ACT Government | ACT Health

Asset Management Plan

Burrangiri

August 2023

Contents

Executive Summary

Item	Detail
Assets in Scope	Building Fabric, Fire, Hydraulic, Electrical, Mechanical, Security, Grounds and Gardens, 83 assets.
Asset Criticality	Critical: Building Fabric and Fire Systems Highly Important: Electrical, Hydraulic, Mechanical, Security
Current Performance	Poor – 17 assets
High Priority (1) Backlog	Replace eaves gutter causing water leaks located above sliding door from west side of the north facing sunroom.
Total Backlog Expenditure Forecast	$457,594 (until 2030)
Total Maintenance Expenditure 2023-2037	$1,162,250
Total Capital Expenditure 2023-2037	$2,081,081
Average Annual Cost	$216,222

Document Approval

Version Control

Approver Name	Approver Role	Approver Signature	Date	Version

Amendments

Original Text	Amendment	Approver Signature	Date	Version

Introduction

Purpose and Context

This asset management plan (AMP) defines the activities that will be implemented, and the resources that will be required, to meet the service delivery expectations and objectives, and consequently the organisational objectives, for Burrangiri. This plan will enable appropriate resource planning, and definition of operational data and funding requirements to meet the lifecycle requirements of the assets. It has been developed to allow for a unified and consistent approach across ACT Health Directorate to how built assets at Burrangiri are managed.

This document sets out:

- The types and volumes of Burrangiri assets in the portfolio.
- The status of these assets in terms of their current and historic performance and their criticality.
- The chosen approach to managing the specific asset types including the planning of work volumes to deliver the business objectives and levels of service.
- The information requirements to support current and future decision making and plans for their development.
- A prioritised list of improvement actions required to address identified gaps and deliver the organisations AMPs with regards to specific asset(s).

This AMP should be maintained as a live document with ownership and updates managed in accordance with ACT Health Directorate Documentation Approval procedure.

This AMP has a particular focus on the upcoming 15-year period, whist looking beyond that to anticipate the future needs of Burrangiri assets for the ACT Health Directorate. Major CAPEX expenditure that is being planned for the upcoming 15-year period will be captured in this AMP, where the emerging needs in the coming years will be discussed and considered at a high level. Additionally, changes required to historical OPEX expenditure will be presented over this same 15-year period, and OPEX expenditure associated with projects will be projected at a high level beyond that.

Scope

This AMP covers all Burrangiri assets, which include all built assets and personnel required to deliver the relevant service(s), both internally and externally, in service of supporting ACT Health Directorate's overall service delivery obligations.
ACT Health Directorate seeks to identify productivity improvements, increased operational efficiency and improved decision making to achieve its strategic goal of delivering sustainable value.

Glossary of Terms

Term	Definition
Burrangiri	Burrangiri Aged Care Centre
ACTHD	ACT Health Directorate
Asset Management Framework (AMF)	A set of documents, systems and processes acting as a guideline to support asset management objectives to ensure an organisation attains maximum value out of its capital investments. The framework is developed with alignment to industry best practice and organisational objectives.
Asset Management Plan (AMP)	Describes the operating context, governance, scope, and range of activities intended to achieve the agreed organisational objectives and the risk of failing to conduct these activities.
Asset Management Policy	Sets out the principles by which the organisation intends to apply asset management to achieve its organisational objectives. The policy should set out the organisation's commitments and expectations for decisions, activities and behaviour concerning asset management. It should be aligned to and demonstrate support for the organisational objectives and define the Asset Management Strategy.
Asset Management Strategy	Specifies how organisational objectives translate to and align with asset management objectives, the approach for developing asset management plans and any asset management activities that support the achievement of asset management objectives.
Asset Management System	A set of interrelated or interacting elements of an organisation that establish asset management policies and objectives and processes to achieve those objectives. The system elements include the organisation's structure, roles, and responsibilities, planning and operation.
Asset Service Level	A defined, or currently provided, level of service quality for a particular asset-based activity against which performance may be measured. Service Levels could be defined in several dimensions including quality, quantity, reliability, responsiveness, environmental acceptability, or cost.
Built Assets	Built Assets are a category of asset comprising physical assets within the parks such as lookouts, bridges, playgrounds etc. and waterway assets such as piers and jetties etc. This excludes the following other built assets – habitable buildings, roads, dams.

Critical assets	Built assets with a consequence of failure rating is 4 (major) or 5 (extreme) in one or more of the categories of safety, compliance and visitor experience. Those assets that are likely to result in a more significant financial, environmental and social cost in terms of impact on organisational objectives.
(Asset) Lifecycle	The time interval that commences with the identification of the need for an asset and terminates with the decommissioning of the asset or any liabilities thereafter.
Lifecycle costing	A process to determine the sum of all expenses associated with a productor project, including acquisition, installation, operation, maintenance, refurbishment, discarding and disposal costs.
Strategic Asset Management Plan (SAMP)	A plan which outlines the actions to be undertaken to deliver the goals of the Asset Management Strategy. It links the Asset Management Objectives directly with ACT Health Directorate strategic objectives and Strategic Plan 2020-2025 to ensure that the outcomes are understood and are measurable for reporting and improvement purposes.
SFAIRP	So Far As Is Reasonably Practical

Outcomes and Business Drivers

Governance

Organisation	Role
ACTHD	Asset Manager
Tenant	Assistant Executive Officer, Salvation Army

Strategic Alignment

Service Context

Burrangiri serves as an Aged Care Centre. The site currently functions as a respite care centre for geriatric residents providing day and overnight services for patients transitioning from the hospital to home stay. The site currently houses 15 rooms and 2 shared bathrooms.

