk13ADep-1851	External - External
Storage Unit	Industrial - Pallet racking	7	ITEM	ESEN_Wk13ADep-377	G - Open Plan Store Area
Storage Unit	Industrial - Pallet racking	7	ITEM	ESEN_Wk13ADep-1852	G - Open Plan Store Area
Switchboards	Main control board	1	ITEM	ESEN_Wk13ADep-403	G - Switch Room
Switchboards	Commercial	2	ITEM	ESEN_Wk13ADep-505	G - PABX Room
Switchboards	Commercial	2	ITEM	ESEN_Wk13ADep-504	G - PABX Room
Switchboards	Commercial	1	ITEM	ESEN_Wk13ADep-506	G - PABX Room
Switchboards	Commercial	2	ITEM	ESEN_Wk13ADep-1856	G - PABX Room
Switchboards	Commercial	1	ITEM	ESEN_Wk13ADep-564	G - Passageway 1
Switchboards	Commercial	1	ITEM	ESEN_Wk13ADep-614	G - Office 11
Switchboards	Commercial	2	ITEM	ESEN_Wk13ADep-1858	G - Office 11
Switchboards	Commercial	1	ITEM	ESEN_Wk13ADep-653	G - Meeting Room
Switchboards	Commercial	1	ITEM	ESEN_Wk13ADep-654	G - Meeting Room

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Pressure Vessels & Tanks	Pressure vessel (all types)	ESEN_Wk13ADep-332	20	15
Pressure Vessels & Tanks	Pressure vessel (all types)	ESEN_Wk13ADep-333	20	15
Pressure Vessels & Tanks	Tank (all types)	ESEN_Wk13ADep-334	20	15
Pressure Vessels & Tanks	Pressure vessel (all types)	ESEN_Wk13ADep-1850		NA
Pressure Vessels & Tanks	Pressure vessel (all types)	ESEN_Wk13ADep-1851		NA

Storage Unit	Industrial - Pallet racking	ESEN_Wk13ADep-377	15	14
Storage Unit	Industrial - Pallet racking	ESEN_Wk13ADep-1852		NA
Switchboards	Main control board	ESEN_Wk13ADep-403	25	24
Switchboards	Commercial	ESEN_Wk13ADep-505	25	24
Switchboards	Commercial	ESEN_Wk13ADep-504	25	24
Switchboards	Commercial	ESEN_Wk13ADep-506	25	24
Switchboards	Commercial	ESEN_Wk13ADep-1856		NA
Switchboards	Commercial	ESEN_Wk13ADep-564	25	24
Switchboards	Commercial	ESEN_Wk13ADep-614	25	24
Switchboards	Commercial	ESEN_Wk13ADep-1858		NA
Switchboards	Commercial	ESEN_Wk13ADep-653	25	24
Switchboards	Commercial	ESEN_Wk13ADep-654	25	24

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Pressure Vessels & Tanks	Pressure vessel (all types)	ESEN_Wk13ADep-332	3	3 - Fair
Pressure Vessels & Tanks	Pressure vessel (all types)	ESEN_Wk13ADep-333	3	3 - Fair
Pressure Vessels & Tanks	Tank (all types)	ESEN_Wk13ADep-334	3	3 - Fair
Pressure Vessels & Tanks	Pressure vessel (all types)	ESEN_Wk13ADep-1850		
Pressure Vessels & Tanks	Pressure vessel (all types)	ESEN_Wk13ADep-1851		
Storage Unit	Industrial - Pallet racking	ESEN_Wk13ADep-377	2	4 - Good
Storage Unit	Industrial - Pallet racking	ESEN_Wk13ADep-1852		
Switchboards	Main control board	ESEN_Wk13ADep-403	2	4 - Good
Switchboards	Commercial	ESEN_Wk13ADep-505	2	4 - Good
Switchboards	Commercial	ESEN_Wk13ADep-504	2	4 - Good
Switchboards	Commercial	ESEN_Wk13ADep-506	2	4 - Good
Switchboards	Commercial	ESEN_Wk13ADep-1856		
Switchboards	Commercial	ESEN_Wk13ADep-564	2	4 - Good
Switchboards	Commercial	ESEN_Wk13ADep-614	2	4 - Good
Switchboards	Commercial	ESEN_Wk13ADep-1858		
Switchboards	Commercial	ESEN_Wk13ADep-653	2	4 - Good

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	Concrete - Single Storey - Precast	ESEN_Wk13ADep-1846	Damage observed to wall Repair damaged sections of wall and leave in good order	Within 1-2 years	\$50
External Fabric	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-1847	Water penetration - roof leak Further Investigation required to determine cause and extent of damage	Within 12 months	\$50
Windows	Aluminium Framed	ESEN_Wk13ADep-1848	Damaged window tint Replace window tint	Within 3-5 years	\$4,500
Roof Access	Ladders - Metal/Steel	ESEN_Wk13ADep-1849	Ladders - Not tested Test and Tag Element	Within 1-3 months	\$50
Internal Fabric	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Ceiling	Plasterboard	ESEN_Wk13ADep-1853	Water damage to ceiling lining Replace damaged ceilings	Within 1-2 years	\$2,000
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1854	Stained ceiling tiles Replace stained ceiling tiles	Within 12 months	\$50
Ceiling	Plasterboard	ESEN_Wk13ADep-1855	Water damage to ceiling lining Repair damaged ceilings	Within 1-2 years	\$50
Ceiling	Cement Sheet	ESEN_Wk13ADep-1857	Water damage to ceiling lining Repair damaged ceilings	Within 1-2 years	\$1,250
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1859	Stained ceiling tiles Replace stained ceiling tiles	Within 12 months	\$50
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1860	Stained ceiling tiles Replace stained ceiling tiles	Within 12 months	\$2,500
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1861	Damaged ceiling tiles Replace damaged ceiling tiles	Within 12 months	\$50
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1862	Stained ceiling tiles Replace stained ceiling tiles	Within 12 months	\$50
Ceiling	Plasterboard	ESEN_Wk13ADep-1863	Water damage to ceiling lining Repair damaged ceilings	Within 1-2 years	\$1,000
Services - Electrical	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-1864	Diffusers damaged Replace damaged diffusers	Within 1-2 years	\$50
Statutory Equipment	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Pressure Vessels & Tanks	Pressure vessel (all types)	ESEN_Wk13ADep-1850	Pressure vessel - Not tested Test and Tag Element	Within 1-3 months	\$50

Pressure Vessels & Tanks	Pressure vessel (all types)	ESEN_Wk13ADep-1851	Pressure vessel - Not tested	Test and Tag Element	Within 1-3 months	\$50
Storage Unit	Industrial - Pallet racking	ESEN_Wk13ADep-1852	Palette racking - Not tested	Test and Tag Element	Within 1-3 months	\$73
Switchboards	Commercial	ESEN_Wk13ADep-1856	Switchboard - RCDs not tested	Test and Tag Element	Within 1-3 months	\$50
Switchboards	Commercial	ESEN_Wk13ADep-1858	Cover plates missing	Install missing cover plates	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.





Equipment Maintenance Shelter Asset Management Plan

Kelso depot - Equipment Maintenance Shelter

Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia

16 November 2022

Macutex Quality Assurance Auditing

Prepared for:	Essential Energy 2021
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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 Equipment Maintenance Shelter and its asset base.

The building is located within Kelso depot site at Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia.

Data in this report was acquired during an audit conducted 27/10/2020.

Equipment Maintenance Shelter



Equipment Maintenance Shelter is approximately 91 sqms

The site asset base was audited where applicable as follows:

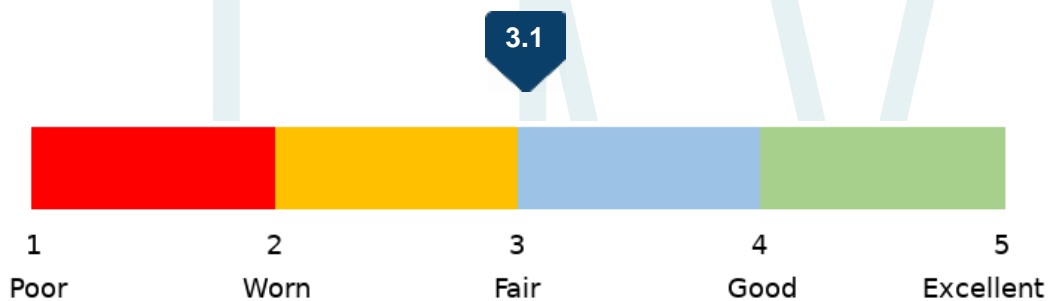
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external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

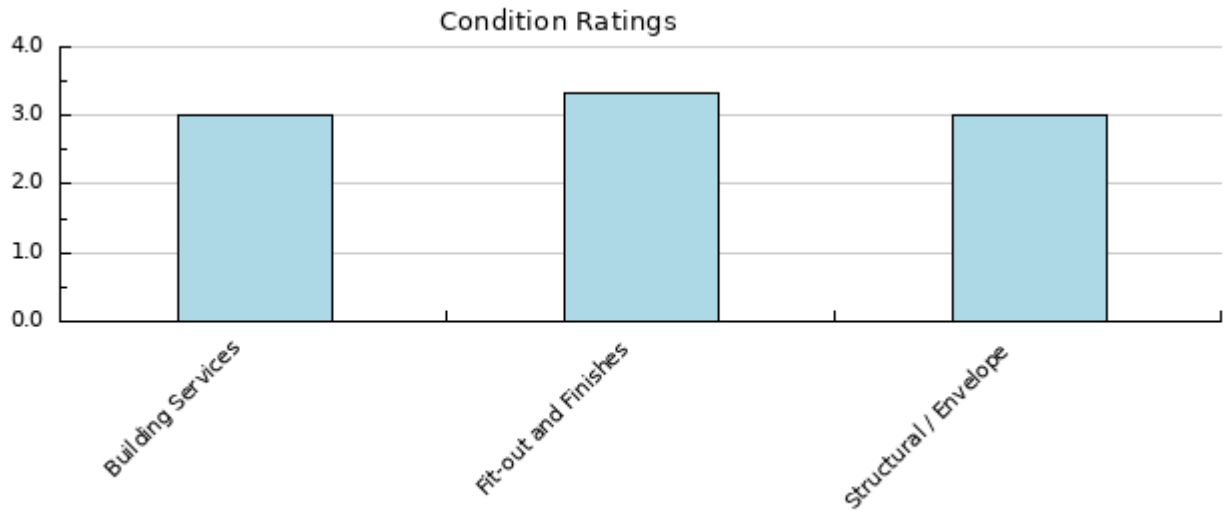
This audit has been rated on the following condition rating criteria:

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

Equipment Maintenance Shelter was assessed on 27/10/2020. 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
Foundation	Concrete slab	91	SQM	ESEN_Wk13ADep-808	External - External
Structural Columns	Metal/Steel	30	LM	ESEN_Wk13ADep-809	External - External
Structural Beams	Metal/Steel	40	LM	ESEN_Wk13ADep-810	External - External
Wall Structure	Metal/Steel Frame	30	SQM	ESEN_Wk13ADep-811	External - External
Roof Structure	Metal/Steel - Frame	91	SQM	ESEN_Wk13ADep-812	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Foundation	Concrete slab	ESEN_Wk13ADep-808	80	62
Structural Columns	Metal/Steel	ESEN_Wk13ADep-809	50	39
Structural Beams	Metal/Steel	ESEN_Wk13ADep-810	50	39
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-811	50	39
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-812	50	39

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Foundation	Concrete slab	ESEN_Wk13ADep-808	3	3 - Fair
Structural Columns	Metal/Steel	ESEN_Wk13ADep-809	3	3 - Fair
Structural Beams	Metal/Steel	ESEN_Wk13ADep-810	3	3 - Fair
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-811	3	3 - Fair
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-812	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
Wall Cladding	Polycarbonate	30	SQM	ESEN_Wk13ADep-807	External - External
Roof Cladding	Curved - Colorbond	91	SQM	ESEN_Wk13ADep-813	External - External
External Paintwork	Paint	30	SQM	ESEN_Wk13ADep-814	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Wall Cladding	Polycarbonate	ESEN_Wk13ADep-807	15	4
Roof Cladding	Curved - Colorbond	ESEN_Wk13ADep-813	25	19
External Paintwork	Paint	ESEN_Wk13ADep-814	7	5

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Wall Cladding	Polycarbonate	ESEN_Wk13ADep-807	4	2 - Worn
Roof Cladding	Curved - Colorbond	ESEN_Wk13ADep-813	3	3 - Fair
External Paintwork	Paint	ESEN_Wk13ADep-814	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
External Paintwork					\$616					

Services - Electrical

Asset Function and Details

Services - Electrical comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
External Lighting	Flood	2	ITEM	ESEN_Wk13ADep-815	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
External Lighting	Flood	ESEN_Wk13ADep-815	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
External Lighting	Flood	ESEN_Wk13ADep-815	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Appendix A - Maintenance Plan

Corrective Maintenance



Appendix B - Definitions

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

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

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

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

Appendix C - Condition & Criticality Assessment Guide

1. Condition and Criticality Matrix

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

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

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

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

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

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

Prioritisation of works – Works Response Time

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

- Priority 1 – urgent work that will prevent immediate closure of premises and address a catastrophic risk to site security, occupants, breaches of legislation, and the government
- Priority 2 – essential work required within twelve months that will prevent serious deterioration of the asset, address risks to security and occupants, and remedy breaches of legislation
- Priority 3 – essential work required within two years that will prevent deterioration, address medium risks to security and occupants, and remedy breaches of legislation
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- 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
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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

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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.





Field Office Asset Management Plan

Kelso depot - Field Office

Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia

16 November 2022

Macutex Quality Assurance Auditing

Prepared for:	Essential Energy 2021
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Site Address:	Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia
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1. Introduction

1.1 Background

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

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

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

2. Scope

This AMP covers the Field Office and its asset base.

The building is located within Kelso depot site at Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia.

Data in this report was acquired during an audit conducted 27/10/2020.

Field Office



Field Office is approximately 940 sqms

The site asset base was audited where applicable as follows:

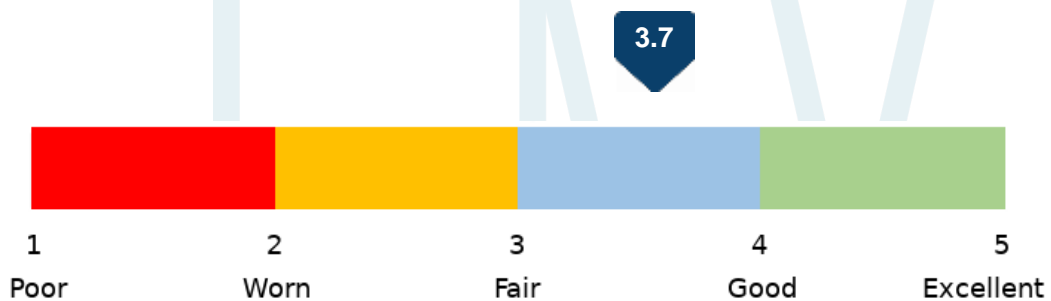
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external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

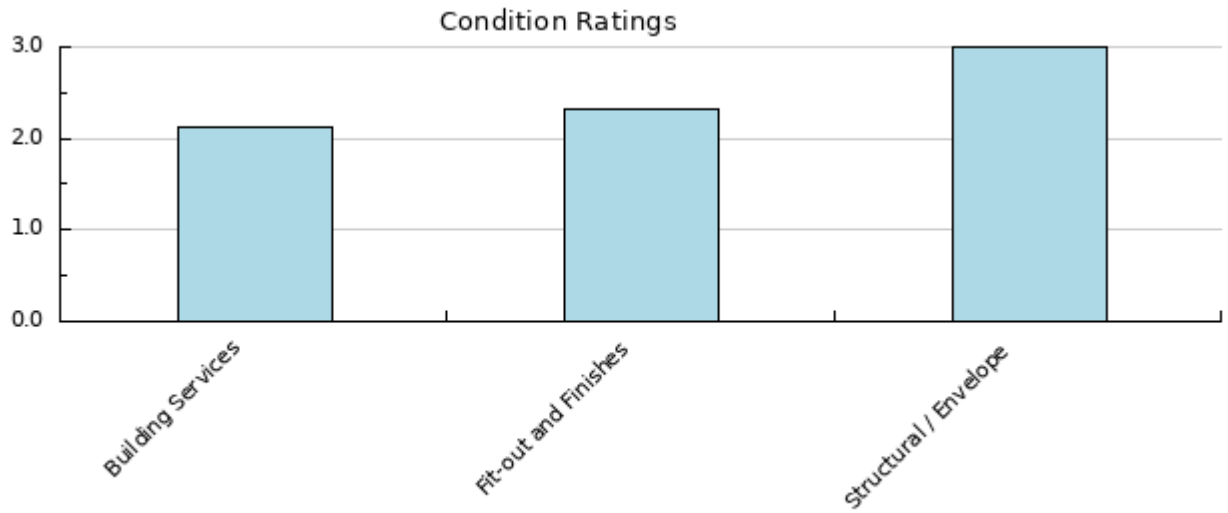
This audit has been rated on the following condition rating criteria:

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

Field Office was assessed on 27/10/2020. 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
Foundation	Concrete slab	940	SQM	ESEN_Wk13ADep-821	External - External
Structural Columns	Metal/Steel	220	LM	ESEN_Wk13ADep-822	External - External
Structural Beams	Metal/Steel	320	LM	ESEN_Wk13ADep-823	External - External
Wall Structure	Concrete - Single Storey - Precast	295	SQM	ESEN_Wk13ADep-824	External - External
Roof Structure	Metal/Steel - Frame	965	SQM	ESEN_Wk13ADep-825	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Foundation	Concrete slab	ESEN_Wk13ADep-821	80	62
Structural Columns	Metal/Steel	ESEN_Wk13ADep-822	50	39
Structural Beams	Metal/Steel	ESEN_Wk13ADep-823	50	39
Wall Structure	Concrete - Single Storey - Precast	ESEN_Wk13ADep-824	80	62
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-825	50	39

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Foundation	Concrete slab	ESEN_Wk13ADep-821	3	3 - Fair
Structural Columns	Metal/Steel	ESEN_Wk13ADep-822	3	3 - Fair
Structural Beams	Metal/Steel	ESEN_Wk13ADep-823	3	3 - Fair
Wall Structure	Concrete - Single Storey - Precast	ESEN_Wk13ADep-824	3	3 - Fair
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-825	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
Wall Cladding	Metal Shade Louvres	80	SQM	ESEN_Wk13ADep-818	External - External
External Paintwork	Paint	240	SQM	ESEN_Wk13ADep-819	External - External
Roof Cladding	Pitched - Colorbond	965	SQM	ESEN_Wk13ADep-826	External - External
Soffits & Gable Ends	Cement Sheet	18	SQM	ESEN_Wk13ADep-827	External - External
Downpipes	Colorbond	40	LM	ESEN_Wk13ADep-828	External - External
Guttering	Box Gutter - Colorbond	65	LM	ESEN_Wk13ADep-829	External - External
Guttering	Rain Head - Colorbond	4	ITEM	ESEN_Wk13ADep-830	External - External
Windows	Aluminium Framed	4	SQM	ESEN_Wk13ADep-831	External - External
Windows	Aluminium Framed	210	SQM	ESEN_Wk13ADep-832	External - External
Doors	Swing - Aluminium	4	ITEM	ESEN_Wk13ADep-833	External - External
Doors	Swing - Glass Aluminium	1	ITEM	ESEN_Wk13ADep-834	External - External
Doors	Automatic - Glass Aluminium	1	ITEM	ESEN_Wk13ADep-835	External - External
External Floor Finishes	Concrete	180	SQM	ESEN_Wk13ADep-836	External - External
Windows	Aluminium Framed	10	SQM	ESEN_Wk13ADep-1865	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Wall Cladding	Metal Shade Louvres	ESEN_Wk13ADep-818	15	4
External Paintwork	Paint	ESEN_Wk13ADep-819	7	2
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-826	25	19
Soffits & Gable Ends	Cement Sheet	ESEN_Wk13ADep-827	20	15
Downpipes	Colorbond	ESEN_Wk13ADep-828	15	12
Guttering	Box Gutter - Colorbond	ESEN_Wk13ADep-829	15	12
Guttering	Rain Head - Colorbond	ESEN_Wk13ADep-830	15	12
Windows	Aluminium Framed	ESEN_Wk13ADep-831	30	23

Windows	Aluminium Framed	ESEN_Wk13ADep-832	30	23
Doors	Swing - Aluminium	ESEN_Wk13ADep-833	15	12
Doors	Swing - Glass Aluminium	ESEN_Wk13ADep-834	15	12
Doors	Automatic - Glass Aluminium	ESEN_Wk13ADep-835	15	12
External Floor Finishes	Concrete	ESEN_Wk13ADep-836	40	31
Windows	Aluminium Framed	ESEN_Wk13ADep-1865		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Wall Cladding	Metal Shade Louvres	ESEN_Wk13ADep-818	4	2 - Worn
External Paintwork	Paint	ESEN_Wk13ADep-819	4	2 - Worn
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-826	3	3 - Fair
Soffits & Gable Ends	Cement Sheet	ESEN_Wk13ADep-827	3	3 - Fair
Downpipes	Colorbond	ESEN_Wk13ADep-828	3	3 - Fair
Guttering	Box Gutter - Colorbond	ESEN_Wk13ADep-829	3	3 - Fair
Guttering	Rain Head - Colorbond	ESEN_Wk13ADep-830	3	3 - Fair
Windows	Aluminium Framed	ESEN_Wk13ADep-831	3	3 - Fair
Windows	Aluminium Framed	ESEN_Wk13ADep-832	3	3 - Fair
Doors	Swing - Aluminium	ESEN_Wk13ADep-833	3	3 - Fair
Doors	Swing - Glass Aluminium	ESEN_Wk13ADep-834	3	3 - Fair
Doors	Automatic - Glass Aluminium	ESEN_Wk13ADep-835	3	3 - Fair
External Floor Finishes	Concrete	ESEN_Wk13ADep-836	3	3 - Fair
Windows	Aluminium Framed	ESEN_Wk13ADep-1865		

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_Wk13ADep-846	G - First Aid Room
Cupboards	Laminated	4	SQM	ESEN_Wk13ADep-854	G - First Aid Room
Benchtops	Laminated	2	SQM	ESEN_Wk13ADep-909	G - Open Plan Office Area 3
Cupboards	Laminated	4	SQM	ESEN_Wk13ADep-910	G - Open Plan Office Area 3
Shelving	Laminated	2	SQM	ESEN_Wk13ADep-911	G - Open Plan Office Area 3
Reception Counter	Laminated	3	SQM	ESEN_Wk13ADep-960	G - Office 9
Cupboards	Laminated	6	SQM	ESEN_Wk13ADep-984	G - Meeting Room 1
Shelving	Laminated	2	SQM	ESEN_Wk13ADep-985	G - Meeting Room 1
Benchtops	Laminated	1	SQM	ESEN_Wk13ADep-996	G - Female Toilets
Benchtops	Laminated	1	SQM	ESEN_Wk13ADep-1014	G - Male Toilets
Cupboards	Timber	2	SQM	ESEN_Wk13ADep-1031	G - Cleaners Room
Appliances	Dishwasher (Domestic)	1	ITEM	ESEN_Wk13ADep-1045	G - Open Plan Office Area 1
Benchtops	Laminated	3	SQM	ESEN_Wk13ADep-1046	G - Open Plan Office Area 1
Cupboards	Laminated	46	SQM	ESEN_Wk13ADep-1047	G - Open Plan Office Area 1

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Benchtops	Laminated	ESEN_Wk13ADep-846	12	3
Cupboards	Laminated	ESEN_Wk13ADep-854	12	12
Benchtops	Laminated	ESEN_Wk13ADep-909	12	9
Cupboards	Laminated	ESEN_Wk13ADep-910	12	9
Shelving	Laminated	ESEN_Wk13ADep-911	12	12
Reception Counter	Laminated	ESEN_Wk13ADep-960	12	12
Cupboards	Laminated	ESEN_Wk13ADep-984	12	12
Shelving	Laminated	ESEN_Wk13ADep-985	12	12

Benchtops	Laminated	ESEN_Wk13ADep-996	12	12
Benchtops	Laminated	ESEN_Wk13ADep-1014	12	12
Cupboards	Timber	ESEN_Wk13ADep-1031	15	14
Appliances	Dishwasher (Domestic)	ESEN_Wk13ADep-1045	10	10
Benchtops	Laminated	ESEN_Wk13ADep-1046	12	12
Cupboards	Laminated	ESEN_Wk13ADep-1047	12	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Benchtops	Laminated	ESEN_Wk13ADep-846	4	2 - Worn
Cupboards	Laminated	ESEN_Wk13ADep-854	2	4 - Good
Benchtops	Laminated	ESEN_Wk13ADep-909	3	3 - Fair
Cupboards	Laminated	ESEN_Wk13ADep-910	3	3 - Fair
Shelving	Laminated	ESEN_Wk13ADep-911	2	4 - Good
Reception Counter	Laminated	ESEN_Wk13ADep-960	2	4 - Good
Cupboards	Laminated	ESEN_Wk13ADep-984	2	4 - Good
Shelving	Laminated	ESEN_Wk13ADep-985	2	4 - Good
Benchtops	Laminated	ESEN_Wk13ADep-996	2	4 - Good
Benchtops	Laminated	ESEN_Wk13ADep-1014	2	4 - Good
Cupboards	Timber	ESEN_Wk13ADep-1031	2	4 - Good
Appliances	Dishwasher (Domestic)	ESEN_Wk13ADep-1045	2	4 - Good
Benchtops	Laminated	ESEN_Wk13ADep-1046	2	4 - Good
Cupboards	Laminated	ESEN_Wk13ADep-1047	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Internal Fabric

Asset Function and Details

Internal Fabric comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Ceiling	Plasterboard	8	SQM	ESEN_Wk13ADep-839	G - Main Entrance Foyer
Floor Covering	Tiles - Granite	6	SQM	ESEN_Wk13ADep-840	G - Main Entrance Foyer
Doors	Swing - Glass Aluminium	2	ITEM	ESEN_Wk13ADep-841	G - Main Entrance Foyer
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk13ADep-842	G - Main Entrance Foyer
Ceiling	Suspended Acoustic Tile	12	SQM	ESEN_Wk13ADep-847	G - First Aid Room
Internal Partitions	Metal/Steel Frame	21	SQM	ESEN_Wk13ADep-848	G - First Aid Room
Wall Cladding	Plasterboard	34	SQM	ESEN_Wk13ADep-849	G - First Aid Room
Floor Covering	Vinyl	12	SQM	ESEN_Wk13ADep-850	G - First Aid Room
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-851	G - First Aid Room
Internal Glazing	Aluminium Framed	5	SQM	ESEN_Wk13ADep-852	G - First Aid Room
Floor Covering	Carpet - Tiles	155	SQM	ESEN_Wk13ADep-859	G - Open Plan Office Area 2
Internal Partitions	Metal/Steel Frame	90	SQM	ESEN_Wk13ADep-861	G - Open Plan Office Area 2
Wall Cladding	Plasterboard	148	SQM	ESEN_Wk13ADep-862	G - Open Plan Office Area 2
Ceiling	Suspended Acoustic Tile	10	SQM	ESEN_Wk13ADep-1866	G - Open Plan Office Area 2
Ceiling	Suspended Acoustic Tile	155	SQM	ESEN_Wk13ADep-860	G - Open Plan Office Area 2
Ceiling	Suspended Acoustic Tile	12	SQM	ESEN_Wk13ADep-869	G - Communications Room
Internal Partitions	Metal/Steel Frame	21	SQM	ESEN_Wk13ADep-870	G - Communications Room
Wall Cladding	Plasterboard	34	SQM	ESEN_Wk13ADep-871	G - Communications Room
Floor Covering	Carpet - Broadloom	12	SQM	ESEN_Wk13ADep-872	G - Communications Room
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-873	G - Communications Room
Internal Glazing	Aluminium Framed	7	SQM	ESEN_Wk13ADep-874	G - Communications Room
Ceiling	Suspended Acoustic Tile	9	SQM	ESEN_Wk13ADep-879	G - Office 3
Internal Partitions	Metal/Steel Frame	18	SQM	ESEN_Wk13ADep-880	G - Office 3
Wall Cladding	Plasterboard	28	SQM	ESEN_Wk13ADep-881	G - Office 3
Floor Covering	Carpet - Tiles	9	SQM	ESEN_Wk13ADep-882	G - Office 3

Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-883	G - Office 3
Internal Glazing	Aluminium Framed	6	SQM	ESEN_Wk13ADep-884	G - Office 3
Internal Partitions	Metal/Steel Frame	18	SQM	ESEN_Wk13ADep-888	G - Office 4
Wall Cladding	Plasterboard	28	SQM	ESEN_Wk13ADep-889	G - Office 4
Ceiling	Suspended Acoustic Tile	9	SQM	ESEN_Wk13ADep-887	G - Office 4
Floor Covering	Carpet - Tiles	9	SQM	ESEN_Wk13ADep-890	G - Office 4
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-891	G - Office 4
Internal Glazing	Aluminium Framed	6	SQM	ESEN_Wk13ADep-892	G - Office 4
Ceiling	Suspended Acoustic Tile	9	SQM	ESEN_Wk13ADep-895	G - Office 5
Wall Cladding	Plasterboard	28	SQM	ESEN_Wk13ADep-897	G - Office 5
Floor Covering	Carpet - Tiles	9	SQM	ESEN_Wk13ADep-898	G - Office 5
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-899	G - Office 5
Internal Glazing	Aluminium Framed	6	SQM	ESEN_Wk13ADep-900	G - Office 5
Internal Partitions	Metal/Steel Frame	18	SQM	ESEN_Wk13ADep-896	G - Office 5
Floor Covering	Carpet - Tiles	108	SQM	ESEN_Wk13ADep-903	G - Open Plan Office Area 3
Ceiling	Suspended Acoustic Tile	108	SQM	ESEN_Wk13ADep-904	G - Open Plan Office Area 3
Internal Partitions	Metal/Steel Frame	106	SQM	ESEN_Wk13ADep-905	G - Open Plan Office Area 3
Wall Cladding	Plasterboard	102	SQM	ESEN_Wk13ADep-906	G - Open Plan Office Area 3
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk13ADep-907	G - Open Plan Office Area 3
Floor Covering	Carpet - Tiles	22	SQM	ESEN_Wk13ADep-917	G - Meeting Room 2
Ceiling	Suspended Acoustic Tile	22	SQM	ESEN_Wk13ADep-918	G - Meeting Room 2
Internal Partitions	Metal/Steel Frame	28	SQM	ESEN_Wk13ADep-919	G - Meeting Room 2
Wall Cladding	Plasterboard	47	SQM	ESEN_Wk13ADep-920	G - Meeting Room 2
Doors	Swing - Solid Timber	2	ITEM	ESEN_Wk13ADep-921	G - Meeting Room 2
Ceiling	Suspended Acoustic Tile	33	SQM	ESEN_Wk13ADep-925	G - Reception
Internal Partitions	Timber Frame	26	SQM	ESEN_Wk13ADep-926	G - Reception
Wall Cladding	Plasterboard	56	SQM	ESEN_Wk13ADep-927	G - Reception
Floor Covering	Tiles - Granite	33	SQM	ESEN_Wk13ADep-928	G - Reception
Doors	Swing - Glass Aluminium	2	ITEM	ESEN_Wk13ADep-929	G - Reception
Internal Glazing	Aluminium Framed	6	SQM	ESEN_Wk13ADep-930	G - Reception
Ceiling	Suspended Acoustic Tile	14	SQM	ESEN_Wk13ADep-937	G - Office 7

