

BoQ Asset Class – Buildings – Fact Sheet

This fact sheet provides a very brief overview of the information used in the Buildings Asset Management Plan. This information is used in the management and planning that keep our buildings fit for purpose.

Services Supported.

The Council supports four key services with its building assets. These are as follows:

- Commercial offerings – caravan park and Council Business Operations
- Kindergarten and Early Years Services
- Community Services – Community Space and Public Facilities
- Recreation Services

From sporting pavilions to the library and from community halls to the town hall the Borough of Queenscliffe has 52 building assets valued at \$35.48M. This fact sheet provides high-level information on some of the key things considered in the maintenance and upkeep of these assets.

Asset Category	Number	Floor Area (m ²)	Replacement Value (\$)
Commercial	11	14,244	\$4,659,718
Community	33	55,673	\$21,696,671
Recreation	8	18,768	\$9,119,019
Total	52	88,685	\$35,475,408

Financial Ratios

There are three core funding ratios – for the Borough of Queenscliffe building asset portfolio the 2022 performance was as follows:

Ratio		BoQ Target	Performance	Best Practice
Asset Renewal Funding Ratio	“Capital Renewal Funding Provided” divided by the “Capital Renewal Funding Required”	>75%	100%	90-110%
Remaining Service Index Ratio	“Written Down Value of Building Assets” divided by “Total Current Replacement Value”	>70%	72%	75-85%
Maintenance Sustainability Ratio	“Repairs and Maintenance” divided by “Building Asset Value”	2-5%	0.64%	2-5%

Historical performance against the asset financial ratios has been within targets, with the exception of maintenance. The Maintenance Sustainability Ratio is low, indicating that assets will deteriorate faster and require capital renewal sooner than planned when purchased.

Asset Condition

Assets progress through five stages, listed as 1 to 5. 1 is in ‘excellent condition’ and 5 is in ‘very poor condition’. Council plans for asset renewal or replacement as assets are identified in poor condition (a score of 4). Table XX presents the current asset holdings, including their replacement cost and condition score, as of June 30, 2025.

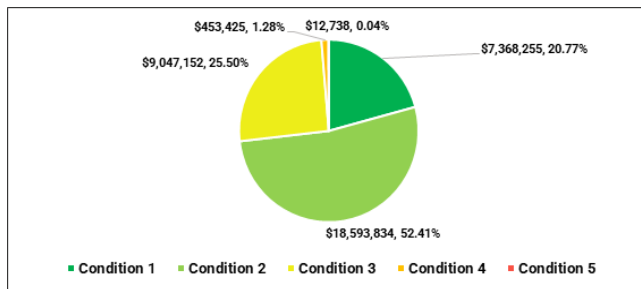


Image XX – Distribution of Building Condition and Replacement Cost.

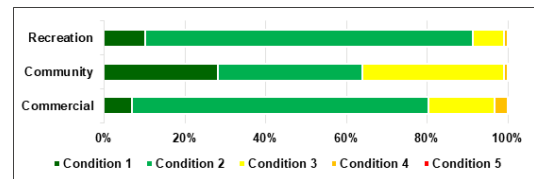


Table 5.1.3: Simple Condition Grading Model

Condition Grading	Description of Condition
1	Very Good: only planned maintenance required
2	Good: minor maintenance required plus planned maintenance
3	Fair: significant maintenance required
4	Poor: significant renewal/rehabilitation required
5	Very Poor: physically unsound and/or beyond rehabilitation

Image XX – Condition Distribution by Function

The Council has identified Community and Technical Levels of Service. Community Levels of Service include factors such as Quality, Program Function, Capacity and Use, and Safety. Technical Levels of Service include Asset Condition, Accessibility and **Compliance with Legislation/Applicable Building Code**.

Future Demand

Forecasting future demand is essential in determining lifecycle management for assets. The management of building and facility assets is directly affected by both growth in the number of assets and growth in the resident and visiting populations. Drivers affecting building asset demand include factors such as population change, changes in demographics, technological changes and environmental changes.

The Borough of Queenscliffe’s estimated resident population in 2024 is 3,302, with projections indicating a modest increase to around 3,360 by 2031. This equates to an average annual growth rate of less than 0.3%, reflecting the Borough’s mature age profile, constrained land availability and limited housing development opportunities.

Key Future impacts include:

- Population Growth
- Aging Population
- Increase In Construction Costs
- Urban and Economic Development
- Changes in Technology
- Legislation Reform and Standards
- Climate Change

Risk

Council has identified these main risks associated with building assets:

- Fire
- Climate Impact, including Flood
- Service Failure
- Decline in Heritage Building Condition
- Electrical Faults
- Structural Failure

Potential Funding Scenarios

The Building Asset Management Plan identifies three renewal funding options for the management of Building Assets. Option 1 outlines the current plan for asset management, as outlined in the 2021 Long Term Financial Plan. Option 2 is an updated indication of maintaining current levels of services for building assets, and Option 3 outlines the requirements if all building assets were renewed before they reach poor condition.

Financial Year	Option 1 - Current LTFP	Option 2 - Maintain Target LoS	Option 3 - Zero Poor
2025/26	\$99,727	\$99,727	\$360,643
2026/27	\$99,900	\$99,620	\$2,742
2027/28	\$99,991	\$109,995	\$4,745
2028/29	\$99,494	\$89,770	\$314,214
2029/30	\$196,499	\$271,351	\$681,968
2030/31	\$254,854	\$299,913	\$302,094
2031/32	\$254,585	\$319,959	\$2,189,617
2032/33	\$299,939	\$339,974	\$57,323
2033/34	\$299,977	\$359,978	\$80,720
2034/35	\$299,950	\$379,724	\$400,229
Total	\$2,004,916	\$2,370,012	\$4,394,295
Average	\$200,492	\$237,001	\$439,429

Table XX – Long-Term Renewal Funding Options