

Building Asset Performance Framework

A best practice guideline for the performance
assessment of Queensland Government buildings



Building Asset Performance Framework

First Edition
Queensland Department of Housing and Public Works
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Enquiries should be directed to:

The Manager
Building Policy and Practice
Building Industry and Policy
Department of Housing and Public Works

GPO Box 2457 Brisbane Qld 4001
Email bip@hpw.qld.gov.au
This document is available online at www.hpw.qld.gov.au.



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1.0 Introduction

The *Building Asset Performance Framework* (BAPF) is a Queensland Government best practice guideline which provides departments with a systematic approach to managing the performance of building assets to meet service delivery requirements. It establishes the broad scope and application of building asset performance management, and the key principles and elements necessary for achieving effective management of buildings. Additionally, it focuses on having the necessary capability to assist in aligning the supply of building assets with demand in response to service delivery objectives and Queensland Government priorities.

The BAPF adopts a contemporary approach to performance management by including consideration of social and environmental aspects as additional dimensions to the traditional functional and financial performance assessment approach.

The BAPF forms part of the suite of whole-of-Government building policies and guidelines promoting best practice building asset management and complements the *Maintenance Management Framework* (MMF), the *Capital Works Management Framework* (CWMF), and the *Queensland Procurement Policy*. It will assist agencies to undertake much of the analysis necessary to comply with the *Project Assessment Framework* and the *Total Asset Management Plan Framework*.

2.0 Scope of application

The BAPF should be applied when a department requires information on how its building portfolio is performing, particularly to inform the following asset management processes and decisions:

- strategic asset planning to meet whole-of-Government requirements and departmental priorities
- planning decisions prior to procurement and investment, including the development of business cases for funding bids
- disposal and rationalisation decisions
- replacement and maintenance decisions
- renewal/refurbishment decisions
- benchmarking and continuous improvement.

The principles and elements of the BAPF should be integrated with departments' building asset management policies, processes and systems which support core business functions and service delivery.

The BAPF can be applied at a floor, building or portfolio level depending on the performance information required.

3.0 Roles and responsibilities

The Department of Housing and Public Works will:

- assist departments to implement the BAPF by providing advice where requested, and facilitating information sharing between departments.

Departments are encouraged to:

- implement a performance-based approach in relation to planning, decision-making and management of building assets in line with this framework
- demonstrate the use of performance indicators and measures in monitoring the performance of their building assets
- have the capacity to provide reports on the performance of their building assets to the Government, when required, to guide strategic decisions and future policy development.

4.0 Purpose of the Building Asset Performance Framework

The purpose of the BAPF is to:

- support the Government's commitment to managing the performance of its significant investment in its portfolio of building assets, in order to optimise their contribution to service delivery outcomes
- provide departments with a clear direction in terms of a systematic approach to managing building asset performance
- assist departments in adopting a performance-based approach to the alignment of the supply of building assets with the demand arising from service delivery needs
- enhance the accountability of decision-making and governance arrangements pertaining to the management of building assets through the use of robust performance information
- provide a context and guidance on the type of performance data to be used in key departmental and whole-of-Government management requirements such as strategic asset planning submissions under the Total Asset Management Plan (TAMP) Framework.

5.0 Performance management

Performance management is a means of objectively evaluating the achievement of policy and program objectives and outcomes, and the effective use of resources. Performance management that is based on reliable and timely performance information provides a foundation for informed decision-making, planning, implementation and review.

Performance assessment and management of building assets should be a part of overall performance management within an organisation. This will assist in ensuring that building assets, which generally incur significant capital and recurrent costs, effectively support service delivery requirements and are used in a cost effective and sustainable manner.

6.0 Key principles

The following key principles underpin the effective use of building asset performance information as part of strategic asset management.

6.1 Clarity of purpose

Prior to commencing the collection of data, departments should clearly identify:

- the purpose for collecting performance information
- the end users of the information
- how the information will be used.

This will ensure that performance information is relevant and targeted at the appropriate areas so that the benefits of performance measurement are optimised.

6.2 Context of performance information

Asset performance information should be complemented with other appropriate qualitative and statistical contextual information relevant to service delivery objectives and operating environments to ensure that valid and reliable conclusions are drawn from the analysis of the performance information. Building asset performance information used in isolation from other contextual information may lead to incorrect or misleading conclusions.

6.3 Quality of performance data

The quality of outcomes obtained through performance measurement and analysis is dependent upon the quality of the data upon which the performance information is based.

Performance data should be:

- valid (actually measures or is an acceptable assessment of the designated performance indicator)
- reliable (does not vary significantly under set conditions)
- accurate (provides a true representation of the unit of measure)
- timely (available when required)
- current (up-to-date for the purpose).

