

AUS-SPEC CASE STUDY: Parks Maintenance

Historically, maintenance of the community's infrastructure has been done on a reactive basis that does not support sustainable asset management. The City of Salisbury, South Australia, used the AUS-SPEC specification for Local Government to document the maintenance contract requirements for 104 parks and reserves in the 620 ha Mawson Lakes Development.

The AUS-SPEC maintenance system allowed Council to:

- Efficiently prepare tender documentation including Conditions of Tendering, Conditions of Contract, Appendices, Specifications and Tender Response Schedules.
- Calibrate service levels across a number of activities and asset classes with their parks and recreation areas maintenance and operations budget.
- Collect records of asset inspections, defects, programmed and prioritised works and monthly works completed reports.
- Progressively improve management of asset maintenance, with control and historical data.
- Manage risk through a systematic approach to maintenance of Council assets.

The AUS-SPEC maintenance system is consistent with current legislative requirements for Local Government asset reporting as it generates records of asset inspections, defects, programmed and prioritised works and monthly completed reports as a condition of Contractor payment.

The specification templates provide default response times and intervention levels for maintenance activities which can be made available for community consultation and edited to balance the available funds and community expectations. This allowed Council to better scale the level of service for any combination of funding scenarios.



Mawson Lakes