Internal Partitions	Metal/Steel Frame	22	SQM	ESEN_Wk13ADep-938	G - Office 7
Wall Cladding	Plasterboard	17	SQM	ESEN_Wk13ADep-939	G - Office 7
Floor Covering	Carpet - Tiles	14	SQM	ESEN_Wk13ADep-940	G - Office 7
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-941	G - Office 7
Internal Glazing	Aluminium Framed	16	SQM	ESEN_Wk13ADep-942	G - Office 7
Ceiling	Suspended Acoustic Tile	11	SQM	ESEN_Wk13ADep-945	G - Office 8
Wall Cladding	Plasterboard	25	SQM	ESEN_Wk13ADep-947	G - Office 8
Floor Covering	Carpet - Tiles	11	SQM	ESEN_Wk13ADep-948	G - Office 8
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-949	G - Office 8
Internal Glazing	Aluminium Framed	11	SQM	ESEN_Wk13ADep-950	G - Office 8
Internal Partitions	Metal/Steel Frame	21	SQM	ESEN_Wk13ADep-946	G - Office 8
Ceiling	Suspended Acoustic Tile	12	SQM	ESEN_Wk13ADep-954	G - Office 9
Internal Partitions	Metal/Steel Frame	21	SQM	ESEN_Wk13ADep-955	G - Office 9
Wall Cladding	Plasterboard	32	SQM	ESEN_Wk13ADep-956	G - Office 9
Floor Covering	Carpet - Tiles	12	SQM	ESEN_Wk13ADep-957	G - Office 9
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-958	G - Office 9
Ceiling	Suspended Acoustic Tile	117	SQM	ESEN_Wk13ADep-962	G - Open Plan Office Area 4
Wall Cladding	Plasterboard	70	SQM	ESEN_Wk13ADep-964	G - Open Plan Office Area 4
Floor Covering	Carpet - Tiles	117	SQM	ESEN_Wk13ADep-965	G - Open Plan Office Area 4
Doors	Swing - Glass Aluminium	1	ITEM	ESEN_Wk13ADep-966	G - Open Plan Office Area 4
Doors	Swing - Solid Timber	2	ITEM	ESEN_Wk13ADep-967	G - Open Plan Office Area 4
Internal Glazing	Aluminium Framed	8	SQM	ESEN_Wk13ADep-968	G - Open Plan Office Area 4
Internal Partitions	Metal/Steel Frame	86	SQM	ESEN_Wk13ADep-963	G - Open Plan Office Area 4
Floor Covering	Carpet - Broadloom	34	SQM	ESEN_Wk13ADep-975	G - Meeting Room 1
Ceiling	Plasterboard	2	SQM	ESEN_Wk13ADep-976	G - Meeting Room 1
Ceiling	Suspended Acoustic Tile	32	SQM	ESEN_Wk13ADep-977	G - Meeting Room 1
Internal Partitions	Metal/Steel Frame	40	SQM	ESEN_Wk13ADep-978	G - Meeting Room 1
Wall Cladding	Plasterboard	80	SQM	ESEN_Wk13ADep-979	G - Meeting Room 1
Doors	Swing - Solid Timber	2	ITEM	ESEN_Wk13ADep-980	G - Meeting Room 1
Internal Glazing	Aluminium Framed	1	SQM	ESEN_Wk13ADep-981	G - Meeting Room 1
Ceiling	Cement Sheet	6	SQM	ESEN_Wk13ADep-988	G - Female Toilets

Internal Partitions	Masonry	14	SQM	ESEN_Wk13ADep-989	G - Female Toilets
Internal Partitions	Bathroom (Cubicle Walls & Doors)	5	SQM	ESEN_Wk13ADep-990	G - Female Toilets
Floor Covering	Carpet - Tiles	6	SQM	ESEN_Wk13ADep-991	G - Female Toilets
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-992	G - Female Toilets
Ceiling	Cement Sheet	6	SQM	ESEN_Wk13ADep-1006	G - Male Toilets
Internal Partitions	Masonry	14	SQM	ESEN_Wk13ADep-1007	G - Male Toilets
Internal Partitions	Bathroom (Cubicle Walls & Doors)	5	SQM	ESEN_Wk13ADep-1008	G - Male Toilets
Floor Covering	Carpet - Tiles	6	SQM	ESEN_Wk13ADep-1009	G - Male Toilets
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-1010	G - Male Toilets
Ceiling	Plasterboard	4	SQM	ESEN_Wk13ADep-1025	G - Cleaners Room
Internal Partitions	Masonry	18	SQM	ESEN_Wk13ADep-1026	G - Cleaners Room
Floor Covering	Tiles - Ceramic	4	SQM	ESEN_Wk13ADep-1027	G - Cleaners Room
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-1028	G - Cleaners Room
Floor Covering	Carpet - Tiles	242	SQM	ESEN_Wk13ADep-1037	G - Open Plan Office Area 1
Ceiling	Suspended Acoustic Tile	255	SQM	ESEN_Wk13ADep-1039	G - Open Plan Office Area 1
Internal Partitions	Metal/Steel Frame	145	SQM	ESEN_Wk13ADep-1040	G - Open Plan Office Area 1
Wall Cladding	Plasterboard	290	SQM	ESEN_Wk13ADep-1041	G - Open Plan Office Area 1
Floor Covering	Vinyl	8	SQM	ESEN_Wk13ADep-1042	G - Open Plan Office Area 1
Floor Covering	Tiles - Granite	5	SQM	ESEN_Wk13ADep-1043	G - Open Plan Office Area 1
Ceiling	Suspended Acoustic Tile	12	SQM	ESEN_Wk13ADep-1061	G - Office 1
Wall Cladding	Plasterboard	29	SQM	ESEN_Wk13ADep-1063	G - Office 1
Floor Covering	Carpet - Tiles	12	SQM	ESEN_Wk13ADep-1064	G - Office 1
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-1065	G - Office 1
Internal Glazing	Aluminium Framed	4	SQM	ESEN_Wk13ADep-1066	G - Office 1
Internal Partitions	Metal/Steel Frame	21	SQM	ESEN_Wk13ADep-1062	G - Office 1
Ceiling	Suspended Acoustic Tile	13	SQM	ESEN_Wk13ADep-1070	G - Office 2
Internal Partitions	Metal/Steel Frame	22	SQM	ESEN_Wk13ADep-1071	G - Office 2
Wall Cladding	Plasterboard	38	SQM	ESEN_Wk13ADep-1072	G - Office 2
Floor Covering	Carpet - Tiles	13	SQM	ESEN_Wk13ADep-1073	G - Office 2
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-1074	G - Office 2
Internal Glazing	Aluminium Framed	4	SQM	ESEN_Wk13ADep-1075	G - Office 2

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Ceiling	Plasterboard	ESEN_Wk13ADep-839	30	29
Floor Covering	Tiles - Granite	ESEN_Wk13ADep-840	20	19
Doors	Swing - Glass Aluminium	ESEN_Wk13ADep-841	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-842	30	29
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-847	25	19
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-848	50	48
Wall Cladding	Plasterboard	ESEN_Wk13ADep-849	25	24
Floor Covering	Vinyl	ESEN_Wk13ADep-850	15	12
Doors	Swing - Solid Timber	ESEN_Wk13ADep-851	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-852	30	29
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-859	8	1
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-861	50	48
Wall Cladding	Plasterboard	ESEN_Wk13ADep-862	25	24
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1866		NA
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-860	25	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-869	25	19
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-870	50	48
Wall Cladding	Plasterboard	ESEN_Wk13ADep-871	25	24
Floor Covering	Carpet - Broadloom	ESEN_Wk13ADep-872	8	6
Doors	Swing - Solid Timber	ESEN_Wk13ADep-873	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-874	30	29
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-879	25	19
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-880	50	48
Wall Cladding	Plasterboard	ESEN_Wk13ADep-881	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-882	8	6
Doors	Swing - Solid Timber	ESEN_Wk13ADep-883	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-884	30	29
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-888	50	48
Wall Cladding	Plasterboard	ESEN_Wk13ADep-889	25	24

Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-887	25	19
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-890	8	6
Doors	Swing - Solid Timber	ESEN_Wk13ADep-891	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-892	30	29
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-895	25	19
Wall Cladding	Plasterboard	ESEN_Wk13ADep-897	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-898	8	6
Doors	Swing - Solid Timber	ESEN_Wk13ADep-899	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-900	30	29
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-896	50	48
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-903	8	1
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-904	25	19
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-905	50	48
Wall Cladding	Plasterboard	ESEN_Wk13ADep-906	25	24
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-907	30	29
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-917	8	2
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-918	25	19
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-919	50	48
Wall Cladding	Plasterboard	ESEN_Wk13ADep-920	25	24
Doors	Swing - Solid Timber	ESEN_Wk13ADep-921	15	14
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-925	25	19
Internal Partitions	Timber Frame	ESEN_Wk13ADep-926	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-927	25	24
Floor Covering	Tiles - Granite	ESEN_Wk13ADep-928	20	19
Doors	Swing - Glass Aluminium	ESEN_Wk13ADep-929	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-930	30	29
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-937	25	1
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-938	50	48
Wall Cladding	Plasterboard	ESEN_Wk13ADep-939	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-940	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-941	15	14

Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-942	30	29
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-945	25	19
Wall Cladding	Plasterboard	ESEN_Wk13ADep-947	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-948	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-949	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-950	30	29
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-946	50	48
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-954	25	19
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-955	50	48
Wall Cladding	Plasterboard	ESEN_Wk13ADep-956	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-957	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-958	15	14
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-962	25	19
Wall Cladding	Plasterboard	ESEN_Wk13ADep-964	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-965	8	8
Doors	Swing - Glass Aluminium	ESEN_Wk13ADep-966	15	14
Doors	Swing - Solid Timber	ESEN_Wk13ADep-967	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-968	30	29
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-963	50	48
Floor Covering	Carpet - Broadloom	ESEN_Wk13ADep-975	8	2
Ceiling	Plasterboard	ESEN_Wk13ADep-976	30	29
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-977	25	19
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-978	50	48
Wall Cladding	Plasterboard	ESEN_Wk13ADep-979	25	24
Doors	Swing - Solid Timber	ESEN_Wk13ADep-980	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-981	30	29
Ceiling	Cement Sheet	ESEN_Wk13ADep-988	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-989	50	48
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk13ADep-990	12	12
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-991	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-992	15	14

Ceiling	Cement Sheet	ESEN_Wk13ADep-1006	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-1007	50	48
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk13ADep-1008	12	12
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-1009	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1010	15	14
Ceiling	Plasterboard	ESEN_Wk13ADep-1025	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-1026	50	48
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-1027	20	19
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1028	15	14
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-1037	8	1
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1039	25	19
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-1040	50	48
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1041	25	24
Floor Covering	Vinyl	ESEN_Wk13ADep-1042	15	14
Floor Covering	Tiles - Granite	ESEN_Wk13ADep-1043	20	19
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1061	25	19
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1063	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-1064	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1065	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1066	30	29
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-1062	50	48
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1070	25	19
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-1071	50	48
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1072	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-1073	8	8
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1074	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1075	30	29

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Ceiling	Plasterboard	ESEN_Wk13ADep-839	2	4 - Good

Floor Covering	Tiles - Granite	ESEN_Wk13ADep-840	2	4 - Good
Doors	Swing - Glass Aluminium	ESEN_Wk13ADep-841	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-842	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-847	3	3 - Fair
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-848	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-849	2	4 - Good
Floor Covering	Vinyl	ESEN_Wk13ADep-850	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk13ADep-851	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-852	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-859	5	1 - Poor
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-861	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-862	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1866		
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-860	3	3 - Fair
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-869	3	3 - Fair
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-870	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-871	2	4 - Good
Floor Covering	Carpet - Broadloom	ESEN_Wk13ADep-872	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk13ADep-873	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-874	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-879	3	3 - Fair
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-880	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-881	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-882	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk13ADep-883	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-884	2	4 - Good
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-888	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-889	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-887	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-890	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk13ADep-891	2	4 - Good

Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-892	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-895	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk13ADep-897	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-898	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk13ADep-899	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-900	2	4 - Good
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-896	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-903	5	1 - Poor
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-904	3	3 - Fair
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-905	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-906	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-907	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-917	4	2 - Worn
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-918	3	3 - Fair
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-919	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-920	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-921	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-925	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk13ADep-926	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-927	2	4 - Good
Floor Covering	Tiles - Granite	ESEN_Wk13ADep-928	2	4 - Good
Doors	Swing - Glass Aluminium	ESEN_Wk13ADep-929	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-930	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-937	5	1 - Poor
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-938	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-939	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-940	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-941	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-942	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-945	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk13ADep-947	2	4 - Good

Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-948	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-949	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-950	2	4 - Good
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-946	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-954	3	3 - Fair
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-955	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-956	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-957	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-958	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-962	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk13ADep-964	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-965	2	4 - Good
Doors	Swing - Glass Aluminium	ESEN_Wk13ADep-966	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-967	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-968	2	4 - Good
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-963	2	4 - Good
Floor Covering	Carpet - Broadloom	ESEN_Wk13ADep-975	4	2 - Worn
Ceiling	Plasterboard	ESEN_Wk13ADep-976	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-977	3	3 - Fair
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-978	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-979	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-980	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-981	2	4 - Good
Ceiling	Cement Sheet	ESEN_Wk13ADep-988	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-989	2	4 - Good
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk13ADep-990	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-991	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-992	2	4 - Good
Ceiling	Cement Sheet	ESEN_Wk13ADep-1006	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1007	2	4 - Good
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk13ADep-1008	2	4 - Good

Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-1009	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1010	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-1025	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1026	2	4 - Good
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-1027	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1028	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-1037	5	1 - Poor
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1039	3	3 - Fair
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-1040	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1041	2	4 - Good
Floor Covering	Vinyl	ESEN_Wk13ADep-1042	2	4 - Good
Floor Covering	Tiles - Granite	ESEN_Wk13ADep-1043	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1061	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1063	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-1064	1	5 - Excellent
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1065	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1066	2	4 - Good
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-1062	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1070	3	3 - Fair
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-1071	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1072	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-1073	1	5 - Excellent
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1074	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1075	2	4 - Good

Major Repairs and Upgrade Expenditure

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

Asset Function and Details

Internal Finishes comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Wall Ceiling Finish	Ceiling Paint	8	SQM	ESEN_Wk13ADep-843	G - Main Entrance Foyer
Wall Ceiling Finish	Wall Paint	34	SQM	ESEN_Wk13ADep-853	G - First Aid Room
Wall Ceiling Finish	Wall Paint	148	SQM	ESEN_Wk13ADep-863	G - Open Plan Office Area 2
Wall Ceiling Finish	Wall Paint	34	SQM	ESEN_Wk13ADep-875	G - Communications Room
Wall Ceiling Finish	Wall Paint	28	SQM	ESEN_Wk13ADep-885	G - Office 3
Wall Ceiling Finish	Wall Paint	28	SQM	ESEN_Wk13ADep-893	G - Office 4
Wall Ceiling Finish	Wall Paint	28	SQM	ESEN_Wk13ADep-901	G - Office 5
Wall Ceiling Finish	Wall Paint	102	SQM	ESEN_Wk13ADep-908	G - Open Plan Office Area 3
Wall Ceiling Finish	Wall Paint	47	SQM	ESEN_Wk13ADep-922	G - Meeting Room 2
Wall Ceiling Finish	Wall Paint	56	SQM	ESEN_Wk13ADep-931	G - Reception
Wall Ceiling Finish	Wall Paint	17	SQM	ESEN_Wk13ADep-943	G - Office 7
Wall Ceiling Finish	Wall Paint	25	SQM	ESEN_Wk13ADep-951	G - Office 8
Wall Ceiling Finish	Wall Paint	32	SQM	ESEN_Wk13ADep-959	G - Office 9
Wall Ceiling Finish	Wall Paint	70	SQM	ESEN_Wk13ADep-969	G - Open Plan Office Area 4
Wall Ceiling Finish	Ceiling Paint	2	SQM	ESEN_Wk13ADep-982	G - Meeting Room 1
Wall Ceiling Finish	Wall Paint	80	SQM	ESEN_Wk13ADep-983	G - Meeting Room 1
Wall Ceiling Finish	Ceiling Paint	6	SQM	ESEN_Wk13ADep-993	G - Female Toilets
Wall Ceiling Finish	Wall Paint	25	SQM	ESEN_Wk13ADep-994	G - Female Toilets
Wall Finish	Tiles - Ceramic	15	SQM	ESEN_Wk13ADep-995	G - Female Toilets
Wall Ceiling Finish	Ceiling Paint	6	SQM	ESEN_Wk13ADep-1011	G - Male Toilets
Wall Ceiling Finish	Wall Paint	25	SQM	ESEN_Wk13ADep-1012	G - Male Toilets
Wall Finish	Tiles - Ceramic	15	SQM	ESEN_Wk13ADep-1013	G - Male Toilets
Wall Ceiling Finish	Ceiling Paint	4	SQM	ESEN_Wk13ADep-1024	G - Cleaners Room
Wall Ceiling Finish	Wall Paint	20	SQM	ESEN_Wk13ADep-1029	G - Cleaners Room
Wall Finish	Tiles - Ceramic	1	SQM	ESEN_Wk13ADep-1030	G - Cleaners Room

Wall Finish	Tiles - Ceramic	4	SQM	ESEN_Wk13ADep-1867	G - Cleaners Room
Wall Ceiling Finish	Wall Paint	290	SQM	ESEN_Wk13ADep-1044	G - Open Plan Office Area 1
Wall Ceiling Finish	Wall Paint	29	SQM	ESEN_Wk13ADep-1067	G - Office 1
Wall Ceiling Finish	Wall Paint	38	SQM	ESEN_Wk13ADep-1076	G - Office 2

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-843	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-853	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-863	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-875	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-885	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-893	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-901	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-908	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-922	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-931	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-943	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-951	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-959	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-969	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-982	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-983	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-993	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-994	7	7
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-995	25	24
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1011	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1012	7	7
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-1013	25	24
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1024	7	2
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1029	7	7

Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-1030	25	24
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-1867		NA
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1044	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1067	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1076	7	7

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-843	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-853	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-863	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-875	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-885	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-893	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-901	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-908	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-922	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-931	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-943	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-951	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-959	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-969	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-982	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-983	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-993	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-994	2	4 - Good
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-995	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1011	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1012	2	4 - Good
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-1013	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1024	4	2 - Worn

Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1029	2	4 - Good
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-1030	2	4 - Good
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-1867		
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1044	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1067	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1076	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Wall Ceiling Finish							\$780			



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	Sodium Light	2	ITEM	ESEN_Wk13ADep-820	External - External
Security Measures	CCTV Cameras	2	ITEM	ESEN_Wk13ADep-838	External - External
External Lighting	Flood	3	ITEM	ESEN_Wk13ADep-837	External - External
Internal Lighting	Fluorescent - Compact (CFL)	1	ITEM	ESEN_Wk13ADep-844	G - Main Entrance Foyer
Security Measures	CCTV Cameras	1	ITEM	ESEN_Wk13ADep-845	G - Main Entrance Foyer
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk13ADep-855	G - First Aid Room
Internal Lighting	Fluorescent - Tube - Recessed Bay	30	ITEM	ESEN_Wk13ADep-864	G - Open Plan Office Area 2
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk13ADep-876	G - Communications Room
Security Measures	Building Alarm System	1	ITEM	ESEN_Wk13ADep-877	G - Communications Room
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk13ADep-886	G - Office 3
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk13ADep-894	G - Office 4
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk13ADep-902	G - Office 5
Internal Lighting	Fluorescent - Tube - Recessed Bay	23	ITEM	ESEN_Wk13ADep-912	G - Open Plan Office Area 3
Internal Lighting	Fluorescent - Tube - Recessed Bay	4	ITEM	ESEN_Wk13ADep-923	G - Meeting Room 2
Internal Lighting	LED - Downlight	8	ITEM	ESEN_Wk13ADep-932	G - Reception
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk13ADep-944	G - Office 7
Internal Lighting	Fluorescent - Tube - Recessed Bay	2	ITEM	ESEN_Wk13ADep-952	G - Office 8
Internal Lighting	Fluorescent - Tube - Recessed Bay	4	ITEM	ESEN_Wk13ADep-961	G - Office 9
Internal Lighting	Fluorescent - Tube - Recessed Bay	24	ITEM	ESEN_Wk13ADep-970	G - Open Plan Office Area 4
Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk13ADep-986	G - Meeting Room 1
Internal Lighting	Fluorescent - Tube - Recessed Bay	8	ITEM	ESEN_Wk13ADep-987	G - Meeting Room 1
Internal Lighting	Fluorescent - Compact (CFL)	1	ITEM	ESEN_Wk13ADep-997	G - Female Toilets
Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk13ADep-998	G - Female Toilets
Internal Lighting	Fluorescent - Compact (CFL)	1	ITEM	ESEN_Wk13ADep-1015	G - Male Toilets
Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk13ADep-1032	G - Cleaners Room

Internal Lighting	Fluorescent - Tube - Recessed Bay	42	ITEM	ESEN_Wk13ADep-1048	G - Open Plan Office Area 1
Internal Lighting	Fluorescent - Tube - Recessed Bay	4	ITEM	ESEN_Wk13ADep-1068	G - Office 1
Internal Lighting	Fluorescent - Tube - Recessed Bay	4	ITEM	ESEN_Wk13ADep-1077	G - Office 2

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
External Lighting	Sodium Light	ESEN_Wk13ADep-820	15	4
Security Measures	CCTV Cameras	ESEN_Wk13ADep-838	12	9
External Lighting	Flood	ESEN_Wk13ADep-837	15	12
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-844	15	12
Security Measures	CCTV Cameras	ESEN_Wk13ADep-845	12	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-855	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-864	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-876	15	14
Security Measures	Building Alarm System	ESEN_Wk13ADep-877	12	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-886	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-894	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-902	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-912	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-923	15	14
Internal Lighting	LED - Downlight	ESEN_Wk13ADep-932	20	19
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-944	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-952	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-961	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-970	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-986	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-987	15	14
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-997	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-998	15	14
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-1015	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1032	15	14

Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-1048	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-1068	15	14
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-1077	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
External Lighting	Sodium Light	ESEN_Wk13ADep-820	4	2 - Worn
Security Measures	CCTV Cameras	ESEN_Wk13ADep-838	3	3 - Fair
External Lighting	Flood	ESEN_Wk13ADep-837	3	3 - Fair
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-844	3	3 - Fair
Security Measures	CCTV Cameras	ESEN_Wk13ADep-845	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-855	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-864	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-876	2	4 - Good
Security Measures	Building Alarm System	ESEN_Wk13ADep-877	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-886	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-894	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-902	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-912	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-923	2	4 - Good
Internal Lighting	LED - Downlight	ESEN_Wk13ADep-932	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-944	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-952	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-961	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-970	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-986	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-987	2	4 - Good
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-997	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-998	2	4 - Good
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-1015	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1032	2	4 - Good

Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-1048	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-1068	2	4 - Good
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-1077	2	4 - Good

Major Repairs and Upgrade Expenditure

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

Asset Function and Details

Services - Fire comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-856	G - First Aid Room
ESM	Exit Signs	2	ITEM	ESEN_Wk13ADep-865	G - Open Plan Office Area 2
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-866	G - Open Plan Office Area 2
ESM	Smoke Detection/Alarm System	3	ITEM	ESEN_Wk13ADep-867	G - Open Plan Office Area 2
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-868	G - Open Plan Office Area 2
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-878	G - Communications Room
ESM	Exit Signs	1	ITEM	ESEN_Wk13ADep-913	G - Open Plan Office Area 3
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-914	G - Open Plan Office Area 3
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-915	G - Open Plan Office Area 3
ESM	Smoke Detection/Alarm System	3	ITEM	ESEN_Wk13ADep-916	G - Open Plan Office Area 3
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-924	G - Meeting Room 2
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk13ADep-933	G - Reception
ESM	Exit Signs	1	ITEM	ESEN_Wk13ADep-934	G - Reception
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-935	G - Reception
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-936	G - Reception
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-953	G - Office 8
ESM	Emergency Lighting - Spitfire fitting	2	ITEM	ESEN_Wk13ADep-971	G - Open Plan Office Area 4
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-972	G - Open Plan Office Area 4
ESM	Smoke Detection/Alarm System	3	ITEM	ESEN_Wk13ADep-973	G - Open Plan Office Area 4
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk13ADep-999	G - Female Toilets
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1000	G - Female Toilets
ESM	Emergency Lighting - Spitfire fitting	1	ITEM	ESEN_Wk13ADep-1016	G - Male Toilets
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1017	G - Male Toilets
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1033	G - Cleaners Room
ESM	Emergency Lighting - Spitfire fitting	5	ITEM	ESEN_Wk13ADep-1049	G - Open Plan Office Area 1

ESM	Emergency Warning and Intercommunication System	1	ITEM	ESEN_Wk13ADep-1050	G - Open Plan Office Area 1
ESM	Exit Signs	4	ITEM	ESEN_Wk13ADep-1051	G - Open Plan Office Area 1
ESM	Fire Blanket	1	ITEM	ESEN_Wk13ADep-1052	G - Open Plan Office Area 1
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk13ADep-1053	G - Open Plan Office Area 1
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk13ADep-1054	G - Open Plan Office Area 1
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-1055	G - Open Plan Office Area 1
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-1056	G - Open Plan Office Area 1
ESM	Smoke Detection/Alarm System	3	ITEM	ESEN_Wk13ADep-1057	G - Open Plan Office Area 1
ESM	Smoke Detection/Alarm System	7	ITEM	ESEN_Wk13ADep-1058	G - Open Plan Office Area 1
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1069	G - Office 1
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1078	G - Office 2

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-856	15	14
ESM	Exit Signs	ESEN_Wk13ADep-865	15	14
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-866	10	10
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-867	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-868	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-878	15	14
ESM	Exit Signs	ESEN_Wk13ADep-913	15	14
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-914	10	10
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-915	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-916	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-924	15	14
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-933	15	14
ESM	Exit Signs	ESEN_Wk13ADep-934	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-935	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-936	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-953	15	14
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-971	15	14

ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-972	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-973	15	14
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-999	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1000	15	14
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-1016	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1017	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1033	15	14
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-1049	15	14
ESM	Emergency Warning and Intercommunication System	ESEN_Wk13ADep-1050	12	12
ESM	Exit Signs	ESEN_Wk13ADep-1051	15	14
ESM	Fire Blanket	ESEN_Wk13ADep-1052	15	14
ESM	Fire Hose Reel	ESEN_Wk13ADep-1053	15	14
ESM	Fire Hose Reel	ESEN_Wk13ADep-1054	15	14
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1055	10	10
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1056	10	10
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1057	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1058	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1069	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1078	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-856	2	4 - Good
ESM	Exit Signs	ESEN_Wk13ADep-865	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-866	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-867	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-868	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-878	2	4 - Good
ESM	Exit Signs	ESEN_Wk13ADep-913	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-914	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-915	2	4 - Good

ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-916	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-924	2	4 - Good
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-933	2	4 - Good
ESM	Exit Signs	ESEN_Wk13ADep-934	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-935	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-936	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-953	2	4 - Good
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-971	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-972	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-973	2	4 - Good
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-999	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1000	2	4 - Good
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-1016	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1017	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1033	2	4 - Good
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-1049	2	4 - Good
ESM	Emergency Warning and Intercommunication System	ESEN_Wk13ADep-1050	2	4 - Good
ESM	Exit Signs	ESEN_Wk13ADep-1051	2	4 - Good
ESM	Fire Blanket	ESEN_Wk13ADep-1052	2	4 - Good
ESM	Fire Hose Reel	ESEN_Wk13ADep-1053	2	4 - Good
ESM	Fire Hose Reel	ESEN_Wk13ADep-1054	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1055	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1056	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1057	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1058	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1069	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1078	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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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_Wk13ADep-1023	G - Cleaners Room
Instantaneous	Electric	1	ITEM	ESEN_Wk13ADep-1036	G - Open Plan Office Area 1

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Storage Unit	Small - Electric	ESEN_Wk13ADep-1023	15	14
Instantaneous	Electric	ESEN_Wk13ADep-1036	18	1

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Storage Unit	Small - Electric	ESEN_Wk13ADep-1023	2	4 - Good
Instantaneous	Electric	ESEN_Wk13ADep-1036	5	1 - Poor

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Instantaneous	\$3,386									

Services - Mechanical

Asset Function and Details

Services - Mechanical comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk13ADep-816	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk13ADep-817	External - External
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-857	G - First Aid Room
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-974	G - Open Plan Office Area 4
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	1	ITEM	ESEN_Wk13ADep-1001	G - Female Toilets
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	1	ITEM	ESEN_Wk13ADep-1018	G - Male Toilets
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	1	ITEM	ESEN_Wk13ADep-1034	G - Cleaners Room
Split Systems	Ducted A/C	1	ITEM	ESEN_Wk13ADep-1059	G - Open Plan Office Area 1

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Split Systems	Condenser - Small	ESEN_Wk13ADep-816	10	8
Split Systems	Condenser - Small	ESEN_Wk13ADep-817	10	8
Split Systems	Ducted A/C	ESEN_Wk13ADep-857	12	12
Split Systems	Ducted A/C	ESEN_Wk13ADep-974	12	12
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-1001	15	14
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-1018	15	14
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-1034	15	14
Split Systems	Ducted A/C	ESEN_Wk13ADep-1059	12	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Split Systems	Condenser - Small	ESEN_Wk13ADep-816	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk13ADep-817	3	3 - Fair
Split Systems	Ducted A/C	ESEN_Wk13ADep-857	2	4 - Good
Split Systems	Ducted A/C	ESEN_Wk13ADep-974	2	4 - Good

Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-1001	2	4 - Good
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-1018	2	4 - Good
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-1034	2	4 - Good
Split Systems	Ducted A/C	ESEN_Wk13ADep-1059	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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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_Wk13ADep-858	G - First Aid Room
Sinks	Hand Basin - Porcelain	1	ITEM	ESEN_Wk13ADep-1002	G - Female Toilets
Toilets	Cistern - Plastic	1	ITEM	ESEN_Wk13ADep-1003	G - Female Toilets
Toilets	Pan - Porcelain	2	ITEM	ESEN_Wk13ADep-1005	G - Female Toilets
Toilets	Cistern - Porcelain	1	ITEM	ESEN_Wk13ADep-1004	G - Female Toilets
Sinks	Hand Basin - Porcelain	1	ITEM	ESEN_Wk13ADep-1019	G - Male Toilets
Toilets	Cistern - Plastic	1	ITEM	ESEN_Wk13ADep-1020	G - Male Toilets
Toilets	Cistern - Porcelain	1	ITEM	ESEN_Wk13ADep-1021	G - Male Toilets
Toilets	Pan - Porcelain	2	ITEM	ESEN_Wk13ADep-1022	G - Male Toilets
Sinks	Laundry Trough - Metal	1	ITEM	ESEN_Wk13ADep-1035	G - Cleaners Room
Sinks	Kitchen Washing Sink - Metal	1	ITEM	ESEN_Wk13ADep-1060	G - Open Plan Office Area 1

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk13ADep-858	15	14
Sinks	Hand Basin - Porcelain	ESEN_Wk13ADep-1002	15	14
Toilets	Cistern - Plastic	ESEN_Wk13ADep-1003	15	14
Toilets	Pan - Porcelain	ESEN_Wk13ADep-1005	15	14
Toilets	Cistern - Porcelain	ESEN_Wk13ADep-1004	15	14
Sinks	Hand Basin - Porcelain	ESEN_Wk13ADep-1019	15	14
Toilets	Cistern - Plastic	ESEN_Wk13ADep-1020	15	14
Toilets	Cistern - Porcelain	ESEN_Wk13ADep-1021	15	14
Toilets	Pan - Porcelain	ESEN_Wk13ADep-1022	15	14
Sinks	Laundry Trough - Metal	ESEN_Wk13ADep-1035	15	14
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk13ADep-1060	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk13ADep-858	2	4 - Good
Sinks	Hand Basin - Porcelain	ESEN_Wk13ADep-1002	2	4 - Good
Toilets	Cistern - Plastic	ESEN_Wk13ADep-1003	2	4 - Good
Toilets	Pan - Porcelain	ESEN_Wk13ADep-1005	2	4 - Good
Toilets	Cistern - Porcelain	ESEN_Wk13ADep-1004	2	4 - Good
Sinks	Hand Basin - Porcelain	ESEN_Wk13ADep-1019	2	4 - Good
Toilets	Cistern - Plastic	ESEN_Wk13ADep-1020	2	4 - Good
Toilets	Cistern - Porcelain	ESEN_Wk13ADep-1021	2	4 - Good
Toilets	Pan - Porcelain	ESEN_Wk13ADep-1022	2	4 - Good
Sinks	Laundry Trough - Metal	ESEN_Wk13ADep-1035	2	4 - Good
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk13ADep-1060	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
Switchboards	Commercial	1	ITEM	ESEN_Wk13ADep-1038	G - Open Plan Office Area 1

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Switchboards	Commercial	ESEN_Wk13ADep-1038	25	24

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Switchboards	Commercial	ESEN_Wk13ADep-1038	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

External Fabric	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Windows	Aluminium Framed	ESEN_Wk13ADep-1865	Damaged window tint Replace window tint	Within 3-5 years	\$1,500
Internal Fabric	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1866	Stained ceiling tiles Replace stained ceiling tiles	Within 12 months	\$2,500
Internal Finishes	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-1867	Missing tiles Replace missing tiles	Within 3-5 years	\$500



Appendix B - Definitions

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

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

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

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

Appendix C - Condition & Criticality Assessment Guide

1. Condition and Criticality Matrix

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

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

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

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

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

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

Prioritisation of works – Works Response Time

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

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

Criticality

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

Determining Criticality

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

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

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

Table Criticality ranking

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

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

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

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

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

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

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

Determining Condition:

This audit takes into account:

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

Functionality

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

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

Eg:

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

The following table shows the relative condition index descriptors.