The AMP documents perform a key role within the overall Health Directorate's Asset Management System by ensuring a clear 'line-of-sight' between the company's activities on the ground, including asset interventions, the Health Directorate's Business Plans and Objectives, and the Health Directorate's Policies. This is highlighted in the diagram below in Figure 1Figure 1.

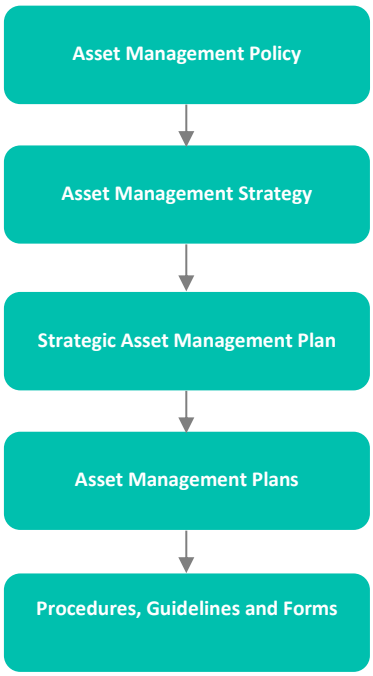

Figure 1: Asset Management System

Specifically, the AMPs form a key element of the Health Directorate's overall asset management system, as relevant for each asset class. For further information on the

applicable Policies and Business Objectives the ACT Health Directorate aims to achieve, please refer to the SAMP.

The Asset Management Plan, evidences and justifies inspection, maintenance and renewal regimes that support the delivery of the required outputs (e.g., health and safety, minimal environmental impact, service reliability and availability). It also evidences that this is planned to be achieved, where appropriate, at minimum whole-life, whole-system cost.

Objectives and Performance Measures

The objectives for assets at Burrangiri should be aligned with the overall ACT Health Directorate objectives and tailored for the purpose of the site, provision of aged care programs. The following are proposed as initial objectives and intended to be a starting point. Regular reviews of this Asset Management Plan will see these evolve over time.

Table 1. Performance Measures for Burrangiri.

Area	Objective	Measure	Target
Asset Performance	Site to be compliant with all statutory obligations.	Number of assets at site not meeting building code	0 assets by June 2025
Asset Performance	Capacity of facility that is available for use.	Rooms available/ Rooms planned (15)	Establish the measuring process by June 2024.
Asset Performance	Maintenance activities conducted against plan	Maintenance conducted/Maintenance planned	100% annual target
Asset Cost	Service Delivery is at lowest whole of life cost	Whole of life cost per asset	Establish the measuring process by June 2024.
Asset Risk	Risks for a site are captured and managed with appropriate controls and mitigations	Number of risks recorded on site	Establish the measuring process by June 2024.

Asset Portfolio Description and Inventory

Asset Types and Populations

The following information in Table 2 provides quantification of the number or size of assets on Burrangiri.

Table 2. The following table provides the quantity for each asset class and asset at Burrangiri.

Service	System	Asset	Qty	Unit
Building Fabric	External	External Walls	621	m2
		Roof Surface - Metal Sheeting	1150	m2
	Internal	Floor Covering - Carpet	350	m2
		Floor Covering - Vinyl	700	m2
		Plasterboard ceiling	1000	m2
Electrical Services	Communications System	MDF	1	no.
	Electrical Distribution	Distribution Board	3	no.
		Load Centre	7	no.
		Main Switchboard	1	no.
		Mechanical Services Switchboard	1	no.
		Metering Panel	1	no.
	Emergency & Exit Lighting	Emergency Exit Sign	23	no.
	Lighting - External	Emergency light	39	no.
		Miscellaneous, external	40	no.
		Pole Mounted	4	no.
	Lighting - Internal	Surface Mounted, external	1	no.
		Downlight, internal	100	no.
		Surface Mounted, internal	134	no.
		Suspended Linear Lights	4	no.
		Troffer, internal	15	no.
	Security System	Intruder Detection	1	no.
Fire Services	Fire Alarm System	Fire Indicator Panel	1	no.
		Occupant Warning Speaker	22	no.
		Smoke / Heat Detector	121	no.
	Hose Reel System	Fire Hose Reel	2	no.
	Portable Fire Equipment	Fire Extinguisher	9	no.
Grounds & Gardens	Civil	Louvres - Motor	6	no.
		Retaining Wall	100	m
		Shade sail structure	2	no.
	Hardstand	Hardstand - Asphalt	600	m2
		Hardstand - Concrete	360	m2
Hydraulic Services	Domestic Hot Water	Electric Storage	1	no.
		Gas-Fired Storage	2	no.

Service	System	Asset	Qty	Unit
		Pumps - Recirculating	2	no.
	Gas System	Gas meter	1	no.
		Gas shut off valve	1	no.
	Hydraulic Services	Grease trap	1	no.
	Sanitaryware	Fixtures & Fittings	1	no.
	Water System	Pipework - Hydraulic	1	no.
		Tempering Valve	15	no.
		Water Meter	1	no.
Mechanical Services	Auto Doors	Automatic Controls and Instrumentation	4	no.
	HVAC	AC - High Wall	2	no.
		Air Cooled Condensing Unit	3	no.
		Boiler - Heating Water	1	no.
		Cool room refrigeration	1	no.
		Diffuser, Grille or Register	91	no.
		Electric Radiant Heater	32	no.
		Evaporative Cooler	5	no.
		Fan - Ceiling/Window	39	no.
		Fan - Rooftop	7	no.
		Fan Coil Unit	1	no.
		Kitchen Exhaust Hood	1	no.
		Pipework - Air Conditioning	2	no.
		Pump - Base Mounted	2	no.
Security Systems	CCTV System	External Camera	7	no.
		NVR or Head-End Equipment	3	no.
	Communications System	MATV System	2	no.

