



CUMBERLAND
CITY COUNCIL

Asset Management Policy

AUTHORISATION & VERSION CONTROL

Policy Number	
Policy Owner	Director City Services
Date Adopted	TBC
Version No	1
Document ID Number:	
Review Date	June 2029

INTRODUCTION

In accordance with the *NSW Local Government Act 1993*, Cumberland City Council is responsible for the management of a range of infrastructure assets that have been developed for and on behalf of the community. Council is committed to the sustainable management of its infrastructure assets and realises the importance of incorporating asset management principles across all its business and service operations.

The Asset Management Policy ensures a structured, sustainable, and effective approach to managing assets, minimising costs, reducing risks and maximising value across the organisation.

PURPOSE

The purpose of this Asset Management Policy is to ensure the effective, efficient and sustainable management of the organisation's infrastructure assets throughout their lifecycle.

This policy outlines the objectives and principles that guide the acquisition, maintenance, operation and disposal of Council assets. Robust processes ensure the most effective and efficient practices are in place to meet community expectations, achieve Council's goals, minimise risks, and capitalise on asset performance and value. The Asset Management Policy is part of a framework of asset management documents, including the Asset Management Strategy.

SCOPE

This policy applies to all physical assets owned, leased, or controlled by Council, including but not limited to, Roads and Transport, Buildings, Stormwater Drainage and Park and Recreation. It covers all stages of the asset lifecycle from acquisition to disposal.

DEFINITIONS

Asset	An object (physical or intangible) that has an identifiable value and a useful life greater than 12 months, that is or could be used by the entity responsible for it to provide a service.
Asset Management	Coordinated activity of an organisation to realise value from assets.
Asset Management Strategy	Documented information that specifies how asset management objectives are to be delivered, the approach for developing asset management plans and the role of the asset management system in supporting achievement of the asset management objectives.
Critical Asset	Asset having potential to significantly impact on the achievement of Council's objectives.
Whole of Life	The total expense of owning an asset over its entire life, from purchase to disposal.

POLICY STATEMENT

Council is committed to meeting the asset management expectations of the Cumberland Community through a framework for sustainable, consistent and sound asset management objectives, principles and practices.

OBJECTIVES

The key Asset Management objectives led by this Asset Management Policy are:

1. **Minimise Costs:** Achieve cost efficiency by reducing the total cost of ownership through optimised acquisition, maintenance and disposal processes.
2. **Risk Management:** Identify, assess, and mitigate risks associated with asset failure, safety and compliance.
3. **Extend Asset Lifespan:** Implement proactive maintenance and lifecycle management to maximise the useful life of assets.
4. **Optimise Asset Performance:** Ensure assets are used efficiently and maintained in a condition that supports operational objectives.
5. **Sustainability:** Incorporate sustainability principles into asset management by promoting energy efficiency, reducing environmental impacts and supporting the organisation's broader sustainability goals.
6. **Ensure Compliance:** Ensure that all assets comply with applicable legal, regulatory and safety requirements.

PRINCIPLES

To achieve the Asset Management objectives, the organisation will adhere to the following Asset Management principles:

1. **Lifecycle Management:**
 - Manage assets through their entire lifecycle, from planning, acquisition, operation, maintenance and disposal, ensuring their optimal use.
 - Regularly review asset performance and condition to inform decisions on repairs, upgrades, or replacements.
2. **Value for Money:**
 - Adopt a whole of life approach to asset management to ensure assets provide value for money over their entire lifecycle.
 - Consider total cost of ownership, including procurement, operation, maintenance and disposal costs, in all asset management decisions.
3. **Risk-Based Decision Making:**
 - Conduct risk assessments to prioritise asset management activities, focusing on critical assets that have the greatest impact on operations and safety.
 - Implement risk mitigation strategies for high-priority assets, ensuring continuity of service and compliance with safety standards.

4. Sustainability:

- Promote the use of environmentally sustainable practices in asset management, such as reducing energy consumption, minimising waste and choosing sustainable materials.
- Support the transition to more sustainable technologies and assets, such as energy-efficient buildings, low-emission fleet vehicles and recycling programs.

5. Preventive and Predictive Maintenance:

- Implement preventive maintenance schedules to reduce the likelihood of unexpected failures and extend asset life.
- Use predictive maintenance technologies and data analytics to anticipate and address potential issues before they result in downtime or higher repair costs.

6. Data-Driven Decisions:

- Utilise asset management systems (e.g., TechnologyOne) to maintain up-to-date records on asset performance, maintenance history and costs.
- Base decisions on reliable data, including performance trends, cost-benefit analyses and risk assessments, to optimise asset management practices.

7. Compliance and Accountability:

- Ensure compliance with all relevant laws, regulations and standards related to asset management, including health and safety, environmental regulations and industry standards.
- Clearly define roles and responsibilities for asset management within the organisation to ensure accountability at all levels.

8. Continuous Improvement:

- Regularly review and update asset management practices and policies to reflect emerging technologies, regulatory changes and best practices.
- Foster a culture of continuous improvement by encouraging staff to identify opportunities for improving asset performance and efficiency.

REQUIREMENTS

Council is required to adopt the Policy and allocate sufficient resources to manage and maintain assets to sustainably deliver services to the Cumberland community. Council will oversee the delivery of the Asset Management Strategy 2025-2035 and plans ensuring activities are consistent with the Community Strategic Plan 2025-2035.

RELATED LEGISLATION

Local Government Act 1993

Local Government (General) Regulation 2021

RELATED DOCUMENTS AND COUNCIL POLICY

Community Strategic Plan 2025-2035

Cumberland 2030: Our Local Strategic Planning Statement

Delivery Program 2025-2029

Integrated Planning and Reporting Guidelines for Local Government in NSW (2021) NSW
Office of Local Government
Australian Accounting Standards
Assets Management Plans
Long Term Financial Plan 2025-2035
Asset Management Strategy 2025-2035
New Footpath Construction Policy