Relative condition index

	5 Excellent	4 Good	3 Fair	2 Worn	1 Poor
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.





Generator Compound Asset Management Plan

Kelso depot - Generator Compound

Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia

16 November 2022

Macutex Quality Assurance Auditing

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1. Introduction

1.1 Background

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

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

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

2. Scope

This AMP covers the Generator Compound and its asset base.

The building is located within Kelso depot site at Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia.

Data in this report was acquired during an audit conducted 27/10/2020.

Generator Compound



Generator Compound is approximately 63 sqms

The site asset base was audited where applicable as follows:

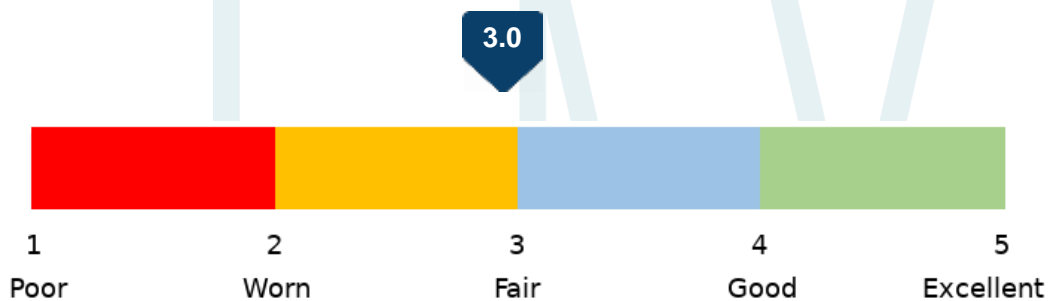
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external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

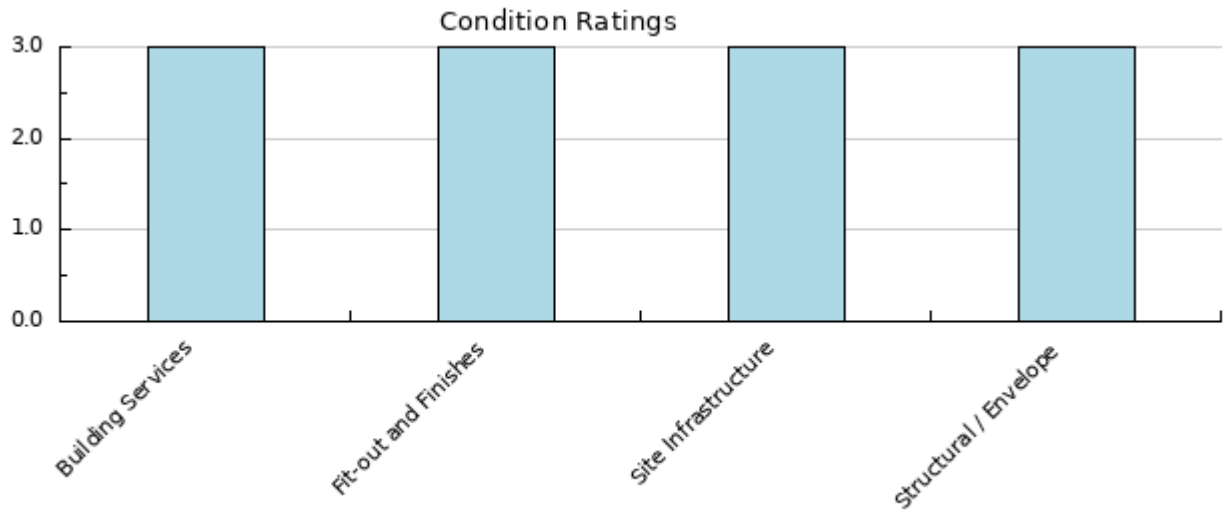
This audit has been rated on the following condition rating criteria:

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

Generator Compound was assessed on 27/10/2020. 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	20	LM	ESEN_Wk13ADep-1082	External - External
Foundation	Concrete slab	120	SQM	ESEN_Wk13ADep-1081	External - External
Structural Beams	Metal/Steel	35	LM	ESEN_Wk13ADep-1083	External - External
Wall Structure	Metal/Steel Frame	90	SQM	ESEN_Wk13ADep-1084	External - External
Roof Structure	Metal/Steel - Frame	63	SQM	ESEN_Wk13ADep-1085	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Structural Columns	Metal/Steel	ESEN_Wk13ADep-1082	50	39
Foundation	Concrete slab	ESEN_Wk13ADep-1081	80	62
Structural Beams	Metal/Steel	ESEN_Wk13ADep-1083	50	39
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-1084	50	39
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-1085	50	39

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Structural Columns	Metal/Steel	ESEN_Wk13ADep-1082	3	3 - Fair
Foundation	Concrete slab	ESEN_Wk13ADep-1081	3	3 - Fair
Structural Beams	Metal/Steel	ESEN_Wk13ADep-1083	3	3 - Fair
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-1084	3	3 - Fair
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-1085	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	Flat - Metal/Steel	63	SQM	ESEN_Wk13ADep-1086	External - External
Doors	Swing - Steel Mesh	7	ITEM	ESEN_Wk13ADep-1088	External - External
Wall Cladding	Metal Sheeting	80	SQM	ESEN_Wk13ADep-1087	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Cladding	Flat - Metal/Steel	ESEN_Wk13ADep-1086	25	19
Doors	Swing - Steel Mesh	ESEN_Wk13ADep-1088	20	15
Wall Cladding	Metal Sheeting	ESEN_Wk13ADep-1087	25	19

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Cladding	Flat - Metal/Steel	ESEN_Wk13ADep-1086	3	3 - Fair
Doors	Swing - Steel Mesh	ESEN_Wk13ADep-1088	3	3 - Fair
Wall Cladding	Metal Sheeting	ESEN_Wk13ADep-1087	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	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-1089	External - External
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk13ADep-1090	External - External
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk13ADep-1091	External - External
ESM	Portable Fire Extinguishers - Foam	1	ITEM	ESEN_Wk13ADep-1092	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1089	10	8
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1090	10	8
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1091	10	8
ESM	Portable Fire Extinguishers - Foam	ESEN_Wk13ADep-1092	10	8

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1089	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1090	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1091	3	3 - Fair
ESM	Portable Fire Extinguishers - Foam	ESEN_Wk13ADep-1092	3	3 - Fair

Major Repairs and Upgrade Expenditure

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

Site

Asset Function and Details

Site comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Retaining Walls	Masonry	40	SQM	ESEN_Wk13ADep-1093	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Retaining Walls	Masonry	ESEN_Wk13ADep-1093	50	39

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Retaining Walls	Masonry	ESEN_Wk13ADep-1093	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Statutory Equipment

Asset Function and Details

Statutory Equipment comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Pressure Vessels & Tanks	Tank (all types)	1	ITEM	ESEN_Wk13ADep-1079	External - External
Switchboards	Sub-board	1	ITEM	ESEN_Wk13ADep-1080	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Pressure Vessels & Tanks	Tank (all types)	ESEN_Wk13ADep-1079	20	15
Switchboards	Sub-board	ESEN_Wk13ADep-1080	25	19

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Pressure Vessels & Tanks	Tank (all types)	ESEN_Wk13ADep-1079	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk13ADep-1080	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Appendix A - Maintenance Plan

Corrective Maintenance



Appendix B - Definitions

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

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

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

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

Appendix C - Condition & Criticality Assessment Guide

1. Condition and Criticality Matrix

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

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

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

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

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

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

Prioritisation of works – Works Response Time

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

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

Criticality

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

Determining Criticality

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

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

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

Table Criticality ranking

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

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

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

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

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

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

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

Determining Condition:

This audit takes into account:

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

Functionality

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

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

Eg:

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

The following table shows the relative condition index descriptors.

Relative condition index

	5 Excellent	4 Good	3 Fair	2 Worn	1 Poor
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.





Lunch Room Asset Management Plan

Kelso depot - Lunch Room

Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia

16 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 Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia
Audit Date:	27/10/2020
Report Status:	Approved
Date Issued:	16/11/2022

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1. Introduction

1.1 Background

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

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

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

2. Scope

This AMP covers the Lunch Room and its asset base.

The building is located within Kelso depot site at Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia.

Data in this report was acquired during an audit conducted 27/10/2020.

Lunch Room



Lunch Room is approximately 157 sqms

The site asset base was audited where applicable as follows:

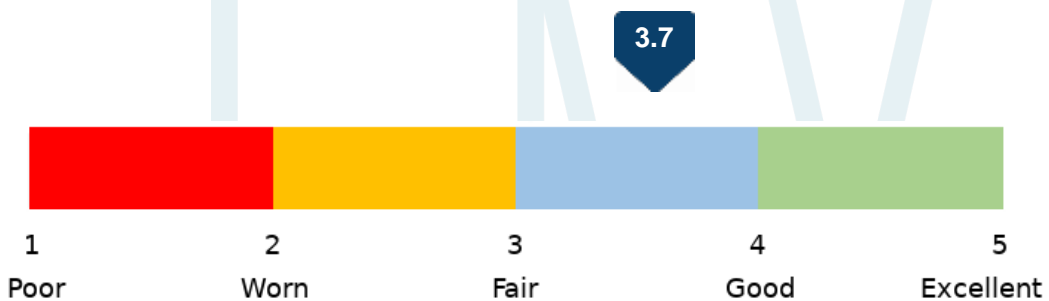
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external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

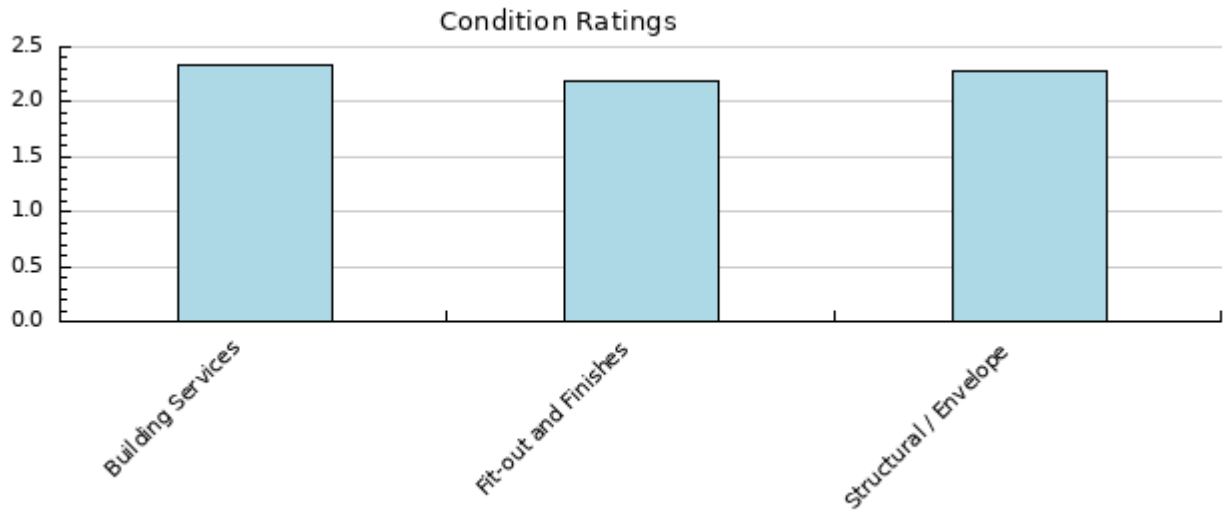
This audit has been rated on the following condition rating criteria:

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

Lunch Room was assessed on 27/10/2020. 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
Roof Structure	Timber - Frame	28	SQM	ESEN_Wk13ADep-1094	External - External
Foundation	Concrete slab	157	SQM	ESEN_Wk13ADep-1099	External - External
Structural Columns	Metal/Steel	70	LM	ESEN_Wk13ADep-1100	External - External
Structural Beams	Metal/Steel	90	LM	ESEN_Wk13ADep-1101	External - External
Wall Structure	Masonry	95	SQM	ESEN_Wk13ADep-1102	External - External
Wall Structure	Metal/Steel Frame	140	SQM	ESEN_Wk13ADep-1103	External - External
Roof Structure	Metal/Steel - Frame	175	SQM	ESEN_Wk13ADep-1104	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Structure	Timber - Frame	ESEN_Wk13ADep-1094	50	13
Foundation	Concrete slab	ESEN_Wk13ADep-1099	80	77
Structural Columns	Metal/Steel	ESEN_Wk13ADep-1100	50	48
Structural Beams	Metal/Steel	ESEN_Wk13ADep-1101	50	48
Wall Structure	Masonry	ESEN_Wk13ADep-1102	50	48
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-1103	50	48
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-1104	50	48

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Structure	Timber - Frame	ESEN_Wk13ADep-1094	4	2 - Worn
Foundation	Concrete slab	ESEN_Wk13ADep-1099	2	4 - Good
Structural Columns	Metal/Steel	ESEN_Wk13ADep-1100	2	4 - Good
Structural Beams	Metal/Steel	ESEN_Wk13ADep-1101	2	4 - Good
Wall Structure	Masonry	ESEN_Wk13ADep-1102	2	4 - Good
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-1103	2	4 - Good

Major Repairs and Upgrade Expenditure

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

Asset Function and Details

External Fabric comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
External Paintwork	Paint	35	SQM	ESEN_Wk13ADep-1098	External - External
Roof Cladding	Curved - Colorbond	35	SQM	ESEN_Wk13ADep-1105	External - External
Roof Cladding	Pitched - Colorbond	140	SQM	ESEN_Wk13ADep-1106	External - External
Soffits & Gable Ends	Colorbond	20	SQM	ESEN_Wk13ADep-1107	External - External
Downpipes	Colorbond	25	LM	ESEN_Wk13ADep-1108	External - External
Downpipes	PVC	5	LM	ESEN_Wk13ADep-1109	External - External
Guttering	Fascia Gutter - Colorbond	25	LM	ESEN_Wk13ADep-1110	External - External
Fascia	Timber	20	LM	ESEN_Wk13ADep-1111	External - External
Wall Cladding	Cement Sheet	5	SQM	ESEN_Wk13ADep-1112	External - External
Wall Cladding	Metal Shade Louvres	30	SQM	ESEN_Wk13ADep-1113	External - External
Windows	Aluminium Framed	30	SQM	ESEN_Wk13ADep-1114	External - External
Windows	Jalousie (Louvre) - Steel Framed	15	SQM	ESEN_Wk13ADep-1115	External - External
Doors	Swing - Glass Aluminium	6	ITEM	ESEN_Wk13ADep-1116	External - External
Doors	Sliding - Glass Aluminium	2	ITEM	ESEN_Wk13ADep-1117	External - External
External Floor Finishes	Concrete	40	SQM	ESEN_Wk13ADep-1118	External - External
External Floor Finishes	Floor Tiles	5	SQM	ESEN_Wk13ADep-1119	External - External
External Floor Finishes	Brick Pavers	35	SQM	ESEN_Wk13ADep-1120	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
External Paintwork	Paint	ESEN_Wk13ADep-1098	7	2
Roof Cladding	Curved - Colorbond	ESEN_Wk13ADep-1105	25	24
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-1106	25	24
Soffits & Gable Ends	Colorbond	ESEN_Wk13ADep-1107	25	24
Downpipes	Colorbond	ESEN_Wk13ADep-1108	15	14

Downpipes	PVC	ESEN_Wk13ADep-1109	20	15
Guttering	Fascia Gutter - Colorbond	ESEN_Wk13ADep-1110	15	12
Fascia	Timber	ESEN_Wk13ADep-1111	15	12
Wall Cladding	Cement Sheet	ESEN_Wk13ADep-1112	35	34
Wall Cladding	Metal Shade Louvres	ESEN_Wk13ADep-1113	15	12
Windows	Aluminium Framed	ESEN_Wk13ADep-1114	30	29
Windows	Jalousie (Louvre) - Steel Framed	ESEN_Wk13ADep-1115	30	29
Doors	Swing - Glass Aluminium	ESEN_Wk13ADep-1116	15	12
Doors	Sliding - Glass Aluminium	ESEN_Wk13ADep-1117	15	14
External Floor Finishes	Concrete	ESEN_Wk13ADep-1118	40	31
External Floor Finishes	Floor Tiles	ESEN_Wk13ADep-1119	20	15
External Floor Finishes	Brick Pavers	ESEN_Wk13ADep-1120	50	39

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
External Paintwork	Paint	ESEN_Wk13ADep-1098	4	2 - Worn
Roof Cladding	Curved - Colorbond	ESEN_Wk13ADep-1105	2	4 - Good
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-1106	2	4 - Good
Soffits & Gable Ends	Colorbond	ESEN_Wk13ADep-1107	2	4 - Good
Downpipes	Colorbond	ESEN_Wk13ADep-1108	2	4 - Good
Downpipes	PVC	ESEN_Wk13ADep-1109	3	3 - Fair
Guttering	Fascia Gutter - Colorbond	ESEN_Wk13ADep-1110	3	3 - Fair
Fascia	Timber	ESEN_Wk13ADep-1111	3	3 - Fair
Wall Cladding	Cement Sheet	ESEN_Wk13ADep-1112	2	4 - Good
Wall Cladding	Metal Shade Louvres	ESEN_Wk13ADep-1113	3	3 - Fair
Windows	Aluminium Framed	ESEN_Wk13ADep-1114	2	4 - Good
Windows	Jalousie (Louvre) - Steel Framed	ESEN_Wk13ADep-1115	2	4 - Good
Doors	Swing - Glass Aluminium	ESEN_Wk13ADep-1116	3	3 - Fair
Doors	Sliding - Glass Aluminium	ESEN_Wk13ADep-1117	2	4 - Good
External Floor Finishes	Concrete	ESEN_Wk13ADep-1118	3	3 - Fair
External Floor Finishes	Floor Tiles	ESEN_Wk13ADep-1119	3	3 - Fair

Major Repairs and Upgrade Expenditure

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

Asset Function and Details

Int. Furniture & Fittings comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Appliances	Dishwasher (Domestic)	1	ITEM	ESEN_Wk13ADep-1145	G - Lunch Room
Benchtops	Laminated	2	SQM	ESEN_Wk13ADep-1146	G - Lunch Room
Cupboards	Laminated	6	SQM	ESEN_Wk13ADep-1147	G - Lunch Room
Shelving	Laminated	1	SQM	ESEN_Wk13ADep-1148	G - Lunch Room

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Appliances	Dishwasher (Domestic)	ESEN_Wk13ADep-1145	10	10
Benchtops	Laminated	ESEN_Wk13ADep-1146	12	12
Cupboards	Laminated	ESEN_Wk13ADep-1147	12	12
Shelving	Laminated	ESEN_Wk13ADep-1148	12	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Appliances	Dishwasher (Domestic)	ESEN_Wk13ADep-1145	2	4 - Good
Benchtops	Laminated	ESEN_Wk13ADep-1146	2	4 - Good
Cupboards	Laminated	ESEN_Wk13ADep-1147	2	4 - Good
Shelving	Laminated	ESEN_Wk13ADep-1148	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Internal Fabric

Asset Function and Details

Internal Fabric comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Ceiling	Plasterboard	20	SQM	ESEN_Wk13ADep-1122	G - Access Passageway
Internal Partitions	Masonry	7	SQM	ESEN_Wk13ADep-1124	G - Access Passageway
Floor Covering	Tiles - Ceramic	20	SQM	ESEN_Wk13ADep-1125	G - Access Passageway
Internal Partitions	Concrete	6	SQM	ESEN_Wk13ADep-1123	G - Access Passageway 1
Ceiling	Plasterboard	113	SQM	ESEN_Wk13ADep-1137	G - Lunch Room
Wall Cladding	Plasterboard	80	SQM	ESEN_Wk13ADep-1139	G - Lunch Room
Internal Partitions	Timber Frame	40	SQM	ESEN_Wk13ADep-1138	G - Lunch Room
Floor Covering	Carpet - Tiles	32	SQM	ESEN_Wk13ADep-1140	G - Lunch Room
Floor Covering	Tiles - Ceramic	81	SQM	ESEN_Wk13ADep-1141	G - Lunch Room
Ceiling	Plasterboard	13	SQM	ESEN_Wk13ADep-1160	G - Access Passageway 2
Internal Partitions	Concrete	7	SQM	ESEN_Wk13ADep-1161	G - Access Passageway 2
Internal Partitions	Masonry	6	SQM	ESEN_Wk13ADep-1162	G - Access Passageway 2
Floor Covering	Tiles - Ceramic	13	SQM	ESEN_Wk13ADep-1163	G - Access Passageway 2
Doors	Fire or Heavy Duty - Solid Timber	2	ITEM	ESEN_Wk13ADep-1164	G - Access Passageway 2

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Ceiling	Plasterboard	ESEN_Wk13ADep-1122	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-1124	50	48
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-1125	20	20
Internal Partitions	Concrete	ESEN_Wk13ADep-1123	80	77
Ceiling	Plasterboard	ESEN_Wk13ADep-1137	30	29
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1139	25	24
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1138	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-1140	8	8

Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-1141	20	20
Ceiling	Plasterboard	ESEN_Wk13ADep-1160	30	29
Internal Partitions	Concrete	ESEN_Wk13ADep-1161	80	77
Internal Partitions	Masonry	ESEN_Wk13ADep-1162	50	48
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-1163	20	20
Doors	Fire or Heavy Duty - Solid Timber	ESEN_Wk13ADep-1164	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Ceiling	Plasterboard	ESEN_Wk13ADep-1122	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1124	2	4 - Good
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-1125	1	5 - Excellent
Internal Partitions	Concrete	ESEN_Wk13ADep-1123	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-1137	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1139	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1138	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-1140	2	4 - Good
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-1141	1	5 - Excellent
Ceiling	Plasterboard	ESEN_Wk13ADep-1160	2	4 - Good
Internal Partitions	Concrete	ESEN_Wk13ADep-1161	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1162	2	4 - Good
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-1163	1	5 - Excellent
Doors	Fire or Heavy Duty - Solid Timber	ESEN_Wk13ADep-1164	2	4 - Good

Major Repairs and Upgrade Expenditure

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

Asset Function and Details

Internal Finishes comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Wall Ceiling Finish	Ceiling Paint	20	SQM	ESEN_Wk13ADep-1126	G - Access Passageway
Wall Ceiling Finish	Ceiling Paint	113	SQM	ESEN_Wk13ADep-1142	G - Lunch Room
Wall Ceiling Finish	Wall Paint	190	SQM	ESEN_Wk13ADep-1143	G - Lunch Room
Wall Finish	Laminated Sheeting	2	SQM	ESEN_Wk13ADep-1144	G - Lunch Room
Wall Ceiling Finish	Ceiling Paint	13	SQM	ESEN_Wk13ADep-1165	G - Access Passageway 2
Wall Ceiling Finish	Wall Paint	4	SQM	ESEN_Wk13ADep-1166	G - Access Passageway 2

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1126	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1142	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1143	7	5
Wall Finish	Laminated Sheeting	ESEN_Wk13ADep-1144	10	10
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1165	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1166	7	7

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1126	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1142	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1143	3	3 - Fair
Wall Finish	Laminated Sheeting	ESEN_Wk13ADep-1144	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1165	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1166	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 - Compact (CFL)	4	ITEM	ESEN_Wk13ADep-1121	External - External
Internal Lighting	Fluorescent - Compact (CFL)	2	ITEM	ESEN_Wk13ADep-1127	G - Access Passageway
Security Measures	CCTV Cameras	1	ITEM	ESEN_Wk13ADep-1128	G - Access Passageway
Internal Lighting	Halogen - Downlight	12	ITEM	ESEN_Wk13ADep-1149	G - Lunch Room
Internal Lighting	Pendant	6	ITEM	ESEN_Wk13ADep-1150	G - Lunch Room
External Lighting	Spotlight	1	ITEM	ESEN_Wk13ADep-1151	G - Lunch Room
Internal Lighting	Fluorescent - Compact (CFL)	2	ITEM	ESEN_Wk13ADep-1167	G - Access Passageway 2
Security Measures	CCTV Cameras	1	ITEM	ESEN_Wk13ADep-1168	G - Access Passageway 2

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
External Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-1121	15	12
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-1127	15	14
Security Measures	CCTV Cameras	ESEN_Wk13ADep-1128	12	9
Internal Lighting	Halogen - Downlight	ESEN_Wk13ADep-1149	15	14
Internal Lighting	Pendant	ESEN_Wk13ADep-1150	15	14
External Lighting	Spotlight	ESEN_Wk13ADep-1151	15	14
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-1167	15	14
Security Measures	CCTV Cameras	ESEN_Wk13ADep-1168	12	9

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
External Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-1121	3	3 - Fair
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-1127	2	4 - Good
Security Measures	CCTV Cameras	ESEN_Wk13ADep-1128	3	3 - Fair
Internal Lighting	Halogen - Downlight	ESEN_Wk13ADep-1149	2	4 - Good

Internal Lighting	Pendant	ESEN_Wk13ADep-1150	2	4 - Good
External Lighting	Spotlight	ESEN_Wk13ADep-1151	2	4 - Good
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-1167	2	4 - Good
Security Measures	CCTV Cameras	ESEN_Wk13ADep-1168	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Security Measures										\$1,847

Services - Fire

Asset Function and Details

Services - Fire comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
ESM	Exit Signs	1	ITEM	ESEN_Wk13ADep-1129	G - Access Passageway
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk13ADep-1130	G - Access Passageway
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1131	G - Access Passageway
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1132	G - Access Passageway
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1868	G - Access Passageway
ESM	Emergency Lighting - Spitfire fitting	3	ITEM	ESEN_Wk13ADep-1152	G - Lunch Room
ESM	Exit Signs	1	ITEM	ESEN_Wk13ADep-1153	G - Lunch Room
ESM	Fire Blanket	1	ITEM	ESEN_Wk13ADep-1154	G - Lunch Room
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-1155	G - Lunch Room
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk13ADep-1156	G - Lunch Room
ESM	Smoke Detection/Alarm System	6	ITEM	ESEN_Wk13ADep-1157	G - Lunch Room
ESM	Exit Signs	1	ITEM	ESEN_Wk13ADep-1169	G - Access Passageway 2
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1170	G - Access Passageway 2
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1171	G - Access Passageway 2

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
ESM	Exit Signs	ESEN_Wk13ADep-1129	15	14
ESM	Fire Hose Reel	ESEN_Wk13ADep-1130	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1131	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1132	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1868		NA
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-1152	15	14
ESM	Exit Signs	ESEN_Wk13ADep-1153	15	14
ESM	Fire Blanket	ESEN_Wk13ADep-1154	15	14

ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1155	10	10
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1156	10	10
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1157	15	14
ESM	Exit Signs	ESEN_Wk13ADep-1169	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1170	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1171	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
ESM	Exit Signs	ESEN_Wk13ADep-1129	2	4 - Good
ESM	Fire Hose Reel	ESEN_Wk13ADep-1130	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1131	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1132	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1868		
ESM	Emergency Lighting - Spitfire fitting	ESEN_Wk13ADep-1152	2	4 - Good
ESM	Exit Signs	ESEN_Wk13ADep-1153	2	4 - Good
ESM	Fire Blanket	ESEN_Wk13ADep-1154	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1155	2	4 - Good
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1156	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1157	2	4 - Good
ESM	Exit Signs	ESEN_Wk13ADep-1169	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1170	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1171	3	3 - Fair

Major Repairs and Upgrade Expenditure

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

Asset Function and Details

Services - Hydraulic comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Instantaneous	Electric	1	ITEM	ESEN_Wk13ADep-1133	G - Lunch Room
Storage Unit	Small - Electric	1	ITEM	ESEN_Wk13ADep-1134	G - Lunch Room
Instantaneous	Electric	1	ITEM	ESEN_Wk13ADep-1869	G - Lunch Room

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Instantaneous	Electric	ESEN_Wk13ADep-1133	18	17
Storage Unit	Small - Electric	ESEN_Wk13ADep-1134	15	14
Instantaneous	Electric	ESEN_Wk13ADep-1869		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Instantaneous	Electric	ESEN_Wk13ADep-1133	2	4 - Good
Storage Unit	Small - Electric	ESEN_Wk13ADep-1134	2	4 - Good
Instantaneous	Electric	ESEN_Wk13ADep-1869		

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Services - Mechanical

Asset Function and Details

Services - Mechanical comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk13ADep-1095	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk13ADep-1097	External - External
Split Systems	Condenser - Small	1	ITEM	ESEN_Wk13ADep-1096	External - External
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1135	G - Lunch Room
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1136	G - Lunch Room
Fans	Cooling Fan - Ceiling / Wall (Domestic)	3	ITEM	ESEN_Wk13ADep-1158	G - Lunch Room

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Split Systems	Condenser - Small	ESEN_Wk13ADep-1095	10	8
Split Systems	Condenser - Small	ESEN_Wk13ADep-1097	10	8
Split Systems	Condenser - Small	ESEN_Wk13ADep-1096	10	8
Split Systems	High Wall A/C	ESEN_Wk13ADep-1135	10	10
Split Systems	High Wall A/C	ESEN_Wk13ADep-1136	10	10
Fans	Cooling Fan - Ceiling / Wall (Domestic)	ESEN_Wk13ADep-1158	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Split Systems	Condenser - Small	ESEN_Wk13ADep-1095	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk13ADep-1097	3	3 - Fair
Split Systems	Condenser - Small	ESEN_Wk13ADep-1096	3	3 - Fair
Split Systems	High Wall A/C	ESEN_Wk13ADep-1135	2	4 - Good
Split Systems	High Wall A/C	ESEN_Wk13ADep-1136	2	4 - Good
Fans	Cooling Fan - Ceiling / Wall (Domestic)	ESEN_Wk13ADep-1158	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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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_Wk13ADep-1159	G - Lunch Room

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk13ADep-1159	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk13ADep-1159	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

Services - Fire	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1868	Dislodged speaker Re-fit dislodged speaker	Within 12 months	\$50

Services - Hydraulic	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Instantaneous	Electric	ESEN_Wk13ADep-1869	Unit damaged Repair damaged unit	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.