Critical Systems

Asset criticality forms part of the Health Directorate's risk management methodology. It recognises that some assets or asset groups have differing importance or value or represent different vulnerabilities to the business. Criticality considers the risks of asset failure or non-performance.

The purpose of this part of the asset management plan is to define the criticality of the various assets with a view to enabling the prioritisation and optimising of the asset management regime and any establishment of improvement actions. This section should try to quantify the criticality of the asset class and/or sub-classes in terms of their impact on cost, risk, and performance.

Criticality rankings have provided a guide on the level effort required in developing strategies in accordance with the asset's safety and service risk profile. They have also helped prioritise development of asset class plans.

The operational criticality of ACT Health Directorate locations is provided in Table 3 below. Where Burrangiri has been rated as Highly Important (4) to the ACT Health Directorate.

Table 3. The following table provides the criticality definition and ranking for each ACT Health Directorate site

Score	Assessment	Definition	Proposed Building Criticality
5	Critical	Critical space or area or item of equipment, sensitive purpose, high profile building for example an operating theatre, server room, emergency ward.	Howard Florey House Clare Holland House
4	**Highly Important**	**Space of high importance, required to deliver day-to-day health service but does not directly prohibit emergency care, such as main entrance, single ward.**	QEII Family Care Centre HPS Air Monitoring Stations **Burrangiri Aged Care Centre** Watson Hostel YMH Step Up Step Down Karralika – Fadden Karralika – Isabella Plains Ngunnawal Bush Healing Farm
3	Important	Space delivering a specific service, function or care which could be delayed or postponed. i.e., consulting rooms, administrative functions.	Calvary Multi-Story Carpark Wellways O'Connor
2	Ancillary function	Space with ancillary function with little impact to day-to-day operation, such as long-term storage. May also apply to a building pending major refurbishment or with limited remaining operational life.	
1	No Operational Requirement	Space with no operational requirement which is being prepared for disposal or demolition.	

Following from the site criticality, each asset at the specific site has its own criticality rating. This is determined by how critical the asset is to the sites function through an assessment of risk to the site based on the asset failure or non-performance.

The criticality rating of each asset class and system at Burrangiri is detailed in Table 4 below.

Table 4. The following table lists the criticality of asset class and system to Burrangiri.

Criticality of Asset	Assessment	Service	System
5	**Critical**	**Building Fabric**	External
		Fire Services	Fire Alarm System Hose Reel System Portable Fire Equipment
4		**Electrical Services**	Communications System

Criticality of Asset	Assessment	Service	System
			Electrical Distribution
			Emergency & Exit Lighting
			Lighting - External
			Lighting - Internal
			Security System
		Hydraulic Services	Domestic Hot Water
			Gas System
	Highly Important		Hydraulic Services
			Sanitaryware
			Water System
		Mechanical Services	Auto Doors
			HVAC
		Security Systems	CCTV System
			Communications System
3	**Important**	**Building Fabric**	Internal
		Grounds & Gardens	Civil
2	**Ancillary Function**	**Building Fabric**	Internal
		Grounds & Gardens	Civil
			Hardstand

Asset Condition and Performance

Asset Performance

The performance of the asset is its ability to provide the required level of service. Generally, this can be measured in terms of reliability, availability, capacity, and meeting visitor demands and needs. All of this is critical information for determining the remaining useful life of an asset and more importantly the timing for possible intervention steps to bring levels of service, provided by the asset, back to a desired standard.

Current Asset Performance

Condition assessment and asset performance are inevitably linked. Condition and performance failure can be considered as cause and effect respectively. That is, condition deterioration is a cause of failure, the effect of failure is deficient performance (failure to meet required levels of service).

The following Table 5 provides the condition rating and description that were used to assess the asset performance at Burrangiri.

Table 5. provides the condition ratings and descriptions used for reviewing the assets at Burrangiri.

Condition Rating	Condition Description
5 – Excellent	As new asset. Excellent condition.
4 – Good	Good, Minor defects, wear and non-compliance exist. Little to no impact on operation or intended use. 80% to 60% of asset useful life remaining.
3 – Adequate	Fair, wear and degradation to external surfaces require maintenance, defects or wears to 5%-20% affected. 60% to 30% of asset useful life remaining. Equipment operating on older technology and less efficient compared to modern equivalent.
2 – Marginal	Poor, significant defects, wear and non-compliance exist, rehabilitation of asset required. Component replacement more costly than maintenance. 30% to 20% of asset useful life remaining. Equipment operating on older technology and less efficient compared to modern equivalent.
1 – Approaching End of Useful Life	Very poor, potential structural, operational problems or not operational. Major defects, wear and non-compliance exist. Extensive defect or wear, 20% to 0% of asset useful life remaining. Cost to maintain is no longer viable. Replacement essential. Equipment outdated or redundant technology and less efficient compared to modern equivalent.

