

Examination Of Asset Management Procedures In A Local Government Office And Its Correlation To Good Governance

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Asset management procedures are examined in terms of respective correlation to good governance; asset management strategies can be challenging in the public sector where capital funding and resources are limited. This research uncovers why inefficiencies in local government asset management exist. Whilst past researchers have identified general efficiency factors, a lack of focus remains regarding the role that asset management plays to enhance efficiencies specifically. Asset management procedures in a chosen, case-study local government office was investigated using a qualitative research methodology encompassing individual semi-structured interviews with key stakeholders. Data generation focused on: demographic characteristics; effective decision-making strategies; life-cycle costing; risk management; governance; and, collaboration and distribution of capital funds regarding asset management. This work identified that formalised collaboration pathways and strategic planning at the project initiation stage were lacking. While proactive strategies were notably valued, innovations regarding climate change and sustainability were sidelined in favour of other business priorities. Maintenance issues such as lack of storage capacity for spares and appropriate inspection frequencies were found to impact efficiencies and posed a risk to adequate delivery of community services. Additionally, governance mechanisms to drive continual improvement, accurate life-cycle cost

analyses, technical experience, good quality asset-data, strategic management and external partnerships were either found to be absent or insufficient. Recommendations are provided that centre upon a developed guidance tool able to illustrate/facilitate placement of asset management procedures throughout an asset's life across six-stages, from creation to planning, execution, monitoring, handover and ultimately disposal embracing a cradle-to-cradle approach to assist facilities' managers.