Rubbish Shed Asset Management Plan

Kelso depot - Rubbish Shed

Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia

16 November 2022

Macutex Quality Assurance Auditing

Prepared for:	Essential Energy 2021
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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 Rubbish Shed and its asset base.

The building is located within Kelso depot site at Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia.

Data in this report was acquired during an audit conducted 27/10/2020.

Rubbish Shed



Rubbish Shed is approximately 13 sqms

The site asset base was audited where applicable as follows:

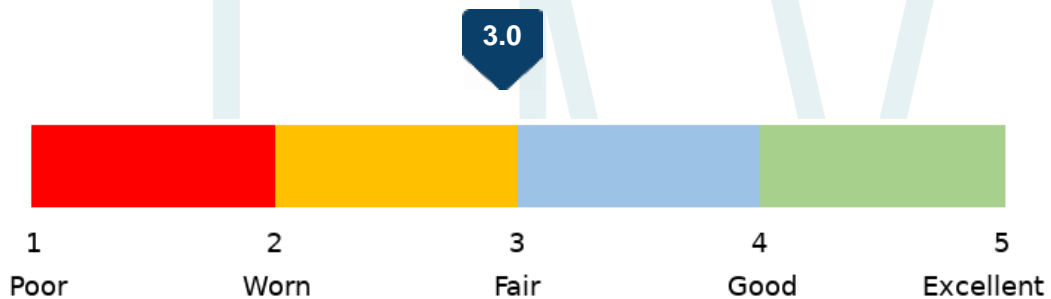
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external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

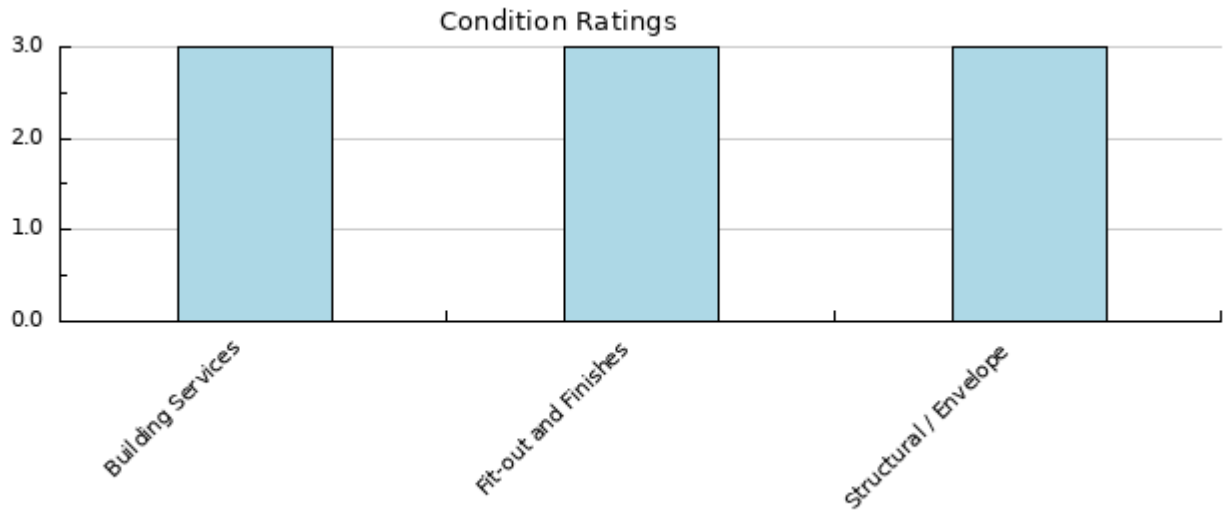
This audit has been rated on the following condition rating criteria:

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

Rubbish Shed was assessed on 27/10/2020. 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
Foundation	Concrete slab	13	SQM	ESEN_Wk13ADep-1172	External - External
Structural Beams	Metal/Steel	20	LM	ESEN_Wk13ADep-1174	External - External
Wall Structure	Metal/Steel Frame	25	SQM	ESEN_Wk13ADep-1175	External - External
Roof Structure	Metal/Steel - Frame	13	SQM	ESEN_Wk13ADep-1176	External - External
Structural Columns	Metal/Steel	30	LM	ESEN_Wk13ADep-1173	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Foundation	Concrete slab	ESEN_Wk13ADep-1172	80	62
Structural Beams	Metal/Steel	ESEN_Wk13ADep-1174	50	39
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-1175	50	39
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-1176	50	39
Structural Columns	Metal/Steel	ESEN_Wk13ADep-1173	50	39

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Foundation	Concrete slab	ESEN_Wk13ADep-1172	3	3 - Fair
Structural Beams	Metal/Steel	ESEN_Wk13ADep-1174	3	3 - Fair
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-1175	3	3 - Fair
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-1176	3	3 - Fair
Structural Columns	Metal/Steel	ESEN_Wk13ADep-1173	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	Flat - Colorbond	13	SQM	ESEN_Wk13ADep-1177	External - External
Downpipes	Colorbond	5	LM	ESEN_Wk13ADep-1178	External - External
Guttering	Fascia Gutter - Colorbond	6	LM	ESEN_Wk13ADep-1179	External - External
Wall Cladding	Colorbond	25	SQM	ESEN_Wk13ADep-1180	External - External
Doors	Swing - Steel Mesh	2	ITEM	ESEN_Wk13ADep-1182	External - External
Doors	Swing - Steel	1	ITEM	ESEN_Wk13ADep-1181	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Cladding	Flat - Colorbond	ESEN_Wk13ADep-1177	25	19
Downpipes	Colorbond	ESEN_Wk13ADep-1178	15	12
Guttering	Fascia Gutter - Colorbond	ESEN_Wk13ADep-1179	15	12
Wall Cladding	Colorbond	ESEN_Wk13ADep-1180	25	19
Doors	Swing - Steel Mesh	ESEN_Wk13ADep-1182	20	15
Doors	Swing - Steel	ESEN_Wk13ADep-1181	20	15

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Cladding	Flat - Colorbond	ESEN_Wk13ADep-1177	3	3 - Fair
Downpipes	Colorbond	ESEN_Wk13ADep-1178	3	3 - Fair
Guttering	Fascia Gutter - Colorbond	ESEN_Wk13ADep-1179	3	3 - Fair
Wall Cladding	Colorbond	ESEN_Wk13ADep-1180	3	3 - Fair
Doors	Swing - Steel Mesh	ESEN_Wk13ADep-1182	3	3 - Fair
Doors	Swing - Steel	ESEN_Wk13ADep-1181	3	3 - Fair

Major Repairs and Upgrade Expenditure

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

Asset Function and Details

Services - Fire comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk13ADep-1183	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1183	10	8

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1183	3	3 - Fair

Major Repairs and Upgrade Expenditure

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

Site

Asset Function and Details

Site comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Landscaping	Vegetation - Trees - Large Mature	1	ITEM	ESEN_Wk13ADep-1870	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Landscaping	Vegetation - Trees - Large Mature	ESEN_Wk13ADep-1870		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Landscaping	Vegetation - Trees - Large Mature	ESEN_Wk13ADep-1870		

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	Vegetation - Trees - Large Mature	ESEN_Wk13ADep-1870	Overhanging tree - risk to asset Maintain by trimming back from building	Within 12 months	\$1,000



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.





Site Asset Management Plan

Kelso depot - Site

Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia

16 November 2022

Macutex Quality Assurance Auditing

Prepared for:	Essential Energy 2021
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Site Address:	Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia
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1. Introduction

1.1 Background

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

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

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

2. Scope

This AMP covers the Site and its asset base.

The building is located within Kelso depot site at Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia.

Data in this report was acquired during an audit conducted 27/10/2020.

Site



Site is approximately 45110 sqms

The site asset base was audited where applicable as follows:

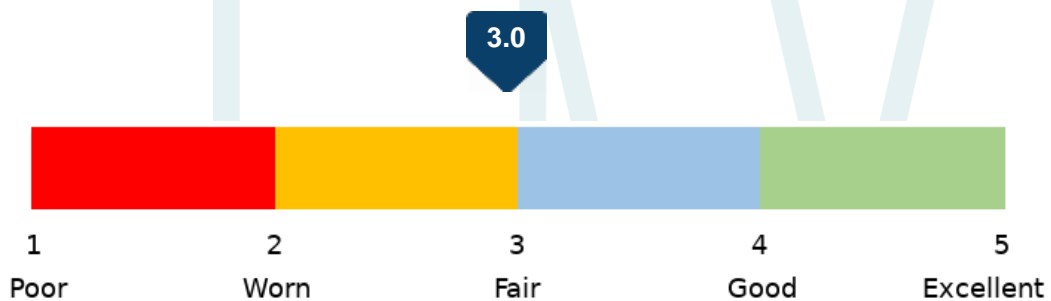
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external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

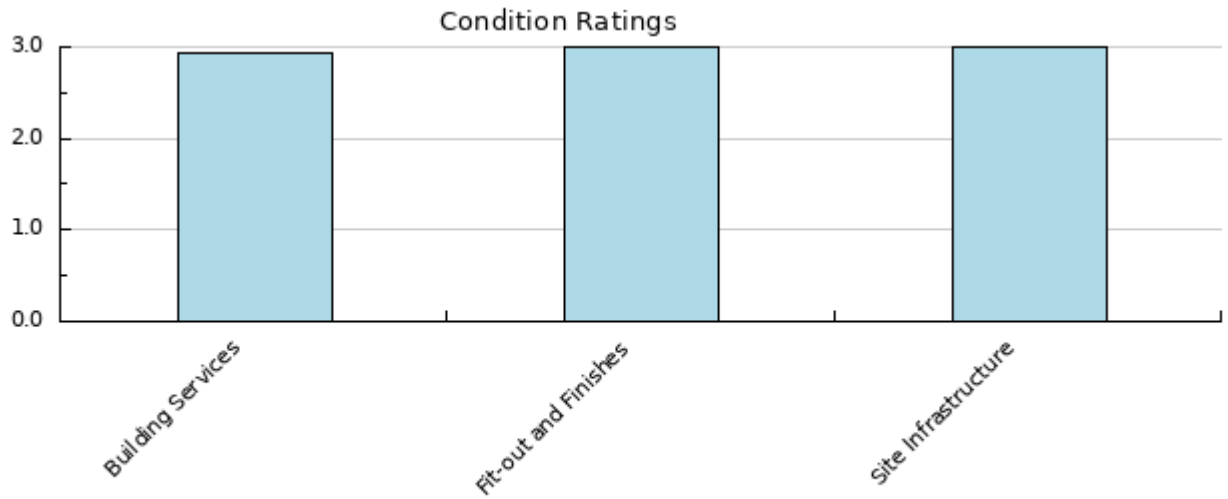
This audit has been rated on the following condition rating criteria:

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 27/10/2020. 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.

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	88	ITEM	ESEN_Wk13ADep-1202	Site - Site
Fixed Tables	Concrete	1	ITEM	ESEN_Wk13ADep-1203	Site - Site
Bollards	Metal/Steel	6	ITEM	ESEN_Wk13ADep-1871	Site - Site

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Bollards	Metal/Steel	ESEN_Wk13ADep-1202	20	15
Fixed Tables	Concrete	ESEN_Wk13ADep-1203	80	62
Bollards	Metal/Steel	ESEN_Wk13ADep-1871		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Bollards	Metal/Steel	ESEN_Wk13ADep-1202	3	3 - Fair
Fixed Tables	Concrete	ESEN_Wk13ADep-1203	3	3 - Fair
Bollards	Metal/Steel	ESEN_Wk13ADep-1871		

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 - Compact (CFL)	4	ITEM	ESEN_Wk13ADep-1204	Site - Site
External Lighting	Flood	8	ITEM	ESEN_Wk13ADep-1205	Site - Site
External Lighting	Sodium Light	13	ITEM	ESEN_Wk13ADep-1206	Site - Site

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
External Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-1204	15	12
External Lighting	Flood	ESEN_Wk13ADep-1205	15	12
External Lighting	Sodium Light	ESEN_Wk13ADep-1206	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
External Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-1204	3	3 - Fair
External Lighting	Flood	ESEN_Wk13ADep-1205	3	3 - Fair
External Lighting	Sodium Light	ESEN_Wk13ADep-1206	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	Hydrant	1	ITEM	ESEN_Wk13ADep-1208	Site - Site
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk13ADep-1210	Site - Site
ESM	Hydrant	1	ITEM	ESEN_Wk13ADep-1209	Site - Site
ESM	Booster Assembly	1	ITEM	ESEN_Wk13ADep-1207	Site - Site

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
ESM	Hydrant	ESEN_Wk13ADep-1208	20	15
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1210	10	8
ESM	Hydrant	ESEN_Wk13ADep-1209	20	15
ESM	Booster Assembly	ESEN_Wk13ADep-1207	35	27

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
ESM	Hydrant	ESEN_Wk13ADep-1208	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1210	3	3 - Fair
ESM	Hydrant	ESEN_Wk13ADep-1209	3	3 - Fair
ESM	Booster Assembly	ESEN_Wk13ADep-1207	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Services - Utility

Asset Function and Details

Services - Utility comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Water Meter	Water Meter	1	ITEM	ESEN_Wk13ADep-1211	Site - Site

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Water Meter	Water Meter	ESEN_Wk13ADep-1211	25	19

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Water Meter	Water Meter	ESEN_Wk13ADep-1211	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Site

Asset Function and Details

Site comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Boundary Walls, Fencing and Gates	Electric Swing Gate	1	ITEM	ESEN_Wk13ADep-1184	Site - Site
Boundary Walls, Fencing and Gates	Electric Swing Gate	1	ITEM	ESEN_Wk13ADep-1186	Site - Site
Outbuildings	Shed Small <10sqm	1	ITEM	ESEN_Wk13ADep-1188	Site - Site
Outbuildings	Shed Small <10sqm	1	ITEM	ESEN_Wk13ADep-1187	Site - Site
Outbuildings	Shed Medium - 20sqm	1	ITEM	ESEN_Wk13ADep-1189	Site - Site
Outbuildings	Shed Medium - 20sqm	1	ITEM	ESEN_Wk13ADep-1190	Site - Site
Outbuildings	Shed Medium - 20sqm	1	ITEM	ESEN_Wk13ADep-1191	Site - Site
Roads & Carparks	Roads - Unsealed	3180	SQM	ESEN_Wk13ADep-1193	Site - Site
Outbuildings	Shed Medium - 20sqm	1	ITEM	ESEN_Wk13ADep-1192	Site - Site
Boundary Walls, Fencing and Gates	Chain Link Fencing (>2m)	380	LM	ESEN_Wk13ADep-1212	Site - Site
Boundary Walls, Fencing and Gates	Post and Rail Fencing (<1m)	670	LM	ESEN_Wk13ADep-1214	Site - Site
Boundary Walls, Fencing and Gates	Brick or Block Walls (>2m)	45	LM	ESEN_Wk13ADep-1213	Site - Site
Boundary Walls, Fencing and Gates	Chain Link Gates (>2m)	5	ITEM	ESEN_Wk13ADep-1215	Site - Site
Boundary Walls, Fencing and Gates	Metal Gates (>2m)	6	ITEM	ESEN_Wk13ADep-1216	Site - Site
Landscaping	Concrete - Pavers	170	SQM	ESEN_Wk13ADep-1217	Site - Site
Landscaping	Concrete - Poured	340	SQM	ESEN_Wk13ADep-1218	Site - Site
Landscaping	Gravel	60	SQM	ESEN_Wk13ADep-1219	Site - Site
Roads & Carparks	Roads - Concrete	10763	SQM	ESEN_Wk13ADep-1224	Site - Site
Retaining Walls	Concrete	25	SQM	ESEN_Wk13ADep-1220	Site - Site
Retaining Walls	Masonry	160	SQM	ESEN_Wk13ADep-1221	Site - Site
Roads & Carparks	Carpark - Concrete	2885	SQM	ESEN_Wk13ADep-1223	Site - Site
Roads & Carparks	Carpark - Asphalt	1783	SQM	ESEN_Wk13ADep-1222	Site - Site
Stormwater & Drainage	Stormwater Pit - Metal Cover	26	ITEM	ESEN_Wk13ADep-1225	Site - Site
Stormwater & Drainage	Kerb and Channel - Concrete	680	LM	ESEN_Wk13ADep-1226	Site - Site
Stormwater & Drainage	Open Spoon Drains - Concrete (3m wide)	60	LM	ESEN_Wk13ADep-1227	Site - Site

Landscaping	Vegetation - Trees - Large Mature	6	ITEM	ESEN_Wk13ADep-1879	Site - Site
Retaining Walls	Masonry	25	SQM	ESEN_Wk13ADep-1880	Site - Site
Roads & Carparks	Carpark - Concrete	60	SQM	ESEN_Wk13ADep-1882	Site - Site
Roads & Carparks	Carpark - Asphalt	120	SQM	ESEN_Wk13ADep-1881	Site - Site
Stormwater & Drainage	Kerb and Channel - Concrete	30	LM	ESEN_Wk13ADep-1883	Site - Site
Boundary Walls, Fencing and Gates	Electric Swing Gate	1	ITEM	ESEN_Wk13ADep-1185	Site - Site

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Boundary Walls, Fencing and Gates	Electric Swing Gate	ESEN_Wk13ADep-1184	20	15
Boundary Walls, Fencing and Gates	Electric Swing Gate	ESEN_Wk13ADep-1186	20	15
Outbuildings	Shed Small <10sqm	ESEN_Wk13ADep-1188	20	15
Outbuildings	Shed Small <10sqm	ESEN_Wk13ADep-1187	20	15
Outbuildings	Shed Medium - 20sqm	ESEN_Wk13ADep-1189	20	15
Outbuildings	Shed Medium - 20sqm	ESEN_Wk13ADep-1190	20	15
Outbuildings	Shed Medium - 20sqm	ESEN_Wk13ADep-1191	20	19
Roads & Carparks	Roads - Unsealed	ESEN_Wk13ADep-1193	5	1
Outbuildings	Shed Medium - 20sqm	ESEN_Wk13ADep-1192	20	15
Boundary Walls, Fencing and Gates	Chain Link Fencing (>2m)	ESEN_Wk13ADep-1212	22	17
Boundary Walls, Fencing and Gates	Post and Rail Fencing (<1m)	ESEN_Wk13ADep-1214	15	14
Boundary Walls, Fencing and Gates	Brick or Block Walls (>2m)	ESEN_Wk13ADep-1213	40	31
Boundary Walls, Fencing and Gates	Chain Link Gates (>2m)	ESEN_Wk13ADep-1215	22	17
Boundary Walls, Fencing and Gates	Metal Gates (>2m)	ESEN_Wk13ADep-1216	20	15
Landscaping	Concrete - Pavers	ESEN_Wk13ADep-1217	80	62
Landscaping	Concrete - Poured	ESEN_Wk13ADep-1218	80	62
Landscaping	Gravel	ESEN_Wk13ADep-1219	5	4
Roads & Carparks	Roads - Concrete	ESEN_Wk13ADep-1224	40	31
Retaining Walls	Concrete	ESEN_Wk13ADep-1220	80	62
Retaining Walls	Masonry	ESEN_Wk13ADep-1221	50	39
Roads & Carparks	Carpark - Concrete	ESEN_Wk13ADep-1223	40	31
Roads & Carparks	Carpark - Asphalt	ESEN_Wk13ADep-1222	20	15

Stormwater & Drainage	Stormwater Pit - Metal Cover	ESEN_Wk13ADep-1225	40	31
Stormwater & Drainage	Kerb and Channel - Concrete	ESEN_Wk13ADep-1226	40	31
Stormwater & Drainage	Open Spoon Drains - Concrete (3m wide)	ESEN_Wk13ADep-1227	20	15
Landscaping	Vegetation - Trees - Large Mature	ESEN_Wk13ADep-1879		NA
Retaining Walls	Masonry	ESEN_Wk13ADep-1880		NA
Roads & Carparks	Carpark - Concrete	ESEN_Wk13ADep-1882		NA
Roads & Carparks	Carpark - Asphalt	ESEN_Wk13ADep-1881		NA
Stormwater & Drainage	Kerb and Channel - Concrete	ESEN_Wk13ADep-1883		NA
Boundary Walls, Fencing and Gates	Electric Swing Gate	ESEN_Wk13ADep-1185	20	5

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Boundary Walls, Fencing and Gates	Electric Swing Gate	ESEN_Wk13ADep-1184	3	3 - Fair
Boundary Walls, Fencing and Gates	Electric Swing Gate	ESEN_Wk13ADep-1186	3	3 - Fair
Outbuildings	Shed Small <10sqm	ESEN_Wk13ADep-1188	3	3 - Fair
Outbuildings	Shed Small <10sqm	ESEN_Wk13ADep-1187	3	3 - Fair
Outbuildings	Shed Medium - 20sqm	ESEN_Wk13ADep-1189	3	3 - Fair
Outbuildings	Shed Medium - 20sqm	ESEN_Wk13ADep-1190	3	3 - Fair
Outbuildings	Shed Medium - 20sqm	ESEN_Wk13ADep-1191	2	4 - Good
Roads & Carparks	Roads - Unsealed	ESEN_Wk13ADep-1193	4	2 - Worn
Outbuildings	Shed Medium - 20sqm	ESEN_Wk13ADep-1192	3	3 - Fair
Boundary Walls, Fencing and Gates	Chain Link Fencing (>2m)	ESEN_Wk13ADep-1212	3	3 - Fair
Boundary Walls, Fencing and Gates	Post and Rail Fencing (<1m)	ESEN_Wk13ADep-1214	2	4 - Good
Boundary Walls, Fencing and Gates	Brick or Block Walls (>2m)	ESEN_Wk13ADep-1213	3	3 - Fair
Boundary Walls, Fencing and Gates	Chain Link Gates (>2m)	ESEN_Wk13ADep-1215	3	3 - Fair
Boundary Walls, Fencing and Gates	Metal Gates (>2m)	ESEN_Wk13ADep-1216	3	3 - Fair
Landscaping	Concrete - Pavers	ESEN_Wk13ADep-1217	3	3 - Fair
Landscaping	Concrete - Poured	ESEN_Wk13ADep-1218	3	3 - Fair
Landscaping	Gravel	ESEN_Wk13ADep-1219	3	3 - Fair
Roads & Carparks	Roads - Concrete	ESEN_Wk13ADep-1224	3	3 - Fair
Retaining Walls	Concrete	ESEN_Wk13ADep-1220	3	3 - Fair

Retaining Walls	Masonry	ESEN_Wk13ADep-1221	3	3 - Fair
Roads & Carparks	Carpark - Concrete	ESEN_Wk13ADep-1223	3	3 - Fair
Roads & Carparks	Carpark - Asphalt	ESEN_Wk13ADep-1222	3	3 - Fair
Stormwater & Drainage	Stormwater Pit - Metal Cover	ESEN_Wk13ADep-1225	3	3 - Fair
Stormwater & Drainage	Kerb and Channel - Concrete	ESEN_Wk13ADep-1226	3	3 - Fair
Stormwater & Drainage	Open Spoon Drains - Concrete (3m wide)	ESEN_Wk13ADep-1227	3	3 - Fair
Landscaping	Vegetation - Trees - Large Mature	ESEN_Wk13ADep-1879		
Retaining Walls	Masonry	ESEN_Wk13ADep-1880		
Roads & Carparks	Carpark - Concrete	ESEN_Wk13ADep-1882		
Roads & Carparks	Carpark - Asphalt	ESEN_Wk13ADep-1881		
Stormwater & Drainage	Kerb and Channel - Concrete	ESEN_Wk13ADep-1883		
Boundary Walls, Fencing and Gates	Electric Swing Gate	ESEN_Wk13ADep-1185	4	2 - Worn

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Boundary Walls, Fencing and Gates										

\$8,400

Statutory Equipment

Asset Function and Details

Statutory Equipment comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Storage Unit	Industrial - Pallet racking	4	ITEM	ESEN_Wk13ADep-1194	Site - Site
Switchboards	Sub-board	1	ITEM	ESEN_Wk13ADep-1196	Site - Site
Switchboards	Sub-board	1	ITEM	ESEN_Wk13ADep-1195	Site - Site
Switchboards	Sub-board	1	ITEM	ESEN_Wk13ADep-1197	Site - Site
Switchboards	Sub-board	1	ITEM	ESEN_Wk13ADep-1198	Site - Site
Switchboards	Sub-board	1	ITEM	ESEN_Wk13ADep-1199	Site - Site
Switchboards	Sub-board	1	ITEM	ESEN_Wk13ADep-1200	Site - Site
Switchboards	Sub-board	1	ITEM	ESEN_Wk13ADep-1201	Site - Site
Switchboards	Sub-board	1	ITEM	ESEN_Wk13ADep-1872	Site - Site
Switchboards	Sub-board	1	ITEM	ESEN_Wk13ADep-1874	Site - Site
Switchboards	Sub-board	1	ITEM	ESEN_Wk13ADep-1873	Site - Site
Switchboards	Sub-board	1	ITEM	ESEN_Wk13ADep-1875	Site - Site
Switchboards	Sub-board	1	ITEM	ESEN_Wk13ADep-1876	Site - Site
Switchboards	Sub-board	1	ITEM	ESEN_Wk13ADep-1877	Site - Site
Switchboards	Sub-board	1	ITEM	ESEN_Wk13ADep-1878	Site - Site

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Storage Unit	Industrial - Pallet racking	ESEN_Wk13ADep-1194	15	14
Switchboards	Sub-board	ESEN_Wk13ADep-1196	25	19
Switchboards	Sub-board	ESEN_Wk13ADep-1195	25	19
Switchboards	Sub-board	ESEN_Wk13ADep-1197	25	19
Switchboards	Sub-board	ESEN_Wk13ADep-1198	25	19
Switchboards	Sub-board	ESEN_Wk13ADep-1199	25	19
Switchboards	Sub-board	ESEN_Wk13ADep-1200	25	19

Switchboards	Sub-board	ESEN_Wk13ADep-1201	25	19
Switchboards	Sub-board	ESEN_Wk13ADep-1872		NA
Switchboards	Sub-board	ESEN_Wk13ADep-1874		NA
Switchboards	Sub-board	ESEN_Wk13ADep-1873		NA
Switchboards	Sub-board	ESEN_Wk13ADep-1875		NA
Switchboards	Sub-board	ESEN_Wk13ADep-1876		NA
Switchboards	Sub-board	ESEN_Wk13ADep-1877		NA
Switchboards	Sub-board	ESEN_Wk13ADep-1878		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Storage Unit	Industrial - Pallet racking	ESEN_Wk13ADep-1194	2	4 - Good
Switchboards	Sub-board	ESEN_Wk13ADep-1196	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk13ADep-1195	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk13ADep-1197	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk13ADep-1198	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk13ADep-1199	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk13ADep-1200	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk13ADep-1201	3	3 - Fair
Switchboards	Sub-board	ESEN_Wk13ADep-1872		
Switchboards	Sub-board	ESEN_Wk13ADep-1874		
Switchboards	Sub-board	ESEN_Wk13ADep-1873		
Switchboards	Sub-board	ESEN_Wk13ADep-1875		
Switchboards	Sub-board	ESEN_Wk13ADep-1876		
Switchboards	Sub-board	ESEN_Wk13ADep-1877		
Switchboards	Sub-board	ESEN_Wk13ADep-1878		

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

Ext. Furniture & Fittings	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
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Bollards	Metal/Steel	ESEN_Wk13ADep-1871	Damage observed to bollards Replace damaged bollards	Within 1-2 years	\$90
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Site	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
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Landscaping	Vegetation - Trees - Large Mature	ESEN_Wk13ADep-1879	Overhanging tree - risk to asset Maintain by trimming back from fence	Within 12 months	\$6,000
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Retaining Walls	Masonry	ESEN_Wk13ADep-1880	Damage observed to retaining wall Repair damaged sections of retaining wall and leave in good order	Within 1-2 years	\$3,750
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Roads & Carparks	Carpark - Concrete	ESEN_Wk13ADep-1882	Damage observed to surface material Repair damaged sections of surface material, and leave in good order	Within 1-2 years	\$6,000
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Roads & Carparks	Carpark - Asphalt	ESEN_Wk13ADep-1881	Damage observed to surface material Repair damaged sections of surface material, and leave in good order	Within 1-2 years	\$12,000
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Stormwater & Drainage	Kerb and Channel - Concrete	ESEN_Wk13ADep-1883	Damage observed to kerb Repair damaged sections of kerb and leave in good order	Within 1-2 years	\$4,500
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Statutory Equipment	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
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Switchboards	Sub-board	ESEN_Wk13ADep-1872	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
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Switchboards	Sub-board	ESEN_Wk13ADep-1874	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
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Switchboards	Sub-board	ESEN_Wk13ADep-1873	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
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Switchboards	Sub-board	ESEN_Wk13ADep-1875	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
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Switchboards	Sub-board	ESEN_Wk13ADep-1876	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
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Switchboards	Sub-board	ESEN_Wk13ADep-1877	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
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Switchboards	Sub-board	ESEN_Wk13ADep-1878	Switchboard - RCDs not tested Test and Tag Element	Within 1-3 months	\$50
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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.





Storage Shed Asset Management Plan

Kelso depot - Storage Shed

Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia

16 November 2022

Macutex Quality Assurance Auditing

Prepared for:	Essential Energy 2021
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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 Storage Shed and its asset base.