Table 6 shows the key assets that were identified and rated as either Marginal or Approaching the end of their useful life. This provides a clear list of assets that will need to be prioritised in the coming years either for replacement or significant maintenance. It should be observed that a majority of these assets are already past their useful lives.

Table 6. provides the list of assets at Burrangiri that have been identified to have the worst condition rating which was a rating of Poor

Condition	Service	System	Asset	Installation Year	Remaining Life
2	**Building Fabric**	Internal	Floor Covering - Carpet	2005	-8
			Floor Covering - Vinyl	2005	-1
	Electrical Services	Electrical Distribution	Distribution Board	1988	-5
			Main Switchboard	1988	5
			Mechanical Services Switchboard	1988	-5
		Lighting - External	Surface Mounted, external	2008	5
	Grounds & Gardens	Civil	Retaining Wall	1990	17
			Shade sail structure	2005	-3
		Hardstand	Hardstand - Asphalt	1990	-18
			Hardstand - Concrete	1990	-3
	Hydraulic Services	Domestic Hot Water	Gas-Fired Storage	1998	-10
				2003	-5
	Mechanical Services	HVAC	Boiler - Heating Water	1988	-5
			Electric Radiant Heater	2007	-6
			Kitchen Exhaust Hood	1988	-15

Mitigation Measures – Backlog Maintenance Activities

Backlog maintenance is the process of addressing accumulated maintenance tasks that have been delayed or deferred due to a variety of reasons. These tasks include repairs, replacements, or upgrades of the assets at the site. Addressing them is essential to ensure the proper functioning and longevity of the assets on Burrangiri. Activities to address the immediate asset condition concerns and prevent further degradation are identified in the section below. Priority definitions for the Backlog activities are in Table 7 as with the proposed timeframes for resolutions. Table 8 follows from this, with the priority order for Burrangiri assets with the proposed backlog maintenance activities.

Table 7. Priority order for Backlog activities and the timeframe in which the work should be undertaken.

Backlog Work Priority Definitions		Timeframe
1	• Statutory obligation • Immediate health and safety threat • Significant disruption to building/site function/activities • High consequence of failure and/or high consequential cost	less than 1 year
2	• Impact operational capacity • Lead to serious deterioration if not addressed	1-2 years
3	• Minimal functional impact / consequence • Aesthetic improvements • Can be safely deferred	3yrs+

This section highlights the main risks and what strategies need to address the gaps in what is considered to achieve SFAIRP (So Far As Is Reasonably Practical).

Table 8. shows the identified list of assets and their proposed maintenance activities in a priority order based on criticality and condition.

Priority	Services	Asset / Work Task	Work Description
1	**Building Fabric**	Replace faulty gutter	Replace eaves gutter causing water leaks located above sliding door from west side of the north facing sunroom.
2	**Electrical Services**	Distribution Board RCDs	No RCDs installed to all circuits, recommended to replace DB instead of upgrade with RCDs.
	Mechanical Services	Hydronic Heating	We have been advised "Hydronic heating has been identified by the users to be replaced. However, proposed alternative mechanical solution may not be suitable (split systems to do whole building).", recommended to engage a mechanical engineer to investigate and find a suitable mechanical solution.
3	**Electrical Services**	Lighting	We have been advised "LED lighting should be considered to replace old compact fluro's", recommended to replace with LED lighting as per asset register, no costs here

Lifecyle Planning

Maintenance Approach

The principle of the approach to maintaining and renewing Burrangiri' assets shall be to perform light maintenance interventions early, at the onset of failure, to ensure that the assets are capable of performing as specified. Successful implementation of this simple overarching strategic approach could radically reduce the volume of costly repair activities currently undertaken by ACT Health Directorates after a failure has occurred.

While light maintenance intervention at the onset of faults has its obvious benefits, the condition information currently available for these assets allows ACT Health Directorate to determine what proactive effort in maintenance to extend life is optimal.

Preventative Maintenance

Preventative maintenance is the process of regularly performing maintenance on assets to reduce the likelihood of failures to prolong its lifespan and ensure optimal performance. It involves routine inspections, adjustments, cleaning, lubrication, and repairs to prevent potential issues/failures and minimise wear and tear. Through the implementation of preventative maintenance, the ACT Health Directorate can reduce the repair costs and improve the efficiency and reliability of its assets at Burrangiri.

The following (Table 9 - Table 15) outline the preventative maintenance tasks for the specific asset services and the frequency in which they should be carried out. All preventative maintenance tasks should be carried out from the 2023 calendar year.

Table 9. provides the maintenance tasks for the Building Fabric at Burrangiri

Service	System	Asset	Maintenance Asset Task	Frequency
Building Fabric	**External**	Roof	**Roof access certification**	Annual
			Roof gutter clean	Annual

Table 10. provides the maintenance tasks for the Electrical Services at Burrangiri

Service	System	Asset	Maintenance Asset Task	Frequency
Electrical Services	**Electrical Distribution**	Distribution Board	**RCD Push Button Test & DB Clean**	Bi-Annual
			RCD Trip Test & DB Clean	Annual
			Thermographic Survey	Annual
		Load Centre	**RCD Push Button Test & DB Clean**	Bi-Annual
			RCD Trip Test & DB Clean	Annual
			Thermographic Survey	Annual

Service	System	Asset	Maintenance Asset Task	Frequency
		Main Switchboard	**Main Switchboard Service**	Annual
		Mechanical Services Switchboard	**Service**	Annual
	Emergency & Exit Lighting	Emergency Exit Sign	**Emergency & Exit Lighting Test**	Bi-Annual
				Annual
		Emergency light	**Emergency & Exit Lighting Test**	Bi-Annual
				Annual
	Security System	Intruder Detection	**Service**	Annual
			Service, update and conduct backup tasks	5-Yearly

