

STAFF REPORT

TO: Chairman and Members, Engineering Services Committee

FROM: Jenni Komarovsky, Asset Information Coordinator

DATE: 15 June 2009

SUBJECT: **ASSET VALUATIONS PROJECT - SCOPE AND PROGRAMME, INCLUDING PROGRESS TO DATE**

1 PURPOSE

The purpose of this report is to highlight progress on the Council infrastructure valuation project as required to satisfy Audit NZ requirements.

2 BACKGROUND

At the time of the Engineering asset revaluation in 2007 it was decided that the CONFIRM asset management system would be used as the asset register for future valuations. (This excludes roading assets which are mostly recorded in RAMM and were revalued in 2008.) A report by MWH highlighted gaps and inadequacies in the datasets valued and suggested items for improvement.

During the past two years all stormwater, water and wastewater assets have been migrated from other data stores into CONFIRM, and new datasets for rivers and aerodromes assets have been added. Benchmarks and streetlights have also been recorded; the former is an unvalued dataset and the latter was valued as part of roading.

Since April 2008 a validation project has been under way. Assets at major installations (pump stations, reservoirs, treatment plants) have physically been examined and extra attribute information (size, type and material) and photographs recorded. This project is two months from completion and information is being added to CONFIRM.

During the early part of 2009 a gap analysis was undertaken to see what valuation-critical information (eg, pipe diameter, installation date, well depth) was still missing. Staff have been examining plans and other records to gather this information and the work will be completed by 19 June 2009.

The revaluation will be completed as at 30 June 2009. A register of replacement unit rates for the various asset types is currently being developed. The revaluation calculations will be imported to CONFIRM. This will act as a check on the methodology and determine if CONFIRM can be used to do the calculations directly.

Refuse and Coastal structure assets will be valued from an Excel spreadsheet, as there has been insufficient time to add these to CONFIRM.

Work leading up to the valuation has highlighted some issues. Firstly, many assets were discovered that had never been recorded on as-built plans. This emphasises the

importance of sound procedures for gathering information for as-built plans as the basis for a good knowledge of Council assets.

Secondly, Council contractors need to be gathering asset information while they are performing maintenance and renewal works, so that the asset management system can be constantly updated. Provision has been made to do this through our maintenance contracts, although system compatibility issues between organisations persist that is delaying this process.

Thirdly, significant gaps will remain in our data stores that are unlikely to be adequately resolved before the next revaluation unless additional resources are committed to this task.

We have made a huge move in the right direction since the 2007 revaluation in using one system to store data, display it to users, make it available to maintenance contractors. Improvements will be ongoing in the future.

3 RECOMMENDATION

THAT this report be received.

Jenni Komarovsky
Asset Information Coordinator