The building is located within Kelso depot site at Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia.

Data in this report was acquired during an audit conducted 27/10/2020.

Storage Shed



Storage Shed is approximately 210 sqms

The site asset base was audited where applicable as follows:

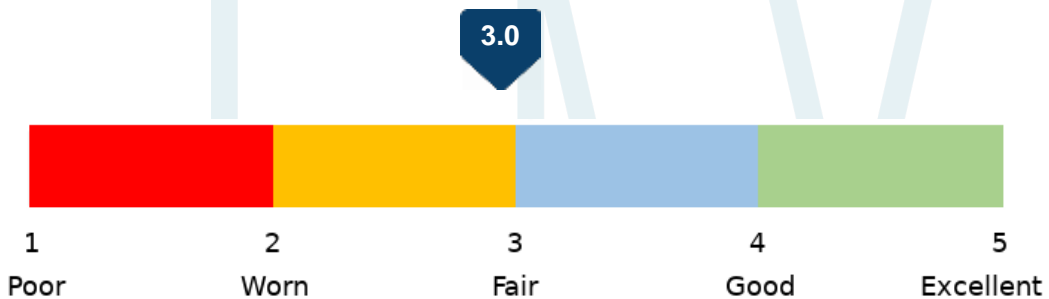
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external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

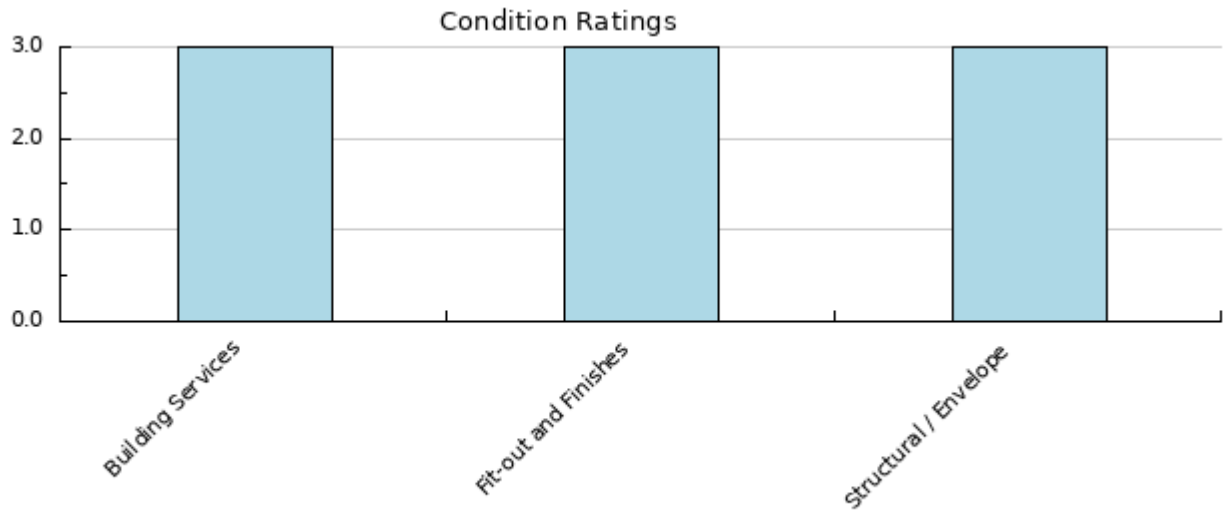
This audit has been rated on the following condition rating criteria:

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

Storage Shed was assessed on 27/10/2020. 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
Wall Structure	Metal/Steel Frame	170	SQM	ESEN_Wk13ADep-1232	External - External
Roof Structure	Metal/Steel - Frame	210	SQM	ESEN_Wk13ADep-1233	External - External
Structural Beams	Metal/Steel	60	LM	ESEN_Wk13ADep-1231	External - External
Foundation	Concrete slab	210	SQM	ESEN_Wk13ADep-1229	External - External
Structural Columns	Metal/Steel	60	LM	ESEN_Wk13ADep-1230	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-1232	50	39
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-1233	50	39
Structural Beams	Metal/Steel	ESEN_Wk13ADep-1231	50	39
Foundation	Concrete slab	ESEN_Wk13ADep-1229	80	62
Structural Columns	Metal/Steel	ESEN_Wk13ADep-1230	50	39

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-1232	3	3 - Fair
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-1233	3	3 - Fair
Structural Beams	Metal/Steel	ESEN_Wk13ADep-1231	3	3 - Fair
Foundation	Concrete slab	ESEN_Wk13ADep-1229	3	3 - Fair
Structural Columns	Metal/Steel	ESEN_Wk13ADep-1230	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	5	ITEM	ESEN_Wk13ADep-1238	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Bollards	Metal/Steel	ESEN_Wk13ADep-1238	20	15

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Bollards	Metal/Steel	ESEN_Wk13ADep-1238	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	210	SQM	ESEN_Wk13ADep-1234	External - External
Downpipes	Colorbond	15	LM	ESEN_Wk13ADep-1235	External - External
Guttering	Fascia Gutter - Colorbond	40	LM	ESEN_Wk13ADep-1236	External - External
Wall Cladding	Colorbond	160	SQM	ESEN_Wk13ADep-1237	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-1234	25	19
Downpipes	Colorbond	ESEN_Wk13ADep-1235	15	12
Guttering	Fascia Gutter - Colorbond	ESEN_Wk13ADep-1236	15	12
Wall Cladding	Colorbond	ESEN_Wk13ADep-1237	25	19

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-1234	3	3 - Fair
Downpipes	Colorbond	ESEN_Wk13ADep-1235	3	3 - Fair
Guttering	Fascia Gutter - Colorbond	ESEN_Wk13ADep-1236	3	3 - Fair
Wall Cladding	Colorbond	ESEN_Wk13ADep-1237	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	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk13ADep-1239	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1239	10	8

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1239	3	3 - Fair

Major Repairs and Upgrade Expenditure

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

Statutory Equipment

Asset Function and Details

Statutory Equipment comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Storage Unit	Industrial - Pallet racking	3	ITEM	ESEN_Wk13ADep-1228	External - External
Storage Unit	Industrial - Pallet racking	3	ITEM	ESEN_Wk13ADep-1884	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Storage Unit	Industrial - Pallet racking	ESEN_Wk13ADep-1228	15	12
Storage Unit	Industrial - Pallet racking	ESEN_Wk13ADep-1884		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Storage Unit	Industrial - Pallet racking	ESEN_Wk13ADep-1228	3	3 - Fair
Storage Unit	Industrial - Pallet racking	ESEN_Wk13ADep-1884		

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
Storage Unit	Industrial - Pallet racking	ESEN_Wk13ADep-1884	Palette racking - 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.





Transformer shed Asset Management Plan

Kelso depot - Transformer shed

Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia

16 November 2022

Macutex Quality Assurance Auditing

Prepared for:	Essential Energy 2021
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1. Introduction

1.1 Background

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

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

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

2. Scope

This AMP covers the Transformer shed and its asset base.

The building is located within Kelso depot site at Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia.

Data in this report was acquired during an audit conducted 27/10/2020.

Transformer shed



Transformer shed is approximately 113 sqms

The site asset base was audited where applicable as follows:

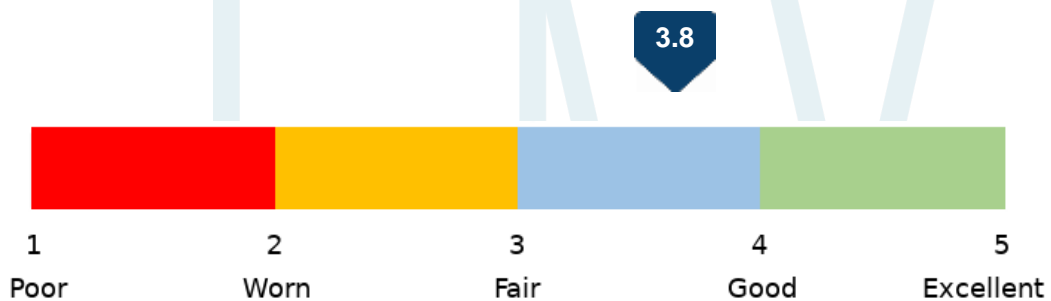
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external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

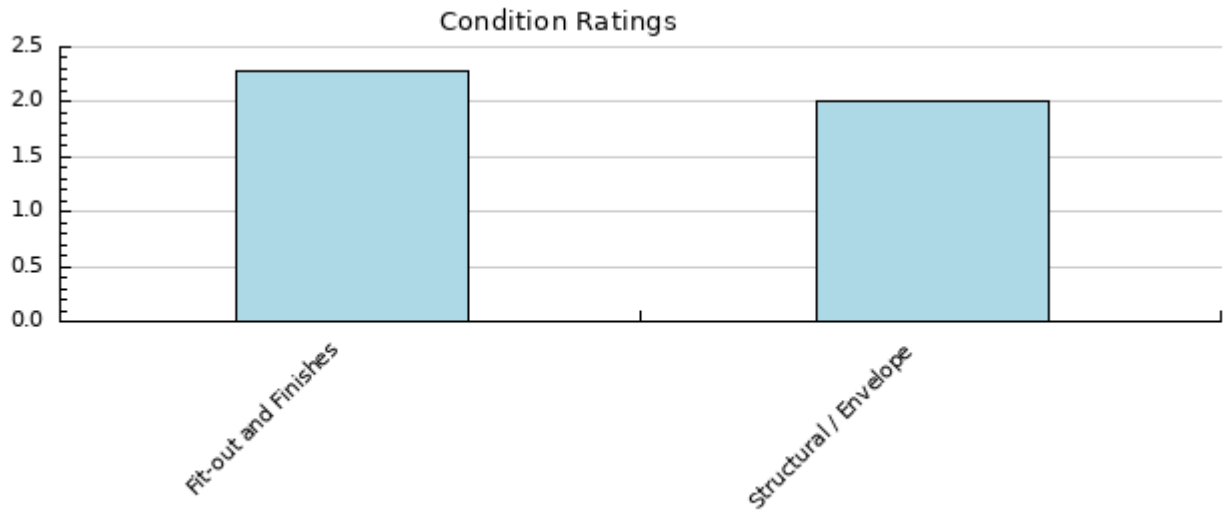
This audit has been rated on the following condition rating criteria:

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

Transformer shed was assessed on 27/10/2020. 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
Foundation	Concrete slab	130	SQM	ESEN_Wk13ADep-1241	External - External
Structural Beams	Metal/Steel	60	LM	ESEN_Wk13ADep-1243	External - External
Wall Structure	Metal/Steel Frame	220	SQM	ESEN_Wk13ADep-1244	External - External
Roof Structure	Metal/Steel - Frame	145	SQM	ESEN_Wk13ADep-1245	External - External
Structural Columns	Metal/Steel	45	LM	ESEN_Wk13ADep-1242	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Foundation	Concrete slab	ESEN_Wk13ADep-1241	80	77
Structural Beams	Metal/Steel	ESEN_Wk13ADep-1243	50	48
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-1244	50	48
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-1245	50	48
Structural Columns	Metal/Steel	ESEN_Wk13ADep-1242	50	48

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Foundation	Concrete slab	ESEN_Wk13ADep-1241	2	4 - Good
Structural Beams	Metal/Steel	ESEN_Wk13ADep-1243	2	4 - Good
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-1244	2	4 - Good
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-1245	2	4 - Good
Structural Columns	Metal/Steel	ESEN_Wk13ADep-1242	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	145	SQM	ESEN_Wk13ADep-1246	External - External
Downpipes	Colorbond	10	LM	ESEN_Wk13ADep-1247	External - External
Guttering	Fascia Gutter - Colorbond	15	LM	ESEN_Wk13ADep-1248	External - External
Wall Cladding	Colorbond	220	SQM	ESEN_Wk13ADep-1249	External - External
Doors	Swing - Steel	1	ITEM	ESEN_Wk13ADep-1250	External - External
Doors	Sliding - Steel	3	ITEM	ESEN_Wk13ADep-1251	External - External
Wall Cladding	Colorbond	5	SQM	ESEN_Wk13ADep-1885	External - External
Doors	Sliding - Steel	3	ITEM	ESEN_Wk13ADep-1886	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-1246	25	24
Downpipes	Colorbond	ESEN_Wk13ADep-1247	15	14
Guttering	Fascia Gutter - Colorbond	ESEN_Wk13ADep-1248	15	14
Wall Cladding	Colorbond	ESEN_Wk13ADep-1249	25	24
Doors	Swing - Steel	ESEN_Wk13ADep-1250	20	19
Doors	Sliding - Steel	ESEN_Wk13ADep-1251	20	15
Wall Cladding	Colorbond	ESEN_Wk13ADep-1885		NA
Doors	Sliding - Steel	ESEN_Wk13ADep-1886		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-1246	2	4 - Good
Downpipes	Colorbond	ESEN_Wk13ADep-1247	2	4 - Good
Guttering	Fascia Gutter - Colorbond	ESEN_Wk13ADep-1248	2	4 - Good
Wall Cladding	Colorbond	ESEN_Wk13ADep-1249	2	4 - Good

Doors	Swing - Steel	ESEN_Wk13ADep-1250	2	4 - Good
Doors	Sliding - Steel	ESEN_Wk13ADep-1251	3	3 - Fair
Wall Cladding	Colorbond	ESEN_Wk13ADep-1885		
Doors	Sliding - Steel	ESEN_Wk13ADep-1886		

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	113	SQM	ESEN_Wk13ADep-1240	G - Transformer store

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Floor Finish	Epoxy	ESEN_Wk13ADep-1240	5	4

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Floor Finish	Epoxy	ESEN_Wk13ADep-1240	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Floor Finish				\$5,797						

Appendix A - Maintenance Plan

Corrective Maintenance

External Fabric	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Wall Cladding	Colorbond	ESEN_Wk13ADep-1885	Damage observed to wall cladding Repair damaged sections of wall cladding	Within 12 months	\$50
Doors	Sliding - Steel	ESEN_Wk13ADep-1886	Damage observed to doors Repair damaged doors	Within 12 months	\$67

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.





Transformer Workshop Asset Management Plan

Kelso depot - Transformer Workshop

Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia

16 November 2022

Macutex Quality Assurance Auditing

Prepared for:	Essential Energy 2021
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1. Introduction

1.1 Background

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

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

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

2. Scope

This AMP covers the Transformer Workshop and its asset base.

The building is located within Kelso depot site at Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia.

Data in this report was acquired during an audit conducted 27/10/2020.

Transformer Workshop



Transformer Workshop is approximately 0 sqms

The site asset base was audited where applicable as follows:

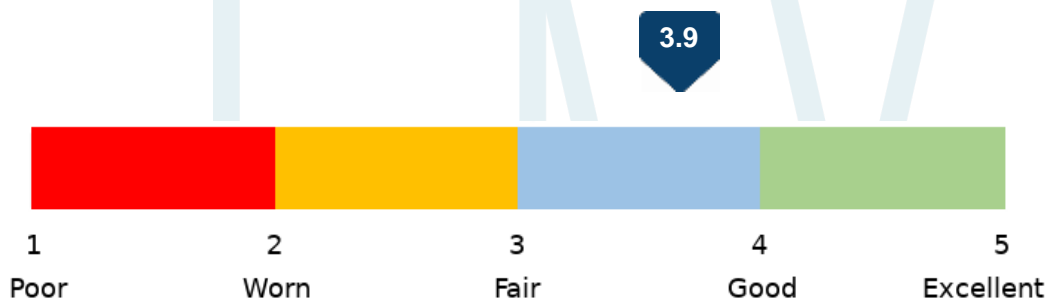
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external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

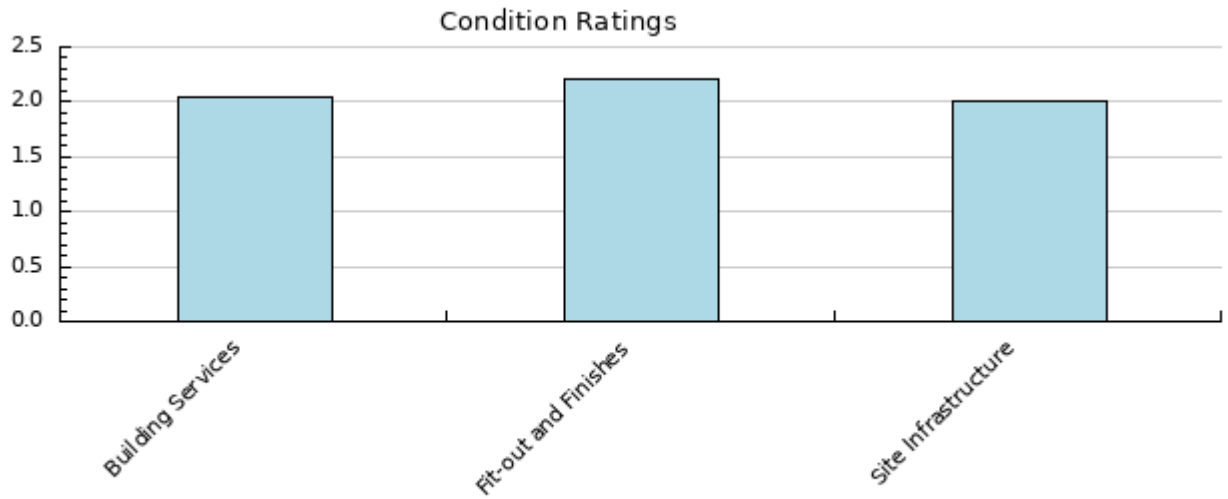
This audit has been rated on the following condition rating criteria:

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

Transformer Workshop was assessed on 27/10/2020. 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.

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	2	ITEM	ESEN_Wk13ADep-1255	G - Open Plan Workshop Area 1

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Bollards	Metal/Steel	ESEN_Wk13ADep-1255	20	15

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Bollards	Metal/Steel	ESEN_Wk13ADep-1255	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	Timber	2	SQM	ESEN_Wk13ADep-1310	G - Office 3
Shelving	Laminated	1	SQM	ESEN_Wk13ADep-1322	G - Office 4
Benchtops	Laminated	2	SQM	ESEN_Wk13ADep-1331	G - Store 5
Shelving	Laminated	2	SQM	ESEN_Wk13ADep-1332	G - Store 5
Shelving	Timber	2	SQM	ESEN_Wk13ADep-1350	G - Store 7
Benchtops	Timber	8	SQM	ESEN_Wk13ADep-1391	G - Store 2
Shelving	Laminated	4	SQM	ESEN_Wk13ADep-1409	G - Open Plan Office Area 2

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Shelving	Timber	ESEN_Wk13ADep-1310	15	14
Shelving	Laminated	ESEN_Wk13ADep-1322	12	12
Benchtops	Laminated	ESEN_Wk13ADep-1331	12	9
Shelving	Laminated	ESEN_Wk13ADep-1332	12	12
Shelving	Timber	ESEN_Wk13ADep-1350	15	14
Benchtops	Timber	ESEN_Wk13ADep-1391	15	14
Shelving	Laminated	ESEN_Wk13ADep-1409	12	9

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Shelving	Timber	ESEN_Wk13ADep-1310	2	4 - Good
Shelving	Laminated	ESEN_Wk13ADep-1322	2	4 - Good
Benchtops	Laminated	ESEN_Wk13ADep-1331	3	3 - Fair
Shelving	Laminated	ESEN_Wk13ADep-1332	2	4 - Good
Shelving	Timber	ESEN_Wk13ADep-1350	2	4 - Good
Benchtops	Timber	ESEN_Wk13ADep-1391	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Shelving									\$1,642	

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	1141	SQM	ESEN_Wk13ADep-1256	G - Open Plan Workshop Area 1
Internal Partitions	Metal/Steel Frame	360	SQM	ESEN_Wk13ADep-1258	G - Open Plan Workshop Area 1
Internal Partitions	Masonry	380	SQM	ESEN_Wk13ADep-1257	G - Open Plan Workshop Area 1
Wall Cladding	Cement Sheet	360	SQM	ESEN_Wk13ADep-1259	G - Open Plan Workshop Area 1
Floor Covering	Metal	12	SQM	ESEN_Wk13ADep-1260	G - Open Plan Workshop Area 1
Handrails, Balustrade & Ramps	Handrails - Galvanised	10	LM	ESEN_Wk13ADep-1261	G - Open Plan Workshop Area 1
Internal Stairs	Metal/Steel	12	SQM	ESEN_Wk13ADep-1262	G - Open Plan Workshop Area 1
Floor Covering	Vinyl	45	SQM	ESEN_Wk13ADep-1284	G - Open Plan Office Area 3
Ceiling	Plasterboard	45	SQM	ESEN_Wk13ADep-1286	G - Open Plan Office Area 3
Internal Partitions	Masonry	48	SQM	ESEN_Wk13ADep-1287	G - Open Plan Office Area 3
Doors	Swing - Glass Timber	2	ITEM	ESEN_Wk13ADep-1288	G - Open Plan Office Area 3
Internal Glazing	Aluminium Framed	4	SQM	ESEN_Wk13ADep-1289	G - Open Plan Office Area 3
Floor Covering	Carpet - Broadloom	9	SQM	ESEN_Wk13ADep-1294	G - Office 2
Ceiling	Plasterboard	8	SQM	ESEN_Wk13ADep-1295	G - Office 2
Internal Partitions	Masonry	15	SQM	ESEN_Wk13ADep-1296	G - Office 2
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-1297	G - Office 2
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk13ADep-1298	G - Office 2
Floor Covering	Carpet - Broadloom	9	SQM	ESEN_Wk13ADep-1303	G - Office 3
Ceiling	Plasterboard	9	SQM	ESEN_Wk13ADep-1304	G - Office 3
Internal Partitions	Masonry	15	SQM	ESEN_Wk13ADep-1305	G - Office 3
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-1306	G - Office 3
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk13ADep-1307	G - Office 3
Ceiling	Plasterboard	11	SQM	ESEN_Wk13ADep-1315	G - Office 4
Internal Partitions	Masonry	16	SQM	ESEN_Wk13ADep-1316	G - Office 4
Floor Covering	Carpet - Tiles	11	SQM	ESEN_Wk13ADep-1317	G - Office 4

Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-1318	G - Office 4
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk13ADep-1319	G - Office 4
Ceiling	Plasterboard	9	SQM	ESEN_Wk13ADep-1324	G - Store 5
Floor Covering	Carpet - Broadloom	9	SQM	ESEN_Wk13ADep-1326	G - Store 5
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-1327	G - Store 5
Internal Partitions	Masonry	15	SQM	ESEN_Wk13ADep-1325	G - Store 5
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk13ADep-1328	G - Store 5
Ceiling	Plasterboard	9	SQM	ESEN_Wk13ADep-1335	G - Store 6
Internal Partitions	Masonry	15	SQM	ESEN_Wk13ADep-1336	G - Store 6
Floor Covering	Carpet - Broadloom	9	SQM	ESEN_Wk13ADep-1337	G - Store 6
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-1338	G - Store 6
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk13ADep-1339	G - Store 6
Ceiling	Plasterboard	18	SQM	ESEN_Wk13ADep-1344	G - Store 7
Internal Partitions	Masonry	30	SQM	ESEN_Wk13ADep-1345	G - Store 7
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-1346	G - Store 7
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk13ADep-1347	G - Store 7
Floor Covering	Timber Sheeting	200	SQM	ESEN_Wk13ADep-1355	G - Mezzanine Store
Handrails, Balustrade & Ramps	Handrails - Galvanised	46	LM	ESEN_Wk13ADep-1356	G - Mezzanine Store
Ceiling	Cement Sheet	6	SQM	ESEN_Wk13ADep-1357	G - Female Toilet
Internal Partitions	Masonry	13	SQM	ESEN_Wk13ADep-1358	G - Female Toilet
Internal Partitions	Bathroom (Cubicle Walls & Doors)	4	SQM	ESEN_Wk13ADep-1359	G - Female Toilet
Floor Covering	Tiles - Ceramic	6	SQM	ESEN_Wk13ADep-1360	G - Female Toilet
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-1361	G - Female Toilet
Ceiling	Cement Sheet	6	SQM	ESEN_Wk13ADep-1372	G - Male Toilet
Internal Partitions	Masonry	13	SQM	ESEN_Wk13ADep-1373	G - Male Toilet
Internal Partitions	Bathroom (Cubicle Walls & Doors)	4	SQM	ESEN_Wk13ADep-1374	G - Male Toilet
Floor Covering	Tiles - Ceramic	6	SQM	ESEN_Wk13ADep-1375	G - Male Toilet
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-1376	G - Male Toilet
Ceiling	Plasterboard	14	SQM	ESEN_Wk13ADep-1386	G - Store 2
Internal Partitions	Masonry	18	SQM	ESEN_Wk13ADep-1387	G - Store 2
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-1388	G - Store 2

Ceiling	Plasterboard	27	SQM	ESEN_Wk13ADep-1394	G - Store 3
Doors	Swing - Solid Timber	2	ITEM	ESEN_Wk13ADep-1396	G - Store 3
Internal Partitions	Masonry	28	SQM	ESEN_Wk13ADep-1395	G - Store 3
Ceiling	Plasterboard	43	SQM	ESEN_Wk13ADep-1403	G - Open Plan Office Area 2
Floor Covering	Vinyl	43	SQM	ESEN_Wk13ADep-1402	G - Open Plan Office Area 2
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-1405	G - Open Plan Office Area 2
Internal Partitions	Masonry	35	SQM	ESEN_Wk13ADep-1404	G - Open Plan Office Area 2
Internal Glazing	Aluminium Framed	8	SQM	ESEN_Wk13ADep-1406	G - Open Plan Office Area 2
Internal Partitions	Masonry	22	SQM	ESEN_Wk13ADep-1414	G - Office 1
Floor Covering	Vinyl	17	SQM	ESEN_Wk13ADep-1415	G - Office 1
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-1416	G - Office 1
Internal Glazing	Aluminium Framed	4	SQM	ESEN_Wk13ADep-1417	G - Office 1
Ceiling	Plasterboard	17	SQM	ESEN_Wk13ADep-1413	G - Office 1
Ceiling	Plasterboard	57	SQM	ESEN_Wk13ADep-1887	G - Lunch Room
Wall Cladding	Plasterboard	3	SQM	ESEN_Wk13ADep-1888	G - Lunch Room

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Ceiling	Sisalation paper	ESEN_Wk13ADep-1256	10	8
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-1258	50	48
Internal Partitions	Masonry	ESEN_Wk13ADep-1257	50	48
Wall Cladding	Cement Sheet	ESEN_Wk13ADep-1259	35	34
Floor Covering	Metal	ESEN_Wk13ADep-1260	25	24
Handrails, Balustrade & Ramps	Handrails - Galvanised	ESEN_Wk13ADep-1261	15	14
Internal Stairs	Metal/Steel	ESEN_Wk13ADep-1262	25	19
Floor Covering	Vinyl	ESEN_Wk13ADep-1284	15	4
Ceiling	Plasterboard	ESEN_Wk13ADep-1286	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-1287	50	48
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1288	15	12
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1289	30	29
Floor Covering	Carpet - Broadloom	ESEN_Wk13ADep-1294	8	2

Ceiling	Plasterboard	ESEN_Wk13ADep-1295	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-1296	50	48
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1297	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1298	30	29
Floor Covering	Carpet - Broadloom	ESEN_Wk13ADep-1303	8	2
Ceiling	Plasterboard	ESEN_Wk13ADep-1304	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-1305	50	48
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1306	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1307	30	29
Ceiling	Plasterboard	ESEN_Wk13ADep-1315	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-1316	50	48
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-1317	8	6
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1318	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1319	30	29
Ceiling	Plasterboard	ESEN_Wk13ADep-1324	30	29
Floor Covering	Carpet - Broadloom	ESEN_Wk13ADep-1326	8	6
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1327	15	14
Internal Partitions	Masonry	ESEN_Wk13ADep-1325	50	48
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1328	30	29
Ceiling	Plasterboard	ESEN_Wk13ADep-1335	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-1336	50	48
Floor Covering	Carpet - Broadloom	ESEN_Wk13ADep-1337	8	6
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1338	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1339	30	29
Ceiling	Plasterboard	ESEN_Wk13ADep-1344	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-1345	50	48
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1346	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1347	30	29
Floor Covering	Timber Sheeting	ESEN_Wk13ADep-1355	20	15
Handrails, Balustrade & Ramps	Handrails - Galvanised	ESEN_Wk13ADep-1356	15	14
Ceiling	Cement Sheet	ESEN_Wk13ADep-1357	30	23

Internal Partitions	Masonry	ESEN_Wk13ADep-1358	50	48
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk13ADep-1359	12	12
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-1360	20	19
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1361	15	14
Ceiling	Cement Sheet	ESEN_Wk13ADep-1372	30	23
Internal Partitions	Masonry	ESEN_Wk13ADep-1373	50	48
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk13ADep-1374	12	12
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-1375	20	19
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1376	15	14
Ceiling	Plasterboard	ESEN_Wk13ADep-1386	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-1387	50	48
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1388	15	14
Ceiling	Plasterboard	ESEN_Wk13ADep-1394	30	29
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1396	15	14
Internal Partitions	Masonry	ESEN_Wk13ADep-1395	50	48
Ceiling	Plasterboard	ESEN_Wk13ADep-1403	30	29
Floor Covering	Vinyl	ESEN_Wk13ADep-1402	15	4
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1405	15	14
Internal Partitions	Masonry	ESEN_Wk13ADep-1404	50	48
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1406	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-1414	50	48
Floor Covering	Vinyl	ESEN_Wk13ADep-1415	15	12
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1416	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1417	30	29
Ceiling	Plasterboard	ESEN_Wk13ADep-1413	30	29
Ceiling	Plasterboard	ESEN_Wk13ADep-1887		NA
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1888		NA

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Ceiling	Sisalation paper	ESEN_Wk13ADep-1256	3	3 - Fair

Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-1258	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1257	2	4 - Good
Wall Cladding	Cement Sheet	ESEN_Wk13ADep-1259	2	4 - Good
Floor Covering	Metal	ESEN_Wk13ADep-1260	2	4 - Good
Handrails, Balustrade & Ramps	Handrails - Galvanised	ESEN_Wk13ADep-1261	2	4 - Good
Internal Stairs	Metal/Steel	ESEN_Wk13ADep-1262	3	3 - Fair
Floor Covering	Vinyl	ESEN_Wk13ADep-1284	4	2 - Worn
Ceiling	Plasterboard	ESEN_Wk13ADep-1286	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1287	2	4 - Good
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1288	3	3 - Fair
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1289	2	4 - Good
Floor Covering	Carpet - Broadloom	ESEN_Wk13ADep-1294	4	2 - Worn
Ceiling	Plasterboard	ESEN_Wk13ADep-1295	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1296	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1297	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1298	2	4 - Good
Floor Covering	Carpet - Broadloom	ESEN_Wk13ADep-1303	4	2 - Worn
Ceiling	Plasterboard	ESEN_Wk13ADep-1304	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1305	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1306	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1307	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-1315	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1316	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-1317	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1318	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1319	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-1324	2	4 - Good
Floor Covering	Carpet - Broadloom	ESEN_Wk13ADep-1326	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1327	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1325	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1328	2	4 - Good