Table 11. provides the maintenance tasks for the Fire Services at Burrangiri

Service	System	Asset	Maintenance Asset Task	Frequency
Fire Services	**Fire Alarm System**	Fire Indicator Panel	**Fire Indicator Panel**	Monthly Quarterly Annual 5-Yearly
		Smoke / Heat Detector	**Test**	Monthly
	Hose Reel System	Fire Hose Reel	**Fire hose reels inspection & test**	Bi-Annual Annual
	Portable Fire Equipment	Fire Extinguisher	**Portable Fire Extinguisher Inspection**	Bi-Annual Annual

Table 12. provides the maintenance tasks for the Hydraulic Services at Burrangiri

Service	System	Asset	Maintenance Asset Task	Frequency
Hydraulic Services	**Domestic Hot Water**	Electric Storage	**Service**	Annual
		Gas-Fired Storage	**Service**	Annual
		Pumps - Recirculating	**Service**	Quarterly
	Hydraulic Services	Grease trap	**General Service**	Annual
	Water System	Tempering Valve	**Service**	Annual

Table 13 provides the maintenance tasks for the Mechanical Services at Burrangiri

Service	System	Asset	Maintenance Asset Task	Frequency
Mechanical Services	**Auto Doors**	Automatic Controls and Instrumentation	**Auto Doors** **Service**	Quarterly Tri-Annually Annual
	HVAC	AC - High Wall	**Regular Interval Service**	Quarterly Annual
		Air Cooled Condensing Unit	**Service**	Quarterly Annual
		Boiler - Heating Water	**Boiler Service** **Water treatment closed loops**	Monthly Quarterly Annual Bi-Annual
		Cool room refrigeration	**Service**	2-Monthly
		Evaporative Cooler	**Service**	Bi-Annual Annual
		Fan - Rooftop	**Service**	Quarterly
		Fan Coil Unit	**Service**	Monthly Quarterly Annual
		Kitchen Exhaust Hood	**Service**	Annual
		Pump - Base Mounted	**Service**	Quarterly Annual

Table 14. provides the maintenance tasks for the Grounds and Gardens at Burrangiri

Service	System	Asset	Maintenance Asset Task	Frequency
Grounds and Gardens	**Hardstand**	Hardstand - Asphalt	**Repair asphalt surfaces**	5-Yearly
		Hardstand - Concrete	**Repair concrete surfaces**	5-Yearly

Table 15. provides the maintenance tasks for the Pest Control requirements at Burrangiri

Service	System	Asset	Maintenance Asset Task	Frequency
Pest Control	**Pest Control**	Pest control	**Pest control**	Quarterly

Cyclic Maintenance

Cyclic Maintenance is regular and planned maintenance activity on an asset to ensure optimal performance, reliability, and longevity. This can include inspections, repairs, replacements, and upgrades that are carried out on a scheduled basis to prevent failure and minimise down time. Table 16 below shows the cyclic maintenance identified for Burrangiri.

Table 16. shows the cyclical maintenance activities identified for Burrangiri

Service	System	Asset	Maintenance Asset Task	Frequency	Start Year
Building Fabric	External	External Walls	Repaint external walls	10-Yearly	2025
	Internal	Internal Walls	Repaint to walls and door surfaces.	10-Yearly	2025
		Ceiling Finishes	Repaint to ceiling surfaces	10-Yearly	2025
Grounds & Gardens	External	Retaining Walls	Repaint retaining walls	10-Yearly	2025
Furniture, Fixtures & Equipment	Internal	Bathroom amenities	Bathroom amenities upgrade	20-Yearly	2025

Reactive Maintenance

Reactive Maintenance (also known as corrective maintenance) is when an asset is fixed or repaired after an issue or failure has occurred. It is generally less efficient and more costly in the long run and can lead to more extensive damage and downtime for equipment, however it may be necessary in certain situations where preventive maintenance is not feasible. Table 17 shows the reactive maintenance activities for Burrangiri and the estimated frequency which these activities will need to be carried out.

Table 17. identifies the reactive maintenance activities required at Burrangiri.

Service	System	Asset	Maintenance Asset Task	Frequency
Grounds & Garden	**Civil**	Shade Sail Structure	**Remove corrosion**	5-Yearly
			Replace shade sails	15-Yearly

End of Support Assets

End of support assets are those that are no longer supported by their manufacturer or other organisations. This can be due to several factors including model obsolescence, changes in the operational requirements or changes in regulatory requirements.

No assets were identified as end of support for Burrangiri.

Renewals/Replacements

Renewals and replacement assets are those assets that have passed the end of their useful life and have been completely depreciated. For the purposes of this Asset Management Plan, assets with 20 years of useful life or less at Burrangiri have been identified in Table 18. This provides the ACT Health Directorate with a clear focus over the coming years for revitalisation or replacement. A significant portion of these activities have been identified and will be covered off in the Backlog Maintenance activities.

Table 18. the table provides assets with 20 years or less of useful life remaining which provide the ACT Health Directorate with a focus for revitalisation or replacement. The table is provided in order of priority for each asset class, with the earliest replacement year for each class provided first.