Ceiling	Plasterboard	ESEN_Wk13ADep-1335	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1336	2	4 - Good
Floor Covering	Carpet - Broadloom	ESEN_Wk13ADep-1337	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1338	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1339	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-1344	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1345	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1346	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1347	2	4 - Good
Floor Covering	Timber Sheeting	ESEN_Wk13ADep-1355	3	3 - Fair
Handrails, Balustrade & Ramps	Handrails - Galvanised	ESEN_Wk13ADep-1356	2	4 - Good
Ceiling	Cement Sheet	ESEN_Wk13ADep-1357	3	3 - Fair
Internal Partitions	Masonry	ESEN_Wk13ADep-1358	2	4 - Good
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk13ADep-1359	2	4 - Good
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-1360	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1361	2	4 - Good
Ceiling	Cement Sheet	ESEN_Wk13ADep-1372	3	3 - Fair
Internal Partitions	Masonry	ESEN_Wk13ADep-1373	2	4 - Good
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk13ADep-1374	2	4 - Good
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-1375	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1376	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-1386	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1387	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1388	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-1394	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1396	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1395	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-1403	2	4 - Good
Floor Covering	Vinyl	ESEN_Wk13ADep-1402	4	2 - Worn
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1405	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1404	2	4 - Good

Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1406	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1414	2	4 - Good
Floor Covering	Vinyl	ESEN_Wk13ADep-1415	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1416	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1417	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-1413	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-1887		
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1888		

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

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	710	SQM	ESEN_Wk13ADep-1263	G - Open Plan Workshop Area 1
Wall Ceiling Finish	Ceiling Paint	45	SQM	ESEN_Wk13ADep-1290	G - Open Plan Office Area 3
Wall Ceiling Finish	Wall Paint	48	SQM	ESEN_Wk13ADep-1291	G - Open Plan Office Area 3
Wall Ceiling Finish	Ceiling Paint	8	SQM	ESEN_Wk13ADep-1299	G - Office 2
Wall Ceiling Finish	Wall Paint	26	SQM	ESEN_Wk13ADep-1300	G - Office 2
Wall Ceiling Finish	Ceiling Paint	9	SQM	ESEN_Wk13ADep-1308	G - Office 3
Wall Ceiling Finish	Wall Paint	26	SQM	ESEN_Wk13ADep-1309	G - Office 3
Wall Ceiling Finish	Ceiling Paint	11	SQM	ESEN_Wk13ADep-1320	G - Office 4
Wall Ceiling Finish	Wall Paint	28	SQM	ESEN_Wk13ADep-1321	G - Office 4
Wall Ceiling Finish	Ceiling Paint	9	SQM	ESEN_Wk13ADep-1329	G - Store 5
Wall Ceiling Finish	Wall Paint	26	SQM	ESEN_Wk13ADep-1330	G - Store 5
Wall Ceiling Finish	Ceiling Paint	9	SQM	ESEN_Wk13ADep-1340	G - Store 6
Wall Ceiling Finish	Wall Paint	26	SQM	ESEN_Wk13ADep-1341	G - Store 6
Wall Ceiling Finish	Ceiling Paint	18	SQM	ESEN_Wk13ADep-1348	G - Store 7
Wall Ceiling Finish	Wall Paint	56	SQM	ESEN_Wk13ADep-1349	G - Store 7
Wall Ceiling Finish	Ceiling Paint	6	SQM	ESEN_Wk13ADep-1362	G - Female Toilet
Wall Ceiling Finish	Wall Paint	24	SQM	ESEN_Wk13ADep-1363	G - Female Toilet
Wall Finish	Tiles - Ceramic	12	SQM	ESEN_Wk13ADep-1364	G - Female Toilet
Wall Ceiling Finish	Ceiling Paint	6	SQM	ESEN_Wk13ADep-1377	G - Male Toilet
Wall Ceiling Finish	Wall Paint	24	SQM	ESEN_Wk13ADep-1378	G - Male Toilet
Wall Finish	Tiles - Ceramic	12	SQM	ESEN_Wk13ADep-1379	G - Male Toilet
Wall Ceiling Finish	Ceiling Paint	14	SQM	ESEN_Wk13ADep-1389	G - Store 2
Wall Ceiling Finish	Wall Paint	34	SQM	ESEN_Wk13ADep-1390	G - Store 2
Wall Ceiling Finish	Ceiling Paint	27	SQM	ESEN_Wk13ADep-1397	G - Store 3
Wall Ceiling Finish	Wall Paint	54	SQM	ESEN_Wk13ADep-1398	G - Store 3

Wall Ceiling Finish	Ceiling Paint	43	SQM	ESEN_Wk13ADep-1407	G - Open Plan Office Area 2
Wall Ceiling Finish	Wall Paint	60	SQM	ESEN_Wk13ADep-1408	G - Open Plan Office Area 2
Wall Ceiling Finish	Ceiling Paint	17	SQM	ESEN_Wk13ADep-1418	G - Office 1
Wall Ceiling Finish	Wall Paint	38	SQM	ESEN_Wk13ADep-1419	G - Office 1

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1263	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1290	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1291	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1299	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1300	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1308	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1309	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1320	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1321	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1329	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1330	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1340	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1341	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1348	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1349	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1362	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1363	7	7
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-1364	25	19
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1377	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1378	7	7
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-1379	25	19
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1389	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1390	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1397	7	7

Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1398	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1407	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1408	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1418	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1419	7	7

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1263	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1290	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1291	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1299	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1300	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1308	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1309	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1320	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1321	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1329	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1330	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1340	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1341	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1348	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1349	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1362	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1363	2	4 - Good
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-1364	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1377	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1378	2	4 - Good
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-1379	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1389	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1390	2	4 - Good

Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1397	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1398	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1407	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1408	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1418	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1419	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Wall Ceiling Finish							\$780			

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	High-Bay	2	ITEM	ESEN_Wk13ADep-1264	G - Open Plan Workshop Area 1
Internal Lighting	LED - Downlight	24	ITEM	ESEN_Wk13ADep-1265	G - Open Plan Workshop Area 1
Internal Lighting	Fluorescent - Tube - Mounted	9	ITEM	ESEN_Wk13ADep-1292	G - Open Plan Office Area 3
Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk13ADep-1301	G - Office 2
Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk13ADep-1311	G - Office 3
Internal Lighting	Fluorescent - Tube - Mounted	2	ITEM	ESEN_Wk13ADep-1323	G - Office 4
Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk13ADep-1333	G - Store 5
Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk13ADep-1342	G - Store 6
Internal Lighting	Fluorescent - Tube - Mounted	3	ITEM	ESEN_Wk13ADep-1351	G - Store 7
Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk13ADep-1365	G - Female Toilet
Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk13ADep-1380	G - Male Toilet
Internal Lighting	LED - Tube	2	ITEM	ESEN_Wk13ADep-1392	G - Store 2
Internal Lighting	Fluorescent - Tube - Mounted	4	ITEM	ESEN_Wk13ADep-1399	G - Store 3
Internal Lighting	LED - Tube	8	ITEM	ESEN_Wk13ADep-1410	G - Open Plan Office Area 2
Internal Lighting	Fluorescent - Tube - Mounted	3	ITEM	ESEN_Wk13ADep-1420	G - Office 1

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Internal Lighting	High-Bay	ESEN_Wk13ADep-1264	15	14
Internal Lighting	LED - Downlight	ESEN_Wk13ADep-1265	20	20
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1292	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1301	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1311	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1323	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1333	15	14

Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1342	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1351	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1365	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1380	15	14
Internal Lighting	LED - Tube	ESEN_Wk13ADep-1392	20	19
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1399	15	12
Internal Lighting	LED - Tube	ESEN_Wk13ADep-1410	20	20
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1420	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Internal Lighting	High-Bay	ESEN_Wk13ADep-1264	2	4 - Good
Internal Lighting	LED - Downlight	ESEN_Wk13ADep-1265	1	5 - Excellent
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1292	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1301	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1311	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1323	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1333	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1342	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1351	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1365	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1380	2	4 - Good
Internal Lighting	LED - Tube	ESEN_Wk13ADep-1392	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1399	3	3 - Fair
Internal Lighting	LED - Tube	ESEN_Wk13ADep-1410	1	5 - Excellent
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1420	2	4 - Good

Major Repairs and Upgrade Expenditure

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

Asset Function and Details

Services - Fire comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
ESM	Exit Signs	4	ITEM	ESEN_Wk13ADep-1266	G - Open Plan Workshop Area 1
ESM	Fire Blanket	1	ITEM	ESEN_Wk13ADep-1267	G - Open Plan Workshop Area 1
ESM	Fire Blanket	1	ITEM	ESEN_Wk13ADep-1268	G - Open Plan Workshop Area 1
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk13ADep-1271	G - Open Plan Workshop Area 1
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk13ADep-1270	G - Open Plan Workshop Area 1
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk13ADep-1269	G - Open Plan Workshop Area 1
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk13ADep-1272	G - Open Plan Workshop Area 1
ESM	Hydrant	1	ITEM	ESEN_Wk13ADep-1273	G - Open Plan Workshop Area 1
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-1274	G - Open Plan Workshop Area 1
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-1275	G - Open Plan Workshop Area 1
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-1276	G - Open Plan Workshop Area 1
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk13ADep-1278	G - Open Plan Workshop Area 1
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-1277	G - Open Plan Workshop Area 1
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk13ADep-1279	G - Open Plan Workshop Area 1
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk13ADep-1280	G - Open Plan Workshop Area 1
ESM	Smoke Detection/Alarm System	6	ITEM	ESEN_Wk13ADep-1281	G - Open Plan Workshop Area 1
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1293	G - Open Plan Office Area 3
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1302	G - Office 2
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1312	G - Office 3
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1314	G - Office 4
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1334	G - Store 5
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1343	G - Store 6
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1352	G - Store 7
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1366	G - Female Toilet
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1381	G - Male Toilet

ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1393	G - Store 2
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1400	G - Store 3
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1411	G - Open Plan Office Area 2
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1421	G - Office 1

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
ESM	Exit Signs	ESEN_Wk13ADep-1266	15	14
ESM	Fire Blanket	ESEN_Wk13ADep-1267	15	14
ESM	Fire Blanket	ESEN_Wk13ADep-1268	15	14
ESM	Fire Hose Reel	ESEN_Wk13ADep-1271	15	14
ESM	Fire Hose Reel	ESEN_Wk13ADep-1270	15	14
ESM	Fire Hose Reel	ESEN_Wk13ADep-1269	15	14
ESM	Fire Hose Reel	ESEN_Wk13ADep-1272	15	14
ESM	Hydrant	ESEN_Wk13ADep-1273	20	19
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1274	10	10
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1275	10	10
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1276	10	10
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1278	10	10
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1277	10	10
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1279	10	10
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1280	10	10
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1281	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1293	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1302	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1312	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1314	15	1
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1334	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1343	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1352	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1366	15	14

ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1381	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1393	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1400	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1411	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1421	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
ESM	Exit Signs	ESEN_Wk13ADep-1266	2	4 - Good
ESM	Fire Blanket	ESEN_Wk13ADep-1267	2	4 - Good
ESM	Fire Blanket	ESEN_Wk13ADep-1268	2	4 - Good
ESM	Fire Hose Reel	ESEN_Wk13ADep-1271	2	4 - Good
ESM	Fire Hose Reel	ESEN_Wk13ADep-1270	2	4 - Good
ESM	Fire Hose Reel	ESEN_Wk13ADep-1269	2	4 - Good
ESM	Fire Hose Reel	ESEN_Wk13ADep-1272	2	4 - Good
ESM	Hydrant	ESEN_Wk13ADep-1273	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1274	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1275	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1276	2	4 - Good
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1278	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1277	2	4 - Good
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1279	2	4 - Good
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1280	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1281	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1293	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1302	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1312	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1314	5	1 - Poor
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1334	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1343	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1352	2	4 - Good

ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1366	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1381	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1393	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1400	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1411	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1421	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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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_Wk13ADep-1371	G - Male Toilet

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Storage Unit	Small - Electric	ESEN_Wk13ADep-1371	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Storage Unit	Small - Electric	ESEN_Wk13ADep-1371	2	4 - Good

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	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1252	G - Open Plan Workshop Area 1
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1283	G - Open Plan Office Area 3
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1313	G - Office 4
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1353	G - Mezzanine Store
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1354	G - Mezzanine Store
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	1	ITEM	ESEN_Wk13ADep-1367	G - Female Toilet
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	1	ITEM	ESEN_Wk13ADep-1382	G - Male Toilet
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1401	G - Open Plan Office Area 2
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1412	G - Office 1

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Split Systems	High Wall A/C	ESEN_Wk13ADep-1252	10	10
Split Systems	High Wall A/C	ESEN_Wk13ADep-1283	10	10
Split Systems	High Wall A/C	ESEN_Wk13ADep-1313	10	10
Split Systems	High Wall A/C	ESEN_Wk13ADep-1353	10	10
Split Systems	High Wall A/C	ESEN_Wk13ADep-1354	10	10
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-1367	15	14
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-1382	15	14
Split Systems	High Wall A/C	ESEN_Wk13ADep-1401	10	10
Split Systems	High Wall A/C	ESEN_Wk13ADep-1412	10	10

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Split Systems	High Wall A/C	ESEN_Wk13ADep-1252	2	4 - Good
Split Systems	High Wall A/C	ESEN_Wk13ADep-1283	2	4 - Good

Split Systems	High Wall A/C	ESEN_Wk13ADep-1313	2	4 - Good
Split Systems	High Wall A/C	ESEN_Wk13ADep-1353	2	4 - Good
Split Systems	High Wall A/C	ESEN_Wk13ADep-1354	2	4 - Good
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-1367	2	4 - Good
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-1382	2	4 - Good
Split Systems	High Wall A/C	ESEN_Wk13ADep-1401	2	4 - Good
Split Systems	High Wall A/C	ESEN_Wk13ADep-1412	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Split Systems										\$3,69

Services - Plumbing

Asset Function and Details

Services - Plumbing comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Sinks	Hand Basin - Porcelain	1	ITEM	ESEN_Wk13ADep-1368	G - Female Toilet
Toilets	Cistern - Plastic	1	ITEM	ESEN_Wk13ADep-1369	G - Female Toilet
Toilets	Pan - Porcelain	1	ITEM	ESEN_Wk13ADep-1370	G - Female Toilet
Sinks	Hand Basin - Porcelain	1	ITEM	ESEN_Wk13ADep-1383	G - Male Toilet
Toilets	Cistern - Plastic	1	ITEM	ESEN_Wk13ADep-1384	G - Male Toilet
Toilets	Pan - Porcelain	1	ITEM	ESEN_Wk13ADep-1385	G - Male Toilet

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Sinks	Hand Basin - Porcelain	ESEN_Wk13ADep-1368	15	14
Toilets	Cistern - Plastic	ESEN_Wk13ADep-1369	15	14
Toilets	Pan - Porcelain	ESEN_Wk13ADep-1370	15	14
Sinks	Hand Basin - Porcelain	ESEN_Wk13ADep-1383	15	14
Toilets	Cistern - Plastic	ESEN_Wk13ADep-1384	15	14
Toilets	Pan - Porcelain	ESEN_Wk13ADep-1385	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Sinks	Hand Basin - Porcelain	ESEN_Wk13ADep-1368	2	4 - Good
Toilets	Cistern - Plastic	ESEN_Wk13ADep-1369	2	4 - Good
Toilets	Pan - Porcelain	ESEN_Wk13ADep-1370	2	4 - Good
Sinks	Hand Basin - Porcelain	ESEN_Wk13ADep-1383	2	4 - Good
Toilets	Cistern - Plastic	ESEN_Wk13ADep-1384	2	4 - Good
Toilets	Pan - Porcelain	ESEN_Wk13ADep-1385	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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Site

Asset Function and Details

Site comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Stormwater & Drainage	Stormwater Pit - Metal Cover	1	ITEM	ESEN_Wk13ADep-1282	G - Open Plan Workshop Area 1

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Stormwater & Drainage	Stormwater Pit - Metal Cover	ESEN_Wk13ADep-1282	40	38

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Stormwater & Drainage	Stormwater Pit - Metal Cover	ESEN_Wk13ADep-1282	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
Cranes	Crane (all types)	1	ITEM	ESEN_Wk13ADep-1253	G - Open Plan Workshop Area 1
Switchboards	Main control board	1	ITEM	ESEN_Wk13ADep-1254	G - Open Plan Workshop Area 1
Switchboards	Commercial	1	ITEM	ESEN_Wk13ADep-1285	G - Open Plan Office Area 3

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Cranes	Crane (all types)	ESEN_Wk13ADep-1253	15	14
Switchboards	Main control board	ESEN_Wk13ADep-1254	25	19
Switchboards	Commercial	ESEN_Wk13ADep-1285	25	24

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Cranes	Crane (all types)	ESEN_Wk13ADep-1253	2	4 - Good
Switchboards	Main control board	ESEN_Wk13ADep-1254	3	3 - Fair
Switchboards	Commercial	ESEN_Wk13ADep-1285	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

Internal Fabric	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Ceiling	Plasterboard	ESEN_Wk13ADep-1887	Water damage to ceiling lining Replace damaged ceilings	Within 1-2 years	\$9,000
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1888	Damage observed to wall cladding Repair damaged sections of wall cladding	Within 1-2 years	\$50,000



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.





Vehicle Garage 1 Asset Management Plan

Kelso depot - Vehicle Garage 1

Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia

16 November 2022

Macutex Quality Assurance Auditing

Prepared for:	Essential Energy 2021
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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 Vehicle Garage 1 and its asset base.

The building is located within Kelso depot site at Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia.

Data in this report was acquired during an audit conducted 27/10/2020.

Vehicle Garage 1



Vehicle Garage 1 is approximately 373 sqms

The site asset base was audited where applicable as follows:

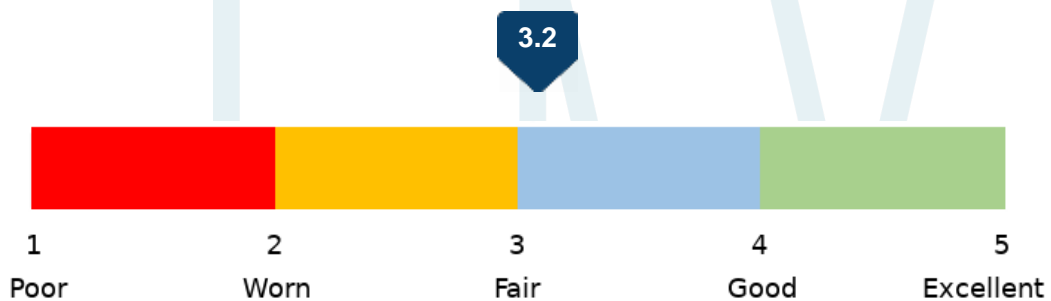
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external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

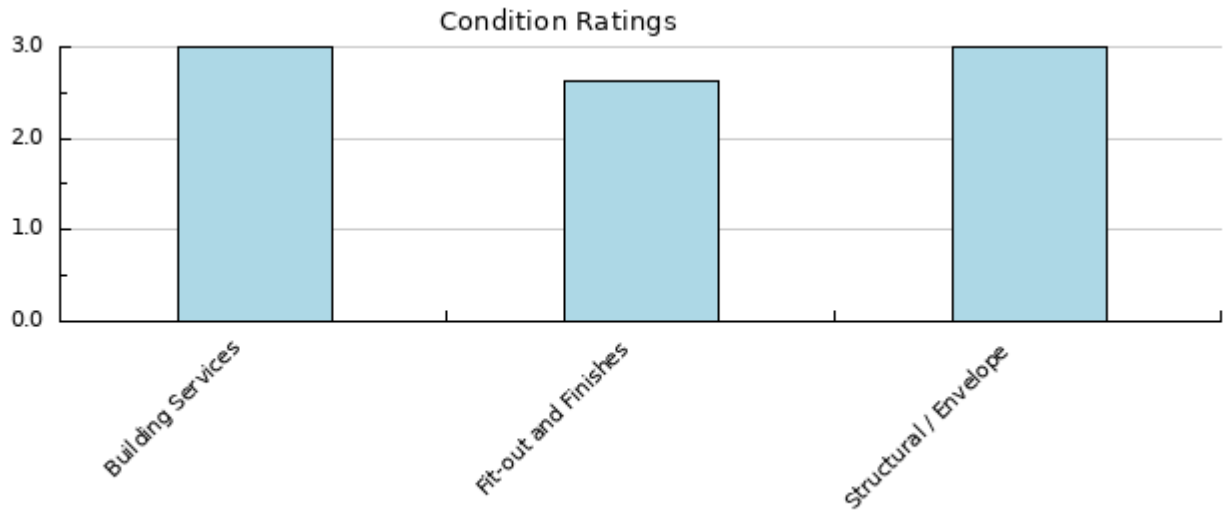
This audit has been rated on the following condition rating criteria:

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

Vehicle Garage 1 was assessed on 27/10/2020. 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
Foundation	Concrete slab	373	SQM	ESEN_Wk13ADep-1422	External - External
Structural Columns	Metal/Steel	120	LM	ESEN_Wk13ADep-1423	External - External
Structural Beams	Metal/Steel	160	LM	ESEN_Wk13ADep-1424	External - External
Wall Structure	Masonry	110	SQM	ESEN_Wk13ADep-1425	External - External
Wall Structure	Metal/Steel Frame	220	SQM	ESEN_Wk13ADep-1426	External - External
Roof Structure	Metal/Steel - Frame	373	SQM	ESEN_Wk13ADep-1427	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Foundation	Concrete slab	ESEN_Wk13ADep-1422	80	62
Structural Columns	Metal/Steel	ESEN_Wk13ADep-1423	50	39
Structural Beams	Metal/Steel	ESEN_Wk13ADep-1424	50	39
Wall Structure	Masonry	ESEN_Wk13ADep-1425	50	39
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-1426	50	39
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-1427	50	39

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Foundation	Concrete slab	ESEN_Wk13ADep-1422	3	3 - Fair
Structural Columns	Metal/Steel	ESEN_Wk13ADep-1423	3	3 - Fair
Structural Beams	Metal/Steel	ESEN_Wk13ADep-1424	3	3 - Fair
Wall Structure	Masonry	ESEN_Wk13ADep-1425	3	3 - Fair
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-1426	3	3 - Fair
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-1427	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	373	SQM	ESEN_Wk13ADep-1428	External - External
Downpipes	Colorbond	30	LM	ESEN_Wk13ADep-1429	External - External
Guttering	Fascia Gutter - Colorbond	70	LM	ESEN_Wk13ADep-1430	External - External
Doors	Swing - Steel Mesh	16	ITEM	ESEN_Wk13ADep-1432	External - External
Wall Cladding	Colorbond	260	SQM	ESEN_Wk13ADep-1431	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-1428	25	19
Downpipes	Colorbond	ESEN_Wk13ADep-1429	15	12
Guttering	Fascia Gutter - Colorbond	ESEN_Wk13ADep-1430	15	12
Doors	Swing - Steel Mesh	ESEN_Wk13ADep-1432	20	15
Wall Cladding	Colorbond	ESEN_Wk13ADep-1431	25	19

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-1428	3	3 - Fair
Downpipes	Colorbond	ESEN_Wk13ADep-1429	3	3 - Fair
Guttering	Fascia Gutter - Colorbond	ESEN_Wk13ADep-1430	3	3 - Fair
Doors	Swing - Steel Mesh	ESEN_Wk13ADep-1432	3	3 - Fair
Wall Cladding	Colorbond	ESEN_Wk13ADep-1431	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	Compactus system	1	SQM	ESEN_Wk13ADep-1444	G - Materials Store

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Shelving	Compactus system	ESEN_Wk13ADep-1444	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Shelving	Compactus system	ESEN_Wk13ADep-1444	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Internal Fabric

Asset Function and Details

Internal Fabric comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Internal Partitions	Chain Link Fencing	30	SQM	ESEN_Wk13ADep-1438	G - Vehicle Store
Ceiling	Metal Sheet	32	SQM	ESEN_Wk13ADep-1440	G - Materials Store
Internal Partitions	Metal/Steel Frame	55	SQM	ESEN_Wk13ADep-1441	G - Materials Store
Wall Cladding	Colorbond	60	SQM	ESEN_Wk13ADep-1442	G - Materials Store
Doors	Swing - Steel	2	ITEM	ESEN_Wk13ADep-1443	G - Materials Store

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Internal Partitions	Chain Link Fencing	ESEN_Wk13ADep-1438	22	17
Ceiling	Metal Sheet	ESEN_Wk13ADep-1440	25	24
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-1441	50	48
Wall Cladding	Colorbond	ESEN_Wk13ADep-1442	25	24
Doors	Swing - Steel	ESEN_Wk13ADep-1443	20	19

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Internal Partitions	Chain Link Fencing	ESEN_Wk13ADep-1438	3	3 - Fair
Ceiling	Metal Sheet	ESEN_Wk13ADep-1440	2	4 - Good
Internal Partitions	Metal/Steel Frame	ESEN_Wk13ADep-1441	2	4 - Good
Wall Cladding	Colorbond	ESEN_Wk13ADep-1442	2	4 - Good
Doors	Swing - Steel	ESEN_Wk13ADep-1443	2	4 - Good

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	5	ITEM	ESEN_Wk13ADep-1433	External - External
Internal Lighting	Sodium Light	2	ITEM	ESEN_Wk13ADep-1437	G - Vehicle Bays
Internal Lighting	Sodium Light	1	ITEM	ESEN_Wk13ADep-1439	G - Vehicle Store
Internal Lighting	Sodium Light	1	ITEM	ESEN_Wk13ADep-1445	G - Materials Store

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
External Lighting	Flood	ESEN_Wk13ADep-1433	15	12
Internal Lighting	Sodium Light	ESEN_Wk13ADep-1437	15	12
Internal Lighting	Sodium Light	ESEN_Wk13ADep-1439	15	12
Internal Lighting	Sodium Light	ESEN_Wk13ADep-1445	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
External Lighting	Flood	ESEN_Wk13ADep-1433	3	3 - Fair
Internal Lighting	Sodium Light	ESEN_Wk13ADep-1437	3	3 - Fair
Internal Lighting	Sodium Light	ESEN_Wk13ADep-1439	3	3 - Fair
Internal Lighting	Sodium Light	ESEN_Wk13ADep-1445	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	1	ITEM	ESEN_Wk13ADep-1434	External - External
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk13ADep-1435	External - External
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk13ADep-1436	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
ESM	Fire Hose Reel	ESEN_Wk13ADep-1434	15	12
ESM	Fire Hose Reel	ESEN_Wk13ADep-1435	15	12
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1436	10	8

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
ESM	Fire Hose Reel	ESEN_Wk13ADep-1434	3	3 - Fair
ESM	Fire Hose Reel	ESEN_Wk13ADep-1435	3	3 - Fair
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1436	3	3 - Fair

Major Repairs and Upgrade Expenditure

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

Appendix A - Maintenance Plan

Corrective Maintenance



Appendix B - Definitions

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

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

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.



Vehicle Garage 2 Asset Management Plan

Kelso depot - Vehicle Garage 2

Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia

16 November 2022

Macutex Quality Assurance Auditing

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1. Introduction

1.1 Background

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

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

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

2. Scope

This AMP covers the Vehicle Garage 2 and its asset base.

The building is located within Kelso depot site at Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia.

Data in this report was acquired during an audit conducted 27/10/2020.

Vehicle Garage 2



Vehicle Garage 2 is approximately 163 sqms

The site asset base was audited where applicable as follows:

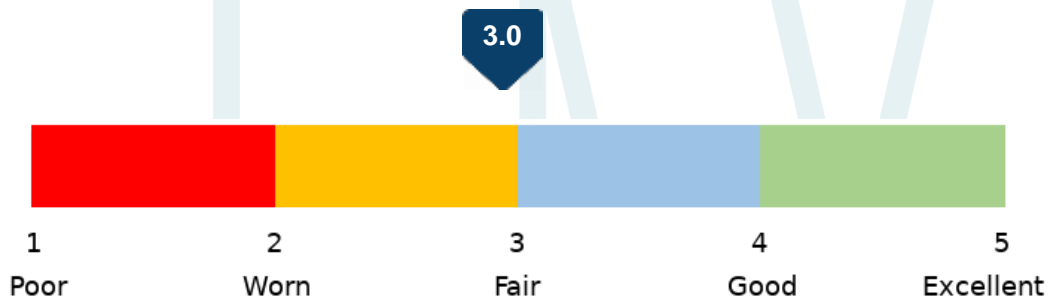
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external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

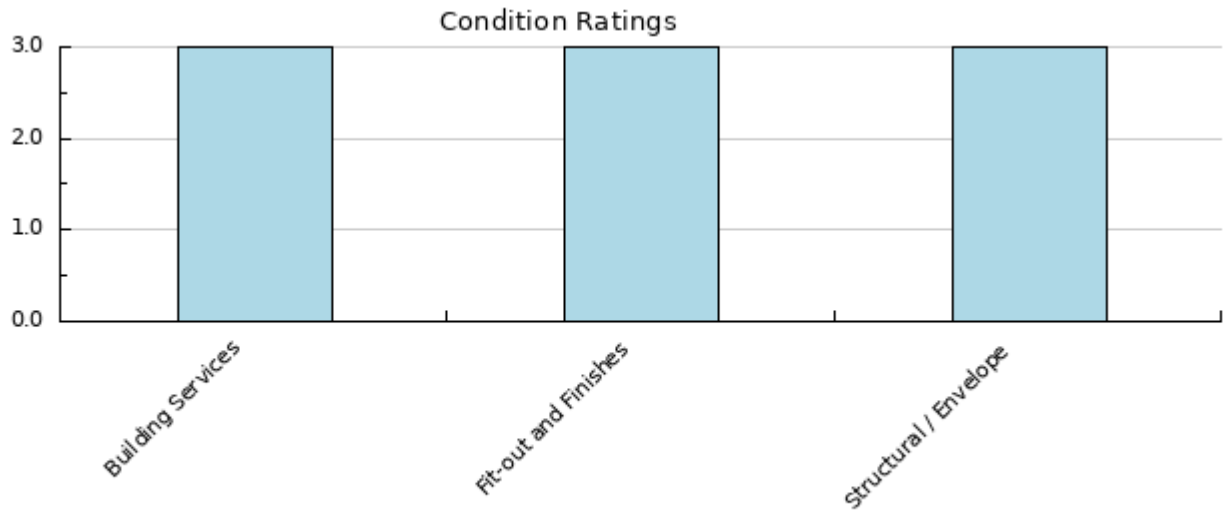
This audit has been rated on the following condition rating criteria:

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

Vehicle Garage 2 was assessed on 27/10/2020. 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
Foundation	Concrete slab	163	SQM	ESEN_Wk13ADep-1446	External - External
Structural Columns	Metal/Steel	45	LM	ESEN_Wk13ADep-1447	External - External
Structural Beams	Metal/Steel	40	LM	ESEN_Wk13ADep-1448	External - External
Wall Structure	Metal/Steel Frame	125	SQM	ESEN_Wk13ADep-1449	External - External
Roof Structure	Metal/Steel - Frame	163	SQM	ESEN_Wk13ADep-1450	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Foundation	Concrete slab	ESEN_Wk13ADep-1446	80	62
Structural Columns	Metal/Steel	ESEN_Wk13ADep-1447	50	39
Structural Beams	Metal/Steel	ESEN_Wk13ADep-1448	50	39
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-1449	50	39
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-1450	50	39

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Foundation	Concrete slab	ESEN_Wk13ADep-1446	3	3 - Fair
Structural Columns	Metal/Steel	ESEN_Wk13ADep-1447	3	3 - Fair
Structural Beams	Metal/Steel	ESEN_Wk13ADep-1448	3	3 - Fair
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-1449	3	3 - Fair
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-1450	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	Curved - Colorbond	163	SQM	ESEN_Wk13ADep-1451	External - External
Downpipes	Colorbond	10	LM	ESEN_Wk13ADep-1452	External - External
Guttering	Fascia Gutter - Colorbond	35	LM	ESEN_Wk13ADep-1453	External - External
Wall Cladding	Colorbond	85	SQM	ESEN_Wk13ADep-1454	External - External
Doors	Swing - Steel Mesh	10	ITEM	ESEN_Wk13ADep-1455	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Roof Cladding	Curved - Colorbond	ESEN_Wk13ADep-1451	25	19
Downpipes	Colorbond	ESEN_Wk13ADep-1452	15	12
Guttering	Fascia Gutter - Colorbond	ESEN_Wk13ADep-1453	15	12
Wall Cladding	Colorbond	ESEN_Wk13ADep-1454	25	19
Doors	Swing - Steel Mesh	ESEN_Wk13ADep-1455	20	15

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Roof Cladding	Curved - Colorbond	ESEN_Wk13ADep-1451	3	3 - Fair
Downpipes	Colorbond	ESEN_Wk13ADep-1452	3	3 - Fair
Guttering	Fascia Gutter - Colorbond	ESEN_Wk13ADep-1453	3	3 - Fair
Wall Cladding	Colorbond	ESEN_Wk13ADep-1454	3	3 - Fair
Doors	Swing - Steel Mesh	ESEN_Wk13ADep-1455	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	1	ITEM	ESEN_Wk13ADep-1456	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
External Lighting	Flood	ESEN_Wk13ADep-1456	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
External Lighting	Flood	ESEN_Wk13ADep-1456	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Appendix A - Maintenance Plan

Corrective Maintenance



Appendix B - Definitions

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

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

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

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

Appendix C - Condition & Criticality Assessment Guide

1. Condition and Criticality Matrix

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

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

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

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

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

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

Prioritisation of works – Works Response Time

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

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

Criticality

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

Determining Criticality

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

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

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

Table Criticality ranking

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

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

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

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

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

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

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

Determining Condition:

This audit takes into account:

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

Functionality

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

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

Eg:

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

The following table shows the relative condition index descriptors.