Service	System	Asset	Replacement Year	Criticality Asset	Condition	Remaining Life	Qnty	Unit	Included in Backlog	Priority
Building Fabric	**External**	Roof Surface - Metal Sheeting	**2030**	5	**3**	7	1150	m2	No	
	Internal	Floor Covering - Carpet	**2015**	3	**2**	-8	350	m2	No	
		Floor Covering - Vinyl	**2022**	3	**2**	-1	700	m2	No	
		Plasterboard ceiling	**2025**	2	**3**	2	1000	m2	No	
Electrical Services	**Communications System**	MDF	**2038**	4	**3**	15	1	no.	No	
	Electrical Distribution	Distribution Board	**2018**	4	**2**	-5	3	no.	Yes	2
		Mechanical Services Switchboard	**2018**	4	**2**	-5	1	no.	No	
		Metering Panel	**2018**	4	**3**	-5	1	no.	No	
		Main Switchboard	**2028**	4	**2**	5	1	no.	No	
		Load Centre	**2036**	4	**4**	13	7	no.	No	
	Emergency & Exit Lighting	Emergency Exit Sign	**2039**	4	**4**	16	23	no.	No	
		Emergency light	**2039**	4	**4**	16	39	no.	No	
	Lighting - External	Miscellaneous, external	**2030**	4	**3**	7	20	no.	No	
			2040	4	**4**	17	20	no.	No	
		Pole Mounted	**2013**	4	**3**	-10	4	no.	No	
		Surface Mounted, external	**2028**	4	**2**	5	1	no.	No	
	Lighting - Internal	Downlight, internal	**2028**	4	**3**	5	60	no.	No	
			2038	4	**4**	15	40	no.	No	
		Surface Mounted, internal	**2028**	4	**3**	5	90	no.	Yes	3
			2033	4	**3**	10	3	no.	Yes	3
			2038	4	**4**	15	40	no.	Yes	3
			2039	4	**4**	16	1	no.	Yes	3
		Troffer, internal	**2038**	4	**4**	15	15	no.	Yes	3
		Suspended Linear Lights	**2043**	4	**4**	20	4	no.	No	
	Security System	Intruder Detection	**2027**	4	**3**	4	1	no.	No	
Fire Services	**Fire Alarm System**	Occupant Warning Speaker	**2026**	5	**3**	3	12	no.	No	

			2035	5	**4**	12	10	no.	No	
		Smoke / Heat Detector	**2026**	5	**3**	3	75	no.	No	
			2031	5	**3**	8	2	no.	No	
			2035	5	**4**	12	44	no.	No	
		Fire Indicator Panel	**2031**	5	**3**	8	1	no.	No	
	Hose Reel System	Fire Hose Reel	**2018**	5	**3**	-5	2	no.	No	
	Portable Fire Equipment	Fire Extinguisher	**2028**	5	**3**	5	9	no.	No	
Grounds & Gardens	**Civil**	Shade sail structure	**2020**	3	**2**	-3	2	no.	No	
		Louvres - Motor	**2028**	2	**4**	5	6	no.	No	
		Retaining Wall	**2040**	3	**2**	17	100	m	No	
	Hardstand	Hardstand - Asphalt	**2005**	2	**2**	-18	600	m2	No	
		Hardstand - Concrete	**2020**	2	**2**	-3	360	m2	No	
Hydraulic Services	**Water System**	Water Meter	**2008**	4	**3**	-15	1	no.	No	
		Tempering Valve	**2038**	4	**4**	15	15	no.	No	
	Domestic Hot Water	Gas-Fired Storage	**2013**	4	**2**	-10	1	no.	No	
			2018	4	**2**	-5	1	no.	No	
		Pumps - Recirculating	**2028**	4	**3**	5	1	no.	No	
			2033	4	**4**	10	1	no.	No	
		Electric Storage	**2035**	4	**5**	12	1	no.	No	
	Sanitaryware	Fixtures & Fittings	**2025**	4	**3**	2	1	no.	No	
	Gas System	Gas shut off valve	**2036**	4	**4**	13	1	no.	No	
		Gas meter	**2038**	4	**4**	15	1	no.	No	
	Hydraulic Services	Grease trap	**2038**	4	**4**	15	1	no.	No	
Mechanical Services	**Auto Doors**	Automatic Controls and Instrumentation	**2042**	4	**5**	19	4	no.	No	
	HVAC	Kitchen Exhaust Hood	**2008**	4	**2**	-15	1	no.	No	
		Electric Radiant Heater	**2017**	4	**2**	-6	16	no.	No	
			2023	4	**3**	0	16	no.	No	
		Boiler - Heating Water	**2018**	4	**2**	-5	1	no.	Yes	2
		AC - High Wall	**2027**	4	**3**	4	1	no.	No	
			2032	4	**4**	9	1	no.	No	

		Fan Coil Unit	**2026**	4	**3**	3	1	no.	No
		Pipework - Air Conditioning	**2028**	4	**3**	5	1	no.	No
		Evaporative Cooler	**2032**	4	**3**	9	5	no.	No
		Cool room refrigeration	**2033**	4	**5**	10	1	no.	No
		Fan - Ceiling/Window	**2034**	4	**4**	11	39	no.	No
		Diffuser, Grille or Register	**2037**	4	**3**	14	38	no.	No
		Pump - Base Mounted	**2038**	4	**4**	15	2	no.	No
		Air Cooled Condensing Unit	**2041**	4	**5**	18	3	no.	No
		Fan - Rooftop	**2041**	4	**4**	18	7	no.	No
Security Systems	**Communications System**	MATV System	**2027**	4	**3**	4	2	no.	No
	CCTV System	External Camera	**2030**	4	**4**	7	7	no.	No
		NVR or Head-End Equipment	**2031**	4	**3**	8	3	no.	No

Proposed Asset Investment Program

Maintenance Expenditure

Table 19 provides a detailed breakdown of all the maintenance costs for Burrangiri, including Cyclic Maintenance (CM), Preventative Maintenance (PM) and Reactive Maintenance (RM) over the next 15-year period.