Relative condition index

	5 Excellent	4 Good	3 Fair	2 Worn	1 Poor
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.





Vehicle Garage 3 Asset Management Plan

Kelso depot - Vehicle Garage 3

Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia

16 November 2022

Macutex Quality Assurance Auditing

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1. Introduction

1.1 Background

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

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

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



2. Scope

This AMP covers the Vehicle Garage 3 and its asset base.

The building is located within Kelso depot site at Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia.

Data in this report was acquired during an audit conducted 27/10/2020.

Vehicle Garage 3



Vehicle Garage 3 is approximately 280 sqms

The site asset base was audited where applicable as follows:

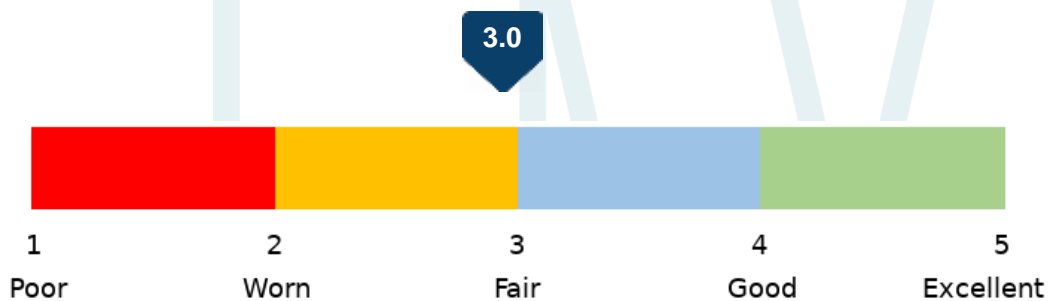
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external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

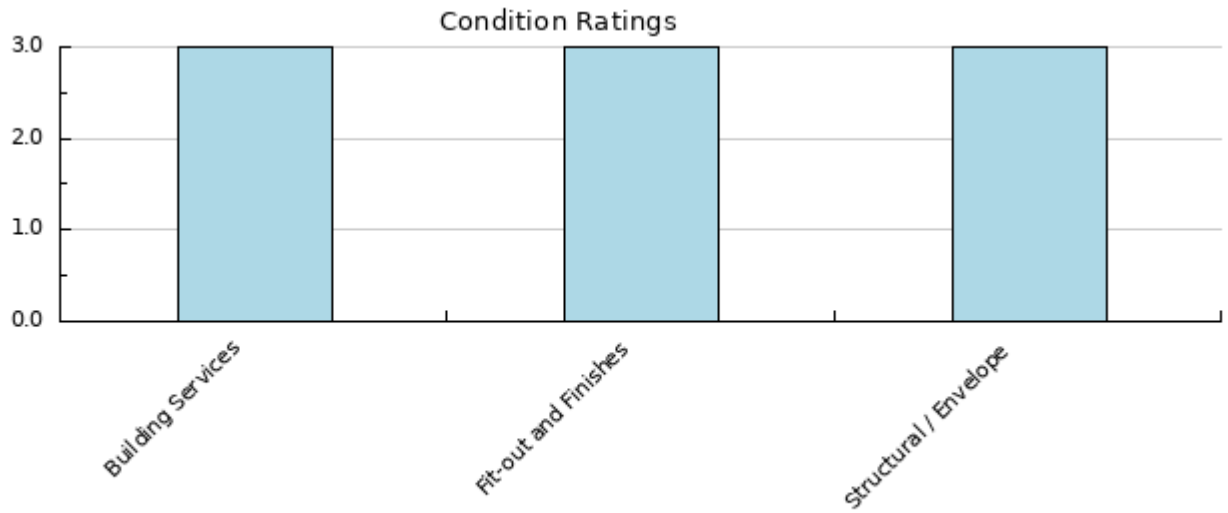
This audit has been rated on the following condition rating criteria:

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

Vehicle Garage 3 was assessed on 27/10/2020. 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
Foundation	Concrete slab	280	SQM	ESEN_Wk13ADep-1459	External - External
Structural Columns	Metal/Steel	120	LM	ESEN_Wk13ADep-1460	External - External
Structural Beams	Metal/Steel	90	LM	ESEN_Wk13ADep-1461	External - External
Wall Structure	Masonry	150	SQM	ESEN_Wk13ADep-1462	External - External
Wall Structure	Metal/Steel Frame	300	SQM	ESEN_Wk13ADep-1463	External - External
Roof Structure	Metal/Steel - Frame	280	SQM	ESEN_Wk13ADep-1464	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Foundation	Concrete slab	ESEN_Wk13ADep-1459	80	62
Structural Columns	Metal/Steel	ESEN_Wk13ADep-1460	50	39
Structural Beams	Metal/Steel	ESEN_Wk13ADep-1461	50	39
Wall Structure	Masonry	ESEN_Wk13ADep-1462	50	39
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-1463	50	39
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-1464	50	39

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Foundation	Concrete slab	ESEN_Wk13ADep-1459	3	3 - Fair
Structural Columns	Metal/Steel	ESEN_Wk13ADep-1460	3	3 - Fair
Structural Beams	Metal/Steel	ESEN_Wk13ADep-1461	3	3 - Fair
Wall Structure	Masonry	ESEN_Wk13ADep-1462	3	3 - Fair
Wall Structure	Metal/Steel Frame	ESEN_Wk13ADep-1463	3	3 - Fair
Roof Structure	Metal/Steel - Frame	ESEN_Wk13ADep-1464	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032



External Fabric

Asset Function and Details

External Fabric comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Doors	Roller - Steel (Commercial Width) (7m W x 6m H)	6	ITEM	ESEN_Wk13ADep-1457	External - External
Roof Cladding	Pitched - Colorbond	280	SQM	ESEN_Wk13ADep-1465	External - External
Downpipes	Colorbond	30	LM	ESEN_Wk13ADep-1466	External - External
Wall Cladding	Colorbond	300	SQM	ESEN_Wk13ADep-1468	External - External
Guttering	Fascia Gutter - Colorbond	50	LM	ESEN_Wk13ADep-1467	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Doors	Roller - Steel (Commercial Width) (7m W x 6m H)	ESEN_Wk13ADep-1457	20	15
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-1465	25	19
Downpipes	Colorbond	ESEN_Wk13ADep-1466	15	12
Wall Cladding	Colorbond	ESEN_Wk13ADep-1468	25	19
Guttering	Fascia Gutter - Colorbond	ESEN_Wk13ADep-1467	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Doors	Roller - Steel (Commercial Width) (7m W x 6m H)	ESEN_Wk13ADep-1457	3	3 - Fair
Roof Cladding	Pitched - Colorbond	ESEN_Wk13ADep-1465	3	3 - Fair
Downpipes	Colorbond	ESEN_Wk13ADep-1466	3	3 - Fair
Wall Cladding	Colorbond	ESEN_Wk13ADep-1468	3	3 - Fair
Guttering	Fascia Gutter - Colorbond	ESEN_Wk13ADep-1467	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	10	SQM	ESEN_Wk13ADep-1471	G - Vehicle Garage 1

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Shelving	Steel	ESEN_Wk13ADep-1471	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Shelving	Steel	ESEN_Wk13ADep-1471	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	2	ITEM	ESEN_Wk13ADep-1469	External - External
Internal Lighting	Fluorescent - Compact (CFL)	1	ITEM	ESEN_Wk13ADep-1472	G - Vehicle Garage 1
Internal Lighting	Fluorescent - Compact (CFL)	1	ITEM	ESEN_Wk13ADep-1473	G - Vehicle Garage 2
Internal Lighting	Fluorescent - Compact (CFL)	1	ITEM	ESEN_Wk13ADep-1474	G - Vehicle Garage 3

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
External Lighting	Flood	ESEN_Wk13ADep-1469	15	12
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-1472	15	12
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-1473	15	12
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-1474	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
External Lighting	Flood	ESEN_Wk13ADep-1469	3	3 - Fair
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-1472	3	3 - Fair
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-1473	3	3 - Fair
Internal Lighting	Fluorescent - Compact (CFL)	ESEN_Wk13ADep-1474	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	1	ITEM	ESEN_Wk13ADep-1470	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
ESM	Fire Hose Reel	ESEN_Wk13ADep-1470	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
ESM	Fire Hose Reel	ESEN_Wk13ADep-1470	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Statutory Equipment

Asset Function and Details

Statutory Equipment comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Switchboards	Sub-board	1	ITEM	ESEN_Wk13ADep-1458	External - External

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Switchboards	Sub-board	ESEN_Wk13ADep-1458	25	19

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Switchboards	Sub-board	ESEN_Wk13ADep-1458	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Appendix A - Maintenance Plan

Corrective Maintenance



Appendix B - Definitions

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

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

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

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

Appendix C - Condition & Criticality Assessment Guide

1. Condition and Criticality Matrix

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

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

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

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

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

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

Prioritisation of works – Works Response Time

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

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

Criticality

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

Determining Criticality

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

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

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

Table Criticality ranking

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

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

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

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

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

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

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

Determining Condition:

This audit takes into account:

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

Functionality

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

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

Eg:

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

The following table shows the relative condition index descriptors.

Relative condition index

	5 Excellent	4 Good	3 Fair	2 Worn	1 Poor
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.



Workshop Asset Management Plan

Kelso depot - Workshop

Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia

16 November 2022

Macutex Quality Assurance Auditing

Prepared for:	Essential Energy 2021
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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 Workshop and its asset base.

The building is located within Kelso depot site at Cnr Littlebourne St & Hampden Park Rd, Kelso, Kelso, NSW, 2795, Australia.

Data in this report was acquired during an audit conducted 27/10/2020.

Workshop



Workshop is approximately 0 sqms

The site asset base was audited where applicable as follows:

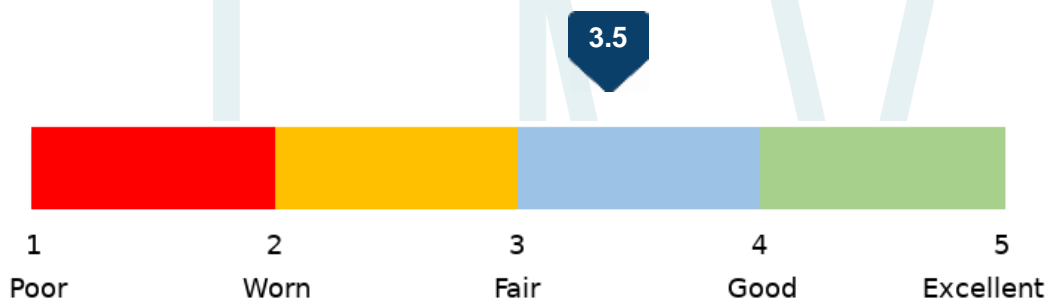
- Buildings assets including building structure, external fabric, internal fabric, foundations and structural components.
- Services - Mechanical including split system AC units and exhaust fans.
- Statutory Equipment including switchboards.
- Services - Electrical including internal lighting, external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

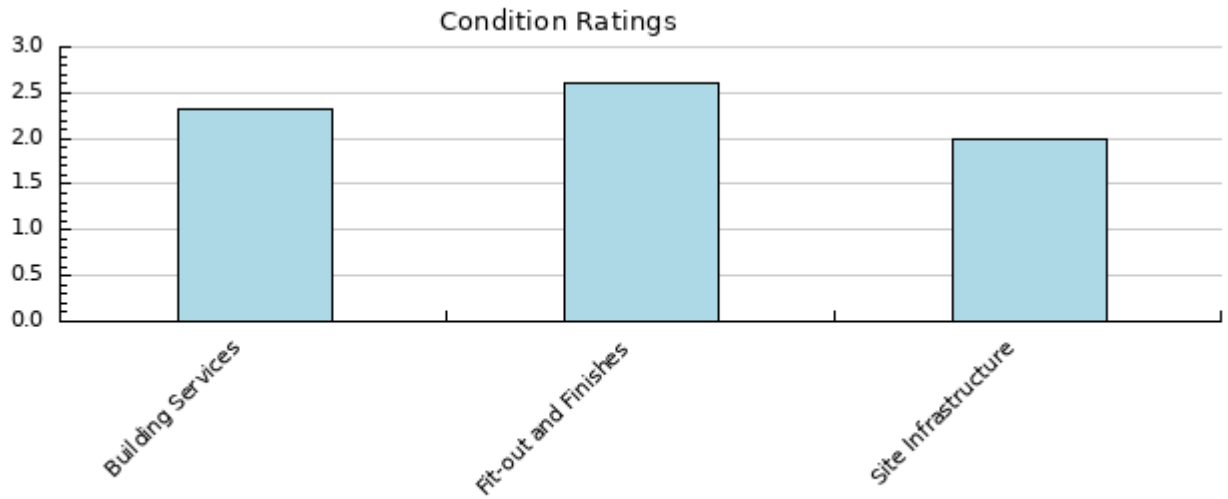
This audit has been rated on the following condition rating criteria:

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

Workshop was assessed on 27/10/2020. 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.

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
Appliances	Dishwasher (Domestic)	1	ITEM	ESEN_Wk13ADep-1553	G - Lunch Room
Appliances	Oven - Electric	1	ITEM	ESEN_Wk13ADep-1554	G - Lunch Room
Appliances	Stove - Electric	1	ITEM	ESEN_Wk13ADep-1555	G - Lunch Room
Benchtops	Laminated	14	SQM	ESEN_Wk13ADep-1556	G - Lunch Room
Cupboards	Laminated	4	SQM	ESEN_Wk13ADep-1557	G - Lunch Room
Cupboards	Timber	2	SQM	ESEN_Wk13ADep-1558	G - Lunch Room
Shelving	Laminated	5	SQM	ESEN_Wk13ADep-1559	G - Lunch Room
Benchtops	Laminated	1	SQM	ESEN_Wk13ADep-1578	G - Warehouse
Cupboards	Laminated	2	SQM	ESEN_Wk13ADep-1579	G - Warehouse
Benchtops	Laminated	8	SQM	ESEN_Wk13ADep-1609	G - Office 6
Benchtops	Laminated	18	SQM	ESEN_Wk13ADep-1634	G - Open Plan Workshop Area 2
Shelving	Laminated	6	SQM	ESEN_Wk13ADep-1635	G - Open Plan Workshop Area 2
Shelving	Laminated	2	SQM	ESEN_Wk13ADep-1682	G - Office 2

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Appliances	Dishwasher (Domestic)	ESEN_Wk13ADep-1553	10	8
Appliances	Oven - Electric	ESEN_Wk13ADep-1554	10	8
Appliances	Stove - Electric	ESEN_Wk13ADep-1555	10	8
Benchtops	Laminated	ESEN_Wk13ADep-1556	12	9
Cupboards	Laminated	ESEN_Wk13ADep-1557	12	9
Cupboards	Timber	ESEN_Wk13ADep-1558	15	14
Shelving	Laminated	ESEN_Wk13ADep-1559	12	9
Benchtops	Laminated	ESEN_Wk13ADep-1578	12	9
Cupboards	Laminated	ESEN_Wk13ADep-1579	12	9

Benchtops	Laminated	ESEN_Wk13ADep-1609	12	9
Benchtops	Laminated	ESEN_Wk13ADep-1634	12	9
Shelving	Laminated	ESEN_Wk13ADep-1635	12	9
Shelving	Laminated	ESEN_Wk13ADep-1682	12	9

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Appliances	Dishwasher (Domestic)	ESEN_Wk13ADep-1553	3	3 - Fair
Appliances	Oven - Electric	ESEN_Wk13ADep-1554	3	3 - Fair
Appliances	Stove - Electric	ESEN_Wk13ADep-1555	3	3 - Fair
Benchtops	Laminated	ESEN_Wk13ADep-1556	3	3 - Fair
Cupboards	Laminated	ESEN_Wk13ADep-1557	3	3 - Fair
Cupboards	Timber	ESEN_Wk13ADep-1558	2	4 - Good
Shelving	Laminated	ESEN_Wk13ADep-1559	3	3 - Fair
Benchtops	Laminated	ESEN_Wk13ADep-1578	3	3 - Fair
Cupboards	Laminated	ESEN_Wk13ADep-1579	3	3 - Fair
Benchtops	Laminated	ESEN_Wk13ADep-1609	3	3 - Fair
Benchtops	Laminated	ESEN_Wk13ADep-1634	3	3 - Fair
Shelving	Laminated	ESEN_Wk13ADep-1635	3	3 - Fair
Shelving	Laminated	ESEN_Wk13ADep-1682	3	3 - Fair

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Shelving									\$821	

Internal Fabric

Asset Function and Details

Internal Fabric comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Ceiling	Plasterboard	68	SQM	ESEN_Wk13ADep-1477	1 - Zone Substation Office
Internal Partitions	Timber Frame	60	SQM	ESEN_Wk13ADep-1481	1 - Zone Substation Office
Wall Cladding	Plasterboard	110	SQM	ESEN_Wk13ADep-1482	1 - Zone Substation Office
Floor Covering	Carpet - Tiles	68	SQM	ESEN_Wk13ADep-1483	1 - Zone Substation Office
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk13ADep-1484	1 - Zone Substation Office
Internal Glazing	Aluminium Framed	8	SQM	ESEN_Wk13ADep-1485	1 - Zone Substation Office
Wall Cladding	Plasterboard	1	SQM	ESEN_Wk13ADep-1889	1 - Zone Substation Office
Internal Partitions	Timber Frame	22	SQM	ESEN_Wk13ADep-1493	1 - Office 4
Wall Cladding	Plasterboard	37	SQM	ESEN_Wk13ADep-1494	1 - Office 4
Floor Covering	Carpet - Tiles	16	SQM	ESEN_Wk13ADep-1495	1 - Office 4
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk13ADep-1496	1 - Office 4
Internal Glazing	Aluminium Framed	5	SQM	ESEN_Wk13ADep-1497	1 - Office 4
Ceiling	Plasterboard	16	SQM	ESEN_Wk13ADep-1491	1 - Office 4
Ceiling	Cement Sheet	9	SQM	ESEN_Wk13ADep-1501	1 - Office 4
Internal Partitions	Timber Frame	41	SQM	ESEN_Wk13ADep-1502	1 - Office 4
Wall Cladding	Plasterboard	41	SQM	ESEN_Wk13ADep-1503	1 - Office 4
Floor Covering	Vinyl	10	SQM	ESEN_Wk13ADep-1504	1 - Office 4
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk13ADep-1505	1 - Office 4
Internal Stairs	Timber	1	SQM	ESEN_Wk13ADep-1506	1 - Office 4
Ceiling	Sisalation paper	495	SQM	ESEN_Wk13ADep-1516	G - Open Plan Workshop Area 1
Internal Partitions	Masonry	120	SQM	ESEN_Wk13ADep-1517	G - Open Plan Workshop Area 1
Internal Partitions	Chain Link Fencing	12	SQM	ESEN_Wk13ADep-1518	G - Open Plan Workshop Area 1
Floor Covering	Timber Sheeting	131	SQM	ESEN_Wk13ADep-1519	G - Open Plan Workshop Area 1
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk13ADep-1520	G - Open Plan Workshop Area 1
Doors	Swing - Hollow Core Timber	1	ITEM	ESEN_Wk13ADep-1521	G - Open Plan Workshop Area 1

Doors	Sliding - Hollow Core Timber (2 door slider)	1	ITEM	ESEN_Wk13ADep-1522	G - Open Plan Workshop Area 1
Handrails, Balustrade & Ramps	Handrails - Galvanised	60	LM	ESEN_Wk13ADep-1523	G - Open Plan Workshop Area 1
Internal Stairs	Timber	4	SQM	ESEN_Wk13ADep-1524	G - Open Plan Workshop Area 1
Internal Stairs	Metal/Steel	10	SQM	ESEN_Wk13ADep-1525	G - Open Plan Workshop Area 1
Ceiling	Plasterboard	96	SQM	ESEN_Wk13ADep-1544	G - Lunch Room
Internal Partitions	Masonry	90	SQM	ESEN_Wk13ADep-1546	G - Lunch Room
Internal Partitions	Timber Frame	40	SQM	ESEN_Wk13ADep-1547	G - Lunch Room
Wall Cladding	Plasterboard	28	SQM	ESEN_Wk13ADep-1548	G - Lunch Room
Floor Covering	Vinyl	96	SQM	ESEN_Wk13ADep-1549	G - Lunch Room
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk13ADep-1550	G - Lunch Room
Ceiling	Sisalation paper	26	SQM	ESEN_Wk13ADep-1571	G - Warehouse
Internal Partitions	Timber Frame	65	SQM	ESEN_Wk13ADep-1572	G - Warehouse
Wall Cladding	Plasterboard	45	SQM	ESEN_Wk13ADep-1573	G - Warehouse
Handrails, Balustrade & Ramps	Handrails - Galvanised	12	LM	ESEN_Wk13ADep-1574	G - Warehouse
Internal Stairs	Metal/Steel	16	SQM	ESEN_Wk13ADep-1575	G - Warehouse
Internal Partitions	Masonry	13	SQM	ESEN_Wk13ADep-1589	G - Office 3
Internal Partitions	Timber Frame	26	SQM	ESEN_Wk13ADep-1590	G - Office 3
Wall Cladding	Plasterboard	30	SQM	ESEN_Wk13ADep-1591	G - Office 3
Floor Covering	Vinyl	20	SQM	ESEN_Wk13ADep-1592	G - Office 3
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk13ADep-1593	G - Office 3
Ceiling	Cement Sheet	20	SQM	ESEN_Wk13ADep-1587	G - Office 3
Ceiling	Plasterboard	57	SQM	ESEN_Wk13ADep-1597	G - Lunch Room
Internal Partitions	Timber Frame	45	SQM	ESEN_Wk13ADep-1598	G - Lunch Room
Wall Cladding	Plasterboard	38	SQM	ESEN_Wk13ADep-1599	G - Lunch Room
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk13ADep-1601	G - Lunch Room
Floor Covering	Vinyl	57	SQM	ESEN_Wk13ADep-1600	G - Lunch Room
Ceiling	Plasterboard	20	SQM	ESEN_Wk13ADep-1603	G - Office 6
Internal Partitions	Masonry	22	SQM	ESEN_Wk13ADep-1604	G - Office 6
Floor Covering	Vinyl	20	SQM	ESEN_Wk13ADep-1605	G - Office 6
Doors	Swing - Solid Timber	2	ITEM	ESEN_Wk13ADep-1606	G - Office 6
Floor Covering	Carpet - Broadloom	11	SQM	ESEN_Wk13ADep-1613	G - Office 1

Ceiling	Cement Sheet	11	SQM	ESEN_Wk13ADep-1614	G - Office 1
Internal Partitions	Masonry	17	SQM	ESEN_Wk13ADep-1615	G - Office 1
Doors	Swing - Solid Timber	1	ITEM	ESEN_Wk13ADep-1616	G - Office 1
Internal Glazing	Aluminium Framed	4	SQM	ESEN_Wk13ADep-1617	G - Office 1
Ceiling	Plasterboard	63	SQM	ESEN_Wk13ADep-1624	G - Open Plan Workshop Area 2
Internal Partitions	Masonry	90	SQM	ESEN_Wk13ADep-1625	G - Open Plan Workshop Area 2
Internal Partitions	Timber Frame	20	SQM	ESEN_Wk13ADep-1626	G - Open Plan Workshop Area 2
Wall Cladding	Plasterboard	20	SQM	ESEN_Wk13ADep-1627	G - Open Plan Workshop Area 2
Floor Covering	Vinyl	63	SQM	ESEN_Wk13ADep-1628	G - Open Plan Workshop Area 2
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk13ADep-1629	G - Open Plan Workshop Area 2
Doors	Swing - Solid Timber	2	ITEM	ESEN_Wk13ADep-1630	G - Open Plan Workshop Area 2
Internal Glazing	Aluminium Framed	4	SQM	ESEN_Wk13ADep-1631	G - Open Plan Workshop Area 2
Ceiling	Suspended Acoustic Tile	12	SQM	ESEN_Wk13ADep-1640	G - Stairwell
Ceiling	Plasterboard	6	SQM	ESEN_Wk13ADep-1642	G - Stairwell
Internal Partitions	Timber Frame	70	SQM	ESEN_Wk13ADep-1644	G - Stairwell
Internal Partitions	Masonry	22	SQM	ESEN_Wk13ADep-1643	G - Stairwell
Wall Cladding	Plasterboard	66	SQM	ESEN_Wk13ADep-1645	G - Stairwell
Floor Covering	Vinyl	11	SQM	ESEN_Wk13ADep-1646	G - Stairwell
Floor Covering	Carpet - Broadloom	1	SQM	ESEN_Wk13ADep-1647	G - Stairwell
Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk13ADep-1648	G - Stairwell
Doors	Swing - Solid Timber	2	ITEM	ESEN_Wk13ADep-1649	G - Stairwell
Internal Stairs	Timber	12	SQM	ESEN_Wk13ADep-1651	G - Stairwell
Handrails, Balustrade & Ramps	Handrails - Timber	5	LM	ESEN_Wk13ADep-1650	G - Stairwell
Ceiling	Cement Sheet	8	SQM	ESEN_Wk13ADep-1659	G - Toilet
Internal Partitions	Masonry	14	SQM	ESEN_Wk13ADep-1660	G - Toilet
Internal Partitions	Bathroom (Cubicle Walls & Doors)	4	SQM	ESEN_Wk13ADep-1661	G - Toilet
Floor Covering	Tiles - Ceramic	8	SQM	ESEN_Wk13ADep-1662	G - Toilet
Doors	Swing - Solid Timber	2	ITEM	ESEN_Wk13ADep-1663	G - Toilet
Ceiling	Cement Sheet	28	SQM	ESEN_Wk13ADep-1674	G - Office 2
Internal Partitions	Masonry	36	SQM	ESEN_Wk13ADep-1675	G - Office 2
Floor Covering	Vinyl	28	SQM	ESEN_Wk13ADep-1676	G - Office 2

Doors	Swing - Glass Timber	1	ITEM	ESEN_Wk13ADep-1677	G - Office 2
Doors	Swing - Solid Timber	2	ITEM	ESEN_Wk13ADep-1678	G - Office 2
Internal Glazing	Aluminium Framed	2	SQM	ESEN_Wk13ADep-1679	G - Office 2

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Ceiling	Plasterboard	ESEN_Wk13ADep-1477	30	1
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1481	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1482	25	19
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-1483	8	6
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1484	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1485	30	29
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1889		NA
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1493	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1494	25	24
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-1495	8	8
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1496	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1497	30	29
Ceiling	Plasterboard	ESEN_Wk13ADep-1491	30	1
Ceiling	Cement Sheet	ESEN_Wk13ADep-1501	30	29
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1502	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1503	25	24
Floor Covering	Vinyl	ESEN_Wk13ADep-1504	15	12
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1505	15	14
Internal Stairs	Timber	ESEN_Wk13ADep-1506	20	19
Ceiling	Sisalation paper	ESEN_Wk13ADep-1516	10	8
Internal Partitions	Masonry	ESEN_Wk13ADep-1517	50	48
Internal Partitions	Chain Link Fencing	ESEN_Wk13ADep-1518	22	21
Floor Covering	Timber Sheeting	ESEN_Wk13ADep-1519	20	19
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1520	15	14
Doors	Swing - Hollow Core Timber	ESEN_Wk13ADep-1521	15	14

Doors	Sliding - Hollow Core Timber (2 door slider)	ESEN_Wk13ADep-1522	12	12
Handrails, Balustrade & Ramps	Handrails - Galvanised	ESEN_Wk13ADep-1523	15	14
Internal Stairs	Timber	ESEN_Wk13ADep-1524	20	19
Internal Stairs	Metal/Steel	ESEN_Wk13ADep-1525	25	24
Ceiling	Plasterboard	ESEN_Wk13ADep-1544	30	1
Internal Partitions	Masonry	ESEN_Wk13ADep-1546	50	48
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1547	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1548	25	24
Floor Covering	Vinyl	ESEN_Wk13ADep-1549	15	12
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1550	15	14
Ceiling	Sisalation paper	ESEN_Wk13ADep-1571	10	10
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1572	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1573	25	24
Handrails, Balustrade & Ramps	Handrails - Galvanised	ESEN_Wk13ADep-1574	15	14
Internal Stairs	Metal/Steel	ESEN_Wk13ADep-1575	25	24
Internal Partitions	Masonry	ESEN_Wk13ADep-1589	50	48
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1590	25	19
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1591	25	19
Floor Covering	Vinyl	ESEN_Wk13ADep-1592	15	12
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1593	15	14
Ceiling	Cement Sheet	ESEN_Wk13ADep-1587	30	1
Ceiling	Plasterboard	ESEN_Wk13ADep-1597	30	23
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1598	25	19
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1599	25	19
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1601	15	14
Floor Covering	Vinyl	ESEN_Wk13ADep-1600	15	12
Ceiling	Plasterboard	ESEN_Wk13ADep-1603	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-1604	50	48
Floor Covering	Vinyl	ESEN_Wk13ADep-1605	15	12
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1606	15	14
Floor Covering	Carpet - Broadloom	ESEN_Wk13ADep-1613	8	2

Ceiling	Cement Sheet	ESEN_Wk13ADep-1614	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-1615	50	48
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1616	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1617	30	29
Ceiling	Plasterboard	ESEN_Wk13ADep-1624	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-1625	50	48
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1626	25	24
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1627	25	24
Floor Covering	Vinyl	ESEN_Wk13ADep-1628	15	12
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1629	15	14
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1630	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1631	30	29
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1640	25	1
Ceiling	Plasterboard	ESEN_Wk13ADep-1642	30	23
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1644	25	19
Internal Partitions	Masonry	ESEN_Wk13ADep-1643	50	48
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1645	25	19
Floor Covering	Vinyl	ESEN_Wk13ADep-1646	15	12
Floor Covering	Carpet - Broadloom	ESEN_Wk13ADep-1647	8	6
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1648	15	12
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1649	15	12
Internal Stairs	Timber	ESEN_Wk13ADep-1651	20	15
Handrails, Balustrade & Ramps	Handrails - Timber	ESEN_Wk13ADep-1650	15	12
Ceiling	Cement Sheet	ESEN_Wk13ADep-1659	30	23
Internal Partitions	Masonry	ESEN_Wk13ADep-1660	50	48
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk13ADep-1661	12	12
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-1662	20	19
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1663	15	14
Ceiling	Cement Sheet	ESEN_Wk13ADep-1674	30	29
Internal Partitions	Masonry	ESEN_Wk13ADep-1675	50	48
Floor Covering	Vinyl	ESEN_Wk13ADep-1676	15	12

Doors	Swing - Glass Timber	ESEN_Wk13ADep-1677	15	14
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1678	15	14
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1679	30	29

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Ceiling	Plasterboard	ESEN_Wk13ADep-1477	5	1 - Poor
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1481	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1482	3	3 - Fair
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-1483	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1484	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1485	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1889		
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1493	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1494	2	4 - Good
Floor Covering	Carpet - Tiles	ESEN_Wk13ADep-1495	2	4 - Good
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1496	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1497	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-1491	5	1 - Poor
Ceiling	Cement Sheet	ESEN_Wk13ADep-1501	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1502	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1503	2	4 - Good
Floor Covering	Vinyl	ESEN_Wk13ADep-1504	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1505	2	4 - Good
Internal Stairs	Timber	ESEN_Wk13ADep-1506	2	4 - Good
Ceiling	Sisalation paper	ESEN_Wk13ADep-1516	3	3 - Fair
Internal Partitions	Masonry	ESEN_Wk13ADep-1517	2	4 - Good
Internal Partitions	Chain Link Fencing	ESEN_Wk13ADep-1518	2	4 - Good
Floor Covering	Timber Sheeting	ESEN_Wk13ADep-1519	2	4 - Good
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1520	2	4 - Good
Doors	Swing - Hollow Core Timber	ESEN_Wk13ADep-1521	2	4 - Good

Doors	Sliding - Hollow Core Timber (2 door slider)	ESEN_Wk13ADep-1522	2	4 - Good
Handrails, Balustrade & Ramps	Handrails - Galvanised	ESEN_Wk13ADep-1523	2	4 - Good
Internal Stairs	Timber	ESEN_Wk13ADep-1524	2	4 - Good
Internal Stairs	Metal/Steel	ESEN_Wk13ADep-1525	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-1544	5	1 - Poor
Internal Partitions	Masonry	ESEN_Wk13ADep-1546	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1547	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1548	2	4 - Good
Floor Covering	Vinyl	ESEN_Wk13ADep-1549	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1550	2	4 - Good
Ceiling	Sisalation paper	ESEN_Wk13ADep-1571	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1572	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1573	2	4 - Good
Handrails, Balustrade & Ramps	Handrails - Galvanised	ESEN_Wk13ADep-1574	2	4 - Good
Internal Stairs	Metal/Steel	ESEN_Wk13ADep-1575	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1589	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1590	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1591	3	3 - Fair
Floor Covering	Vinyl	ESEN_Wk13ADep-1592	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1593	2	4 - Good
Ceiling	Cement Sheet	ESEN_Wk13ADep-1587	5	1 - Poor
Ceiling	Plasterboard	ESEN_Wk13ADep-1597	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1598	3	3 - Fair
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1599	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1601	2	4 - Good
Floor Covering	Vinyl	ESEN_Wk13ADep-1600	3	3 - Fair
Ceiling	Plasterboard	ESEN_Wk13ADep-1603	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1604	2	4 - Good
Floor Covering	Vinyl	ESEN_Wk13ADep-1605	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1606	2	4 - Good
Floor Covering	Carpet - Broadloom	ESEN_Wk13ADep-1613	4	2 - Worn

Ceiling	Cement Sheet	ESEN_Wk13ADep-1614	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1615	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1616	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1617	2	4 - Good
Ceiling	Plasterboard	ESEN_Wk13ADep-1624	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1625	2	4 - Good
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1626	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1627	2	4 - Good
Floor Covering	Vinyl	ESEN_Wk13ADep-1628	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1629	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1630	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1631	2	4 - Good
Ceiling	Suspended Acoustic Tile	ESEN_Wk13ADep-1640	5	1 - Poor
Ceiling	Plasterboard	ESEN_Wk13ADep-1642	3	3 - Fair
Internal Partitions	Timber Frame	ESEN_Wk13ADep-1644	3	3 - Fair
Internal Partitions	Masonry	ESEN_Wk13ADep-1643	2	4 - Good
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1645	3	3 - Fair
Floor Covering	Vinyl	ESEN_Wk13ADep-1646	3	3 - Fair
Floor Covering	Carpet - Broadloom	ESEN_Wk13ADep-1647	3	3 - Fair
Doors	Swing - Glass Timber	ESEN_Wk13ADep-1648	3	3 - Fair
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1649	3	3 - Fair
Internal Stairs	Timber	ESEN_Wk13ADep-1651	3	3 - Fair
Handrails, Balustrade & Ramps	Handrails - Timber	ESEN_Wk13ADep-1650	3	3 - Fair
Ceiling	Cement Sheet	ESEN_Wk13ADep-1659	3	3 - Fair
Internal Partitions	Masonry	ESEN_Wk13ADep-1660	2	4 - Good
Internal Partitions	Bathroom (Cubicle Walls & Doors)	ESEN_Wk13ADep-1661	2	4 - Good
Floor Covering	Tiles - Ceramic	ESEN_Wk13ADep-1662	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1663	2	4 - Good
Ceiling	Cement Sheet	ESEN_Wk13ADep-1674	2	4 - Good
Internal Partitions	Masonry	ESEN_Wk13ADep-1675	2	4 - Good
Floor Covering	Vinyl	ESEN_Wk13ADep-1676	3	3 - Fair

Doors	Swing - Glass Timber	ESEN_Wk13ADep-1677	2	4 - Good
Doors	Swing - Solid Timber	ESEN_Wk13ADep-1678	2	4 - Good
Internal Glazing	Aluminium Framed	ESEN_Wk13ADep-1679	2	4 - Good

Major Repairs and Upgrade Expenditure

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

Asset Function and Details

Internal Finishes comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Wall Ceiling Finish	Ceiling Paint	68	SQM	ESEN_Wk13ADep-1478	1 - Zone Substation Office
Wall Ceiling Finish	Wall Paint	110	SQM	ESEN_Wk13ADep-1479	1 - Zone Substation Office
Wall Ceiling Finish	Ceiling Paint	16	SQM	ESEN_Wk13ADep-1492	1 - Office 4
Wall Ceiling Finish	Wall Paint	37	SQM	ESEN_Wk13ADep-1498	1 - Office 4
Wall Ceiling Finish	Ceiling Paint	10	SQM	ESEN_Wk13ADep-1507	1 - Office 4
Wall Ceiling Finish	Wall Paint	41	SQM	ESEN_Wk13ADep-1508	1 - Office 4
Wall Ceiling Finish	Wall Paint	310	SQM	ESEN_Wk13ADep-1526	G - Open Plan Workshop Area 1
Wall Ceiling Finish	Wall Paint	118	SQM	ESEN_Wk13ADep-1545	G - Lunch Room
Wall Ceiling Finish	Ceiling Paint	96	SQM	ESEN_Wk13ADep-1551	G - Lunch Room
Wall Finish	Tiles - Ceramic	2	SQM	ESEN_Wk13ADep-1552	G - Lunch Room
Floor Finish	Paint	12	SQM	ESEN_Wk13ADep-1570	G - Warehouse
Wall Ceiling Finish	Wall Paint	90	SQM	ESEN_Wk13ADep-1576	G - Warehouse
Wall Finish	Tiles - Ceramic	1	SQM	ESEN_Wk13ADep-1577	G - Warehouse
Wall Ceiling Finish	Ceiling Paint	20	SQM	ESEN_Wk13ADep-1588	G - Office 3
Wall Ceiling Finish	Wall Paint	43	SQM	ESEN_Wk13ADep-1594	G - Office 3
Wall Ceiling Finish	Ceiling Paint	20	SQM	ESEN_Wk13ADep-1607	G - Office 6
Wall Ceiling Finish	Wall Paint	40	SQM	ESEN_Wk13ADep-1608	G - Office 6
Wall Ceiling Finish	Ceiling Paint	11	SQM	ESEN_Wk13ADep-1618	G - Office 1
Wall Ceiling Finish	Wall Paint	25	SQM	ESEN_Wk13ADep-1619	G - Office 1
Wall Ceiling Finish	Ceiling Paint	63	SQM	ESEN_Wk13ADep-1632	G - Open Plan Workshop Area 2
Wall Ceiling Finish	Wall Paint	104	SQM	ESEN_Wk13ADep-1633	G - Open Plan Workshop Area 2
Wall Ceiling Finish	Ceiling Paint	4	SQM	ESEN_Wk13ADep-1890	G - Open Plan Workshop Area 2
Wall Ceiling Finish	Ceiling Paint	6	SQM	ESEN_Wk13ADep-1652	G - Stairwell
Wall Ceiling Finish	Wall Paint	88	SQM	ESEN_Wk13ADep-1653	G - Stairwell
Wall Ceiling Finish	Ceiling Paint	8	SQM	ESEN_Wk13ADep-1664	G - Toilet

Wall Ceiling Finish	Wall Paint	24	SQM	ESEN_Wk13ADep-1665	G - Toilet
Wall Ceiling Finish	Ceiling Paint	28	SQM	ESEN_Wk13ADep-1680	G - Office 2
Wall Ceiling Finish	Wall Paint	50	SQM	ESEN_Wk13ADep-1681	G - Office 2

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1478	7	1
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1479	7	1
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1492	7	1
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1498	7	5
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1507	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1508	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1526	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1545	7	2
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1551	7	5
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-1552	25	19
Floor Finish	Paint	ESEN_Wk13ADep-1570	25	6
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1576	7	7
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-1577	25	24
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1588	7	1
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1594	7	5
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1607	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1608	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1618	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1619	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1632	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1633	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1890		NA
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1652	7	5
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1653	7	5
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1664	7	5

Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1665	7	7
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1680	7	7
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1681	7	7

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1478	5	1 - Poor
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1479	5	1 - Poor
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1492	5	1 - Poor
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1498	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1507	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1508	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1526	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1545	4	2 - Worn
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1551	3	3 - Fair
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-1552	3	3 - Fair
Floor Finish	Paint	ESEN_Wk13ADep-1570	4	2 - Worn
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1576	2	4 - Good
Wall Finish	Tiles - Ceramic	ESEN_Wk13ADep-1577	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1588	5	1 - Poor
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1594	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1607	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1608	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1618	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1619	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1632	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1633	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1890		
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1652	3	3 - Fair
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1653	3	3 - Fair
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1664	3	3 - Fair

Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1665	2	4 - Good
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1680	2	4 - Good
Wall Ceiling Finish	Wall Paint	ESEN_Wk13ADep-1681	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Wall Ceiling Finish							\$1,026			

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	11	ITEM	ESEN_Wk13ADep-1486	1 - Zone Substation Office
Internal Lighting	Fluorescent - Tube - Mounted	3	ITEM	ESEN_Wk13ADep-1499	1 - Office 4
Internal Lighting	Fluorescent - Tube - Mounted	2	ITEM	ESEN_Wk13ADep-1509	1 - Office 4
Internal Lighting	Fluorescent - Tube - Mounted	3	ITEM	ESEN_Wk13ADep-1527	G - Open Plan Workshop Area 1
Internal Lighting	Fluorescent - Tube - Suspended	1	ITEM	ESEN_Wk13ADep-1528	G - Open Plan Workshop Area 1
Internal Lighting	High-Bay	12	ITEM	ESEN_Wk13ADep-1529	G - Open Plan Workshop Area 1
Internal Lighting	Fluorescent - Tube - Mounted	15	ITEM	ESEN_Wk13ADep-1560	G - Lunch Room
Security Measures	CCTV Cameras	1	ITEM	ESEN_Wk13ADep-1561	G - Lunch Room
Internal Lighting	High-Bay	1	ITEM	ESEN_Wk13ADep-1580	G - Warehouse
Internal Lighting	Fluorescent - Tube - Mounted	4	ITEM	ESEN_Wk13ADep-1595	G - Office 3
Internal Lighting	Fluorescent - Tube - Mounted	3	ITEM	ESEN_Wk13ADep-1610	G - Office 6
Internal Lighting	Fluorescent - Tube - Mounted	2	ITEM	ESEN_Wk13ADep-1620	G - Office 1
Internal Lighting	Fluorescent - Tube - Mounted	11	ITEM	ESEN_Wk13ADep-1636	G - Open Plan Workshop Area 2
Internal Lighting	Fluorescent - Tube - Recessed Bay	1	ITEM	ESEN_Wk13ADep-1641	G - Stairwell
Internal Lighting	Fluorescent - Tube - Mounted	1	ITEM	ESEN_Wk13ADep-1654	G - Stairwell
Security Measures	Security Keypad / Panel	1	ITEM	ESEN_Wk13ADep-1655	G - Stairwell
Internal Lighting	LED - Tube	2	ITEM	ESEN_Wk13ADep-1666	G - Toilet
Internal Lighting	Fluorescent - Tube - Mounted	6	ITEM	ESEN_Wk13ADep-1683	G - Office 2

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1486	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1499	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1509	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1527	15	14

Internal Lighting	Fluorescent - Tube - Suspended	ESEN_Wk13ADep-1528	15	14
Internal Lighting	High-Bay	ESEN_Wk13ADep-1529	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1560	15	12
Security Measures	CCTV Cameras	ESEN_Wk13ADep-1561	12	12
Internal Lighting	High-Bay	ESEN_Wk13ADep-1580	15	14
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1595	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1610	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1620	15	12
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1636	15	12
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-1641	15	1
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1654	15	14
Security Measures	Security Keypad / Panel	ESEN_Wk13ADep-1655	12	12
Internal Lighting	LED - Tube	ESEN_Wk13ADep-1666	20	19
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1683	15	12

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1486	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1499	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1509	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1527	2	4 - Good
Internal Lighting	Fluorescent - Tube - Suspended	ESEN_Wk13ADep-1528	2	4 - Good
Internal Lighting	High-Bay	ESEN_Wk13ADep-1529	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1560	3	3 - Fair
Security Measures	CCTV Cameras	ESEN_Wk13ADep-1561	2	4 - Good
Internal Lighting	High-Bay	ESEN_Wk13ADep-1580	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1595	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1610	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1620	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1636	3	3 - Fair
Internal Lighting	Fluorescent - Tube - Recessed Bay	ESEN_Wk13ADep-1641	5	1 - Poor

Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1654	2	4 - Good
Security Measures	Security Keypad / Panel	ESEN_Wk13ADep-1655	2	4 - Good
Internal Lighting	LED - Tube	ESEN_Wk13ADep-1666	2	4 - Good
Internal Lighting	Fluorescent - Tube - Mounted	ESEN_Wk13ADep-1683	3	3 - Fair

Major Repairs and Upgrade Expenditure

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

Asset Function and Details

Services - Fire comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
ESM	Exit Signs	1	ITEM	ESEN_Wk13ADep-1487	1 - Zone Substation Office
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-1488	1 - Zone Substation Office
ESM	Smoke Detection/Alarm System	4	ITEM	ESEN_Wk13ADep-1489	1 - Zone Substation Office
ESM	Exit Signs	1	ITEM	ESEN_Wk13ADep-1510	1 - Office 4
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1511	1 - Office 4
ESM	Exit Signs	3	ITEM	ESEN_Wk13ADep-1530	G - Open Plan Workshop Area 1
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk13ADep-1531	G - Open Plan Workshop Area 1
ESM	Hydrant	1	ITEM	ESEN_Wk13ADep-1532	G - Open Plan Workshop Area 1
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk13ADep-1533	G - Open Plan Workshop Area 1
ESM	Portable Fire Extinguishers - Dry Chemical	1	ITEM	ESEN_Wk13ADep-1534	G - Open Plan Workshop Area 1
ESM	Portable Fire Extinguishers - Foam	1	ITEM	ESEN_Wk13ADep-1535	G - Open Plan Workshop Area 1
ESM	Portable Fire Extinguishers - Foam	1	ITEM	ESEN_Wk13ADep-1536	G - Open Plan Workshop Area 1
ESM	Portable Fire Extinguishers - Water	1	ITEM	ESEN_Wk13ADep-1537	G - Open Plan Workshop Area 1
ESM	Exit Signs	2	ITEM	ESEN_Wk13ADep-1562	G - Lunch Room
ESM	Fire Blanket	1	ITEM	ESEN_Wk13ADep-1563	G - Lunch Room
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-1564	G - Lunch Room
ESM	Smoke Detection/Alarm System	4	ITEM	ESEN_Wk13ADep-1565	G - Lunch Room
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1566	G - Lunch Room
ESM	Exit Signs	1	ITEM	ESEN_Wk13ADep-1581	G - Warehouse
ESM	Fire Hose Reel	1	ITEM	ESEN_Wk13ADep-1582	G - Warehouse
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-1583	G - Warehouse
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1596	G - Office 3
ESM	Smoke Detection/Alarm System	2	ITEM	ESEN_Wk13ADep-1611	G - Office 6
ESM	Smoke Detection/Alarm System	2	ITEM	ESEN_Wk13ADep-1621	G - Office 1
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1623	G - Open Plan Workshop Area 2

ESM	Emergency Lighting - Fluorescent tube	1	ITEM	ESEN_Wk13ADep-1637	G - Open Plan Workshop Area 2
ESM	Smoke Detection/Alarm System	5	ITEM	ESEN_Wk13ADep-1639	G - Open Plan Workshop Area 2
ESM	Portable Fire Extinguishers - CO2	1	ITEM	ESEN_Wk13ADep-1638	G - Open Plan Workshop Area 2
ESM	Exit Signs	1	ITEM	ESEN_Wk13ADep-1656	G - Stairwell
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1657	G - Stairwell
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1667	G - Toilet
ESM	Smoke Detection/Alarm System	1	ITEM	ESEN_Wk13ADep-1684	G - Office 2

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
ESM	Exit Signs	ESEN_Wk13ADep-1487	15	14
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1488	10	10
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1489	15	14
ESM	Exit Signs	ESEN_Wk13ADep-1510	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1511	15	14
ESM	Exit Signs	ESEN_Wk13ADep-1530	15	14
ESM	Fire Hose Reel	ESEN_Wk13ADep-1531	15	14
ESM	Hydrant	ESEN_Wk13ADep-1532	20	19
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1533	10	10
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1534	10	10
ESM	Portable Fire Extinguishers - Foam	ESEN_Wk13ADep-1535	10	10
ESM	Portable Fire Extinguishers - Foam	ESEN_Wk13ADep-1536	10	10
ESM	Portable Fire Extinguishers - Water	ESEN_Wk13ADep-1537	10	10
ESM	Exit Signs	ESEN_Wk13ADep-1562	15	14
ESM	Fire Blanket	ESEN_Wk13ADep-1563	15	14
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1564	10	10
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1565	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1566	15	14
ESM	Exit Signs	ESEN_Wk13ADep-1581	15	14
ESM	Fire Hose Reel	ESEN_Wk13ADep-1582	15	14
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1583	10	10

ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1596	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1611	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1621	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1623	15	1
ESM	Emergency Lighting - Fluorescent tube	ESEN_Wk13ADep-1637	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1639	15	14
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1638	10	10
ESM	Exit Signs	ESEN_Wk13ADep-1656	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1657	15	12
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1667	15	14
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1684	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
ESM	Exit Signs	ESEN_Wk13ADep-1487	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1488	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1489	2	4 - Good
ESM	Exit Signs	ESEN_Wk13ADep-1510	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1511	2	4 - Good
ESM	Exit Signs	ESEN_Wk13ADep-1530	2	4 - Good
ESM	Fire Hose Reel	ESEN_Wk13ADep-1531	2	4 - Good
ESM	Hydrant	ESEN_Wk13ADep-1532	2	4 - Good
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1533	2	4 - Good
ESM	Portable Fire Extinguishers - Dry Chemical	ESEN_Wk13ADep-1534	2	4 - Good
ESM	Portable Fire Extinguishers - Foam	ESEN_Wk13ADep-1535	2	4 - Good
ESM	Portable Fire Extinguishers - Foam	ESEN_Wk13ADep-1536	2	4 - Good
ESM	Portable Fire Extinguishers - Water	ESEN_Wk13ADep-1537	2	4 - Good
ESM	Exit Signs	ESEN_Wk13ADep-1562	2	4 - Good
ESM	Fire Blanket	ESEN_Wk13ADep-1563	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1564	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1565	2	4 - Good

ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1566	2	4 - Good
ESM	Exit Signs	ESEN_Wk13ADep-1581	2	4 - Good
ESM	Fire Hose Reel	ESEN_Wk13ADep-1582	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1583	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1596	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1611	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1621	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1623	5	1 - Poor
ESM	Emergency Lighting - Fluorescent tube	ESEN_Wk13ADep-1637	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1639	2	4 - Good
ESM	Portable Fire Extinguishers - CO2	ESEN_Wk13ADep-1638	2	4 - Good
ESM	Exit Signs	ESEN_Wk13ADep-1656	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1657	3	3 - Fair
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1667	2	4 - Good
ESM	Smoke Detection/Alarm System	ESEN_Wk13ADep-1684	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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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_Wk13ADep-1541	G - Lunch Room
Instantaneous	Electric	1	ITEM	ESEN_Wk13ADep-1540	G - Lunch Room
Instantaneous	Electric	1	ITEM	ESEN_Wk13ADep-1568	G - Warehouse
Storage Unit	Small - Electric	1	ITEM	ESEN_Wk13ADep-1569	G - Warehouse
Storage Unit	Small - Electric	1	ITEM	ESEN_Wk13ADep-1658	G - Toilet

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Storage Unit	Small - Electric	ESEN_Wk13ADep-1541	15	14
Instantaneous	Electric	ESEN_Wk13ADep-1540	18	17
Instantaneous	Electric	ESEN_Wk13ADep-1568	18	17
Storage Unit	Small - Electric	ESEN_Wk13ADep-1569	15	14
Storage Unit	Small - Electric	ESEN_Wk13ADep-1658	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Storage Unit	Small - Electric	ESEN_Wk13ADep-1541	2	4 - Good
Instantaneous	Electric	ESEN_Wk13ADep-1540	2	4 - Good
Instantaneous	Electric	ESEN_Wk13ADep-1568	2	4 - Good
Storage Unit	Small - Electric	ESEN_Wk13ADep-1569	2	4 - Good
Storage Unit	Small - Electric	ESEN_Wk13ADep-1658	2	4 - Good

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	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1475	1 - Zone Substation Office
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1490	1 - Office 4
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	1	ITEM	ESEN_Wk13ADep-1500	1 - Office 4
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1476	1 - Zone Substation Office
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1512	G - Open Plan Workshop Area 1
Air Handling Systems	Air Handling Unit	2	ITEM	ESEN_Wk13ADep-1513	G - Open Plan Workshop Area 1
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1542	G - Lunch Room
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1543	G - Lunch Room
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1586	G - Office 3
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1602	G - Office 6
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1612	G - Office 1
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	2	ITEM	ESEN_Wk13ADep-1668	G - Toilet
Split Systems	High Wall A/C	1	ITEM	ESEN_Wk13ADep-1672	G - Office 2

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Split Systems	High Wall A/C	ESEN_Wk13ADep-1475	10	10
Split Systems	High Wall A/C	ESEN_Wk13ADep-1490	10	10
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-1500	15	14
Split Systems	High Wall A/C	ESEN_Wk13ADep-1476	10	10
Split Systems	High Wall A/C	ESEN_Wk13ADep-1512	10	3
Air Handling Systems	Air Handling Unit	ESEN_Wk13ADep-1513	20	15
Split Systems	High Wall A/C	ESEN_Wk13ADep-1542	10	10
Split Systems	High Wall A/C	ESEN_Wk13ADep-1543	10	10
Split Systems	High Wall A/C	ESEN_Wk13ADep-1586	10	10

Split Systems	High Wall A/C	ESEN_Wk13ADep-1602	10	10
Split Systems	High Wall A/C	ESEN_Wk13ADep-1612	10	10
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-1668	15	12
Split Systems	High Wall A/C	ESEN_Wk13ADep-1672	10	10

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Split Systems	High Wall A/C	ESEN_Wk13ADep-1475	2	4 - Good
Split Systems	High Wall A/C	ESEN_Wk13ADep-1490	2	4 - Good
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-1500	2	4 - Good
Split Systems	High Wall A/C	ESEN_Wk13ADep-1476	2	4 - Good
Split Systems	High Wall A/C	ESEN_Wk13ADep-1512	4	2 - Worn
Air Handling Systems	Air Handling Unit	ESEN_Wk13ADep-1513	3	3 - Fair
Split Systems	High Wall A/C	ESEN_Wk13ADep-1542	2	4 - Good
Split Systems	High Wall A/C	ESEN_Wk13ADep-1543	2	4 - Good
Split Systems	High Wall A/C	ESEN_Wk13ADep-1586	2	4 - Good
Split Systems	High Wall A/C	ESEN_Wk13ADep-1602	2	4 - Good
Split Systems	High Wall A/C	ESEN_Wk13ADep-1612	2	4 - Good
Fans	Exhaust Fan - Ceiling / Wall / Window (Domestic)	ESEN_Wk13ADep-1668	3	3 - Fair
Split Systems	High Wall A/C	ESEN_Wk13ADep-1672	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Split Systems										\$3,69

Services - Plumbing

Asset Function and Details

Services - Plumbing comprises the following asset groups:

Element Group	Element Type	Qty	Unit of Measure	UID	Location
Sinks	Hand Basin - Metal	2	ITEM	ESEN_Wk13ADep-1538	G - Open Plan Workshop Area 1
Sinks	Kitchen Washing Sink - Metal	1	ITEM	ESEN_Wk13ADep-1567	G - Lunch Room
Sinks	Kitchen Washing Sink - Metal	1	ITEM	ESEN_Wk13ADep-1584	G - Warehouse
Sinks	Laundry Trough - Metal	1	ITEM	ESEN_Wk13ADep-1585	G - Warehouse
Sinks	Hand Basin - Porcelain	1	ITEM	ESEN_Wk13ADep-1669	G - Toilet
Toilets	Cistern - Plastic	1	ITEM	ESEN_Wk13ADep-1670	G - Toilet
Toilets	Pan - Porcelain	1	ITEM	ESEN_Wk13ADep-1671	G - Toilet

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Sinks	Hand Basin - Metal	ESEN_Wk13ADep-1538	15	12
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk13ADep-1567	15	14
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk13ADep-1584	15	14
Sinks	Laundry Trough - Metal	ESEN_Wk13ADep-1585	15	14
Sinks	Hand Basin - Porcelain	ESEN_Wk13ADep-1669	15	14
Toilets	Cistern - Plastic	ESEN_Wk13ADep-1670	15	14
Toilets	Pan - Porcelain	ESEN_Wk13ADep-1671	15	14

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Sinks	Hand Basin - Metal	ESEN_Wk13ADep-1538	3	3 - Fair
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk13ADep-1567	2	4 - Good
Sinks	Kitchen Washing Sink - Metal	ESEN_Wk13ADep-1584	2	4 - Good
Sinks	Laundry Trough - Metal	ESEN_Wk13ADep-1585	2	4 - Good
Sinks	Hand Basin - Porcelain	ESEN_Wk13ADep-1669	2	4 - Good
Toilets	Cistern - Plastic	ESEN_Wk13ADep-1670	2	4 - Good

Major Repairs and Upgrade Expenditure

Works	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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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	Metal Gates (>2m)	2	ITEM	ESEN_Wk13ADep-1539	G - Open Plan Workshop Area 1

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Boundary Walls, Fencing and Gates	Metal Gates (>2m)	ESEN_Wk13ADep-1539	20	19

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Boundary Walls, Fencing and Gates	Metal Gates (>2m)	ESEN_Wk13ADep-1539	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
Switchboards	Commercial	1	ITEM	ESEN_Wk13ADep-1480	1 - Zone Substation Office
Pressure Vessels & Tanks	Tank (all types)	3	ITEM	ESEN_Wk13ADep-1514	G - Open Plan Workshop Area 1
Switchboards	Commercial	1	ITEM	ESEN_Wk13ADep-1515	G - Open Plan Workshop Area 1
Switchboards	Commercial	1	ITEM	ESEN_Wk13ADep-1622	G - Open Plan Workshop Area 2
Switchboards	Commercial	1	ITEM	ESEN_Wk13ADep-1673	G - Office 2

Asset Lifecycle

Element Group	Element Type	UID	Expected Life	Remaining Useful Life
Switchboards	Commercial	ESEN_Wk13ADep-1480	25	24
Pressure Vessels & Tanks	Tank (all types)	ESEN_Wk13ADep-1514	20	19
Switchboards	Commercial	ESEN_Wk13ADep-1515	25	1
Switchboards	Commercial	ESEN_Wk13ADep-1622	25	24
Switchboards	Commercial	ESEN_Wk13ADep-1673	25	24

Asset Condition

Element Group	Element Type	UID	Condition Rating	Condition Definition
Switchboards	Commercial	ESEN_Wk13ADep-1480	2	4 - Good
Pressure Vessels & Tanks	Tank (all types)	ESEN_Wk13ADep-1514	2	4 - Good
Switchboards	Commercial	ESEN_Wk13ADep-1515	5	1 - Poor
Switchboards	Commercial	ESEN_Wk13ADep-1622	2	4 - Good
Switchboards	Commercial	ESEN_Wk13ADep-1673	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

Internal Fabric	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Wall Cladding	Plasterboard	ESEN_Wk13ADep-1889	Damage observed to wall cladding Repair damaged sections of wall cladding	Within 1-2 years	\$50

Internal Finishes	Asset Type	UID	Issue Description/Action Required	Action Timing	Cost
Wall Ceiling Finish	Ceiling Paint	ESEN_Wk13ADep-1890	Paintwork damaged Repaint damaged surfaces	Within 3-5 years	\$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.