Table 19. provides the breakdown of maintenance expenditure for Burrangiri over the next 15 years.

Work Type	Service	System	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
CM	**Ceilings**	Ceiling Finishes	$ -	$ -	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,000	$ -	$ -
	External	Retaining Walls	$ -	$ -	$ 10,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000	$ -	$ -
	Metalwork	Toilet Accessories	$ -	$ -	$ 200,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Walls	External Walls	$ -	$ -	$ 35,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 35,000	$ -	$ -
		Internal Walls	$ -	$ -	$ 65,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 65,000	$ -	$ -
CM Total			**$ -**	**$ -**	**$ 340,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 140,000**	**$ -**	**$ -**
PM	**Electrical Services**	Electrical Distribution	$ 3,580	$ 3,580	$ 3,580	$ 3,580	$ 3,580	$ 3,580	$ 3,580	$ 3,580	$ 3,580	$ 3,580	$ 3,580	$ 3,580	$ 3,580	$ 3,580	$ 3,580
		Emergency & Exit Lighting	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930
		Security System	$ 300	$ 150	$ 150	$ 150	$ 150	$ 300	$ 150	$ 150	$ 150	$ 150	$ 300	$ 150	$ 150	$ 150	$ 150
	External	Asphalt Surfaces	$ -	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ 5,000
		Concrete Surfaces	$ -	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ 5,000
	Fire Services	Fire Alarm System	$ 6,585	$ 6,485	$ 6,485	$ 6,485	$ 6,485	$ 6,585	$ 6,485	$ 6,485	$ 6,485	$ 6,485	$ 6,585	$ 6,485	$ 6,485	$ 6,485	$ 6,485
		Hose Reel System	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450
		Portable Fire Equipment	$ 390	$ 390	$ 390	$ 390	$ 390	$ 390	$ 390	$ 390	$ 390	$ 390	$ 390	$ 390	$ 390	$ 390	$ 390
	Hydraulic Services	Domestic Hot Water	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375
		Hydraulic Services	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500
		Water System	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750
	Mechanical Services	Auto Doors	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340
		HVAC	$ 12,650	$ 12,650	$ 12,650	$ 12,650	$ 12,650	$ 12,650	$ 12,650	$ 12,650	$ 12,650	$ 12,650	$ 12,650	$ 12,650	$ 12,650	$ 12,650	$ 12,650
	Roof	Roof	$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500
	Pest Control	Pest Control	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PM Total			**$ 39,350**	**$ 39,100**	**$ 39,100**	**$ 39,100**	**$ 49,100**	**$ 39,350**	**$ 39,100**	**$ 39,100**	**$ 39,100**	**$ 49,100**	**$ 39,350**	**$ 39,100**	**$ 39,100**	**$ 39,100**	**$ 49,100**
RM	**Outdoor Furniture**	Shade Structure	$ 55,000	$ -	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -
RM Total			**$ 55,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 5,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 5,000**	**$ -**	**$ -**	**$ -**	**$ -**
Grand Total			**$ 94,350**	**$ 39,100**	**$ 379,100**	**$ 39,100**	**$ 49,100**	**$ 44,350**	**$ 39,100**	**$ 39,100**	**$ 39,100**	**$ 49,100**	**$ 44,350**	**$ 39,100**	**$ 179,100**	**$ 39,100**	**$ 49,100**

CAPEX Expenditure

Table 20 shows the CAPEX costs for each asset class, driven by asset renewal/replacement liabilities derived from current condition, over the next 15 years for Burrangiri. Costs have been indexed from 2023 at 5% per annum.

Table 20. provides the expected CAPEX expenditure for assets on Burrangiri over the next 15 years.

Service	System	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Building Fabric	External	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 291,094	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Internal	$ 100,625	$ -	$ 55,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 45,938	$ -	$ -	$ -	$ -
Electrical Services	Communications System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Electrical Distribution	$ 141,563	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 46,200	$ -
	Emergency & Exit Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Lighting - External	$ 12,500	$ -	$ -	$ -	$ -	$ 586	$ -	$ 25,313	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Lighting - Internal	$ -	$ -	$ -	$ -	$ -	$ 76,172	$ -	$ -	$ -	$ -	$ 2,109	$ -	$ -	$ -	$ -
	Security System	$ -	$ -	$ -	$ -	$ 3,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire Services	Fire Alarm System	$ -	$ -	$ -	$ 43,772	$ -	$ -	$ -	$ -	$ 71,225	$ -	$ -	$ -	$ 37,800	$ -	$ -
	Hose Reel System	$ 3,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Portable Fire Equipment	$ -	$ -	$ -	$ -	$ -	$ 3,516	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Grounds & Gardens	Civil	$ 563	$ -	$ -	$ -	$ -	$ 3,516	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Hardstand	$ 138,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Hydraulic Services	Domestic Hot Water	$ 15,000	$ -	$ -	$ -	$ -	$ 3,906	$ -	$ -	$ -	$ -	$ 4,688	$ -	$ 3,700	$ -	$ -
	Gas System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,313	$ -
	Hydraulic Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Sanitaryware	$ -	$ -	$ 99,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Water System	$ 1,875	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Mechanical Services	Auto Doors	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	HVAC	$ 219,250	$ -	$ -	$ 17,969	$ 7,500	$ 50,000	$ -	$ -	$ -	$ 145,000	$ 149,813	$ 56,672	$ -	$ -	$ 20,188
Security Systems	CCTV System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 41,344	$ 22,575	$ -	$ -	$ -	$ -	$ -	$ -
	Communications System	$ -	$ -	$ -	$ -	$ 8,550	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Grand Total		**$ 633,875**	**$ -**	**$ 154,000**	**$ 61,741**	**$ 19,800**	**$ 237,695**	**$ -**	**$ 357,750**	**$ 93,800**	**$ 145,000**	**$ 202,547**	**$ 56,672**	**$ 41,500**	**$ 56,513**	**$ 20,188**

Total Expenditure

Table 21 Provides the combined costs for all CAPEX and OPEX for each of the asset classes over the next 15 years for Burrangiri.

Table 21. combined CAPEX and OPEX costs for Burrangiri assets over the next 15 years.

Service	System	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Building Fabric	External	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 291,094	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Internal	$ 100,625	$ -	$ 55,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 45,938	$ -	$ -	$ -	$ -
Electrical Services	Communications System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Electrical Distribution	$ 145,143	$ 3,580	$ 3,580	$ 3,580	$ 3,580	$ 103,580	$ 3,580	$ 3,580	$ 3,580	$ 3,580	$ 3,580	$ 3,580	$ 3,580	$ 49,780	$ 3,580
	Emergency & Exit Lighting	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930	$ 930
	Lighting - External	$ 12,500	$ -	$ -	$ -	$ -	$ 586	$ -	$ 25,313	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Lighting - Internal	$ -	$ -	$ -	$ -	$ -	$ 76,172	$ -	$ -	$ -	$ -	$ 2,109	$ -	$ -	$ -	$ -
	Security System	$ 300	$ 150	$ 150	$ 150	$ 3,900	$ 300	$ 150	$ 150	$ 150	$ 150	$ 300	$ 150	$ 150	$ 150	$ 150
Fire Services	Fire Alarm System	$ 6,585	$ 6,485	$ 6,485	$ 50,257	$ 6,485	$ 6,585	$ 6,485	$ 6,485	$ 77,710	$ 6,485	$ 6,585	$ 6,485	$ 44,285	$ 6,485	$ 6,485
	Hose Reel System	$ 4,200	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450	$ 450
	Portable Fire Equipment	$ 390	$ 390	$ 390	$ 390	$ 390	$ 3,906	$ 390	$ 390	$ 390	$ 390	$ 390	$ 390	$ 390	$ 390	$ 390
Grounds & Gardens	Civil	$ 563	$ -	$ -	$ -	$ -	$ 3,516	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Hardstand	$ 138,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Hydraulic Services	Domestic Hot Water	$ 16,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 5,281	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 6,063	$ 1,375	$ 5,075	$ 1,375	$ 1,375
	Gas System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,313	$ -
	Hydraulic Services	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500
	Sanitaryware	$ -	$ -	$ 99,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Water System	$ 2,625	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750
Mechanical Services	Auto Doors	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340	$ 6,340
	HVAC	$ 231,900	$ 12,650	$ 12,650	$ 30,619	$ 20,150	$ 62,650	$ 12,650	$ 12,650	$ 12,650	$ 157,650	$ 162,463	$ 69,322	$ 12,650	$ 12,650	$ 32,838
Security Systems	CCTV System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 41,344	$ 22,575	$ -	$ -	$ -	$ -	$ -	$ -
	Communications System	$ -	$ -	$ -	$ -	$ 8,550	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Site	(blank)	$ 59,500	$ 4,500	$ 344,500	$ 4,500	$ 14,500	$ 9,500	$ 4,500	$ 4,500	$ 4,500	$ 14,500	$ 9,500	$ 4,500	$ 144,500	$ 4,500	$ 14,500
Grand Total		**$ 728,225**	**$ 39,100**	**$ 533,100**	**$ 100,841**	**$ 68,900**	**$ 282,045**	**$ 39,100**	**$ 396,850**	**$ 132,900**	**$ 194,100**	**$ 246,897**	**$ 95,772**	**$ 220,600**	**$ 95,613**	**$ 69,288**

Backlog Expenditure

Table 22 provides the detailed costing for specific backlog maintenance activities for Burrangiri until 2030.

Table 22. provides the costs for performing Backlog activities for Burrangiri.

Site ID	Backlog Priority	Asset	2023	2024	2025	2026	2027	2028	2029	2030
BUR-08	**1**	Roof Surface - Metal Sheeting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 291,093.75
	2	Distribution Board	$ 62,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Electric Radiant Heater	$ 44,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	3	Suspended Linear Lights	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	(blank)	External	$ 5,000.00	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -
		Shade sail structure	$ 50,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
BUR-08 Total			**$ 161,500.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 5,000.00**	**$ -**	**$ 291,093.75**

ACKNOWLEDGMENT OF COUNTRY

ACT Health acknowledges the Traditional Custodians of the land, the Ngunnawal people. ACT Health respects their continuing culture and connections to the land and the unique contributions they make to the life of this area. ACT Health also acknowledges and welcomes Aboriginal and Torres Strait Islander peoples who are part of the community we serve.

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