Departments should establish appropriate quality assurance procedures to ensure the quality of data.

Consideration should also be given to the volatility of data and its possible impact on reliability, and the ability to aggregate data to provide performance perspectives at various levels.

6.4 Cost and value of performance information

The cost to collect, analyse and report on performance information can be significant. The value and benefits of collecting and pursuing optimal levels of reliable and accurate performance information should be carefully weighed against the cost of doing so. In instances where the costs outweigh the benefits, departments may need to consider and apply alternative performance information within appropriate cost-benefit parameters to determine the performance of their building portfolio.

6.5 Continuity and consistency of performance measurement

Continuity is an important aspect of performance measurement as the performance of a physical asset changes over its life cycle. While 'snapshots' of performance for specific purposes are useful, the monitoring of trends over time is also important, especially for assessing the performance of buildings overall as opposed to individual components (which may have shorter life spans). Maintaining the continuity of performance information through trend monitoring enables assessment of the outcomes of asset decisions.

The consistency of data is critical to the effective evaluation of performance information. Inconsistencies may lead to misleading interpretations and loss of credibility in the results of any analysis.

7.0 Building Asset Performance Framework elements

Departments should incorporate the following elements of the BAPF into their departmental asset performance management systems.

7.1 Classifying building assets

As a minimum means of differentiation for performance assessment, departments should classify their building assets into specific asset types or categories.

Individual building assets play different roles in supporting departmental objectives and have varying degrees of importance or criticality. As such, building assets should be classified in terms of operational roles and their criticality to service delivery in order to provide a focus for priorities in asset performance measurement.

This differentiation assists in:

- providing a means of analysing performance information by type and criticality of building assets
- enabling departments to target specific buildings for performance assessment and monitoring
- establishing priorities for the allocation of resources
- achieving a balance between the costs and benefits of performance measurement.

7.1.1 Building asset categories

Building assets should be assigned to categories that reflect their role in supporting service delivery or other objectives. Performance information should be considered in the context of the asset's operational role in order to assist in the prioritisation of performance improvement across a portfolio of building assets. Table 1 shows the minimum categories to be used when classifying departmental building assets.

Table 1: Building asset categories

Category	Description of building asset role
Operational asset	Used for delivery of core departmental services (e.g. teaching block, police station, hospital).
Ancillary asset	Used for support functions (e.g. storage sheds, administration, training).
Non-operational asset	Surplus or de-commissioned (e.g. assets awaiting disposal).
Administered asset	Administered on behalf of the Government (e.g. heritage and cultural assets).

7.1.2 Building asset criticality

Within each category, building assets may be of varying levels of importance to achieving service delivery objectives. Determining the criticality of building assets establishes another level of differentiation and relativity to allow for better interpretation of performance information and to focus attention on priority action areas. Table 2 shows the criticality rating scale to be used when classifying departmental building assets.

The assessment of criticality should consider:

- the importance of the building asset to the delivery of core departmental services
- the consequences of failure of the building in terms of the risk to service delivery and the ease of replacement.

Table 2: Building asset criticality rating scale

Rating	Criticality (importance to service delivery)
5	Vital to service delivery operations. High profile and extremely difficult to replace or find short-term service delivery alternative if damaged or otherwise adversely affected.
4	Important to service delivery operations but can be reasonably quickly replaced with alternative.
3	Service delivery will be affected, with no major implications, and alternative asset is readily available.
2	Support function only and has no direct impact on service delivery. Alternative is readily available.
1	No impact on service delivery. Asset may be surplus or administered only.

7.2 Establishing performance areas, indicators and measures

Departments should establish specific performance areas, performance indicators and performance measures for assessing building asset performance, and integrate them with their existing asset management practices and systems.

The performance areas, performance indicators and performance measures outlined in Diagram 1 represent the framework for assessing building asset performance. Detailed information on the framework is outlined in sections 7.2.1 to 7.2.3.

Diagram 1: Framework for assessing building asset performance

Performance area (Refer 7.2.1)	Performance indicator (Refer 7.2.2)	Performance measure (Refer 7.2.3)
Appropriateness	Capacity	Department-specific measure or BAPF rating scale
	Functionality	Department-specific measure or BAPF rating scale
	Location	Department-specific measure or BAPF rating scale
	Condition	MMF Condition Index rating scale or Facility Condition Index
	Remaining life	Estimated years to end of useful or economic life
Financial	Operating cost	Quantitative department-specific measure
	Maintenance cost	Quantitative department-specific measure
	Deferred maintenance cost	Quantitative department-specific measure
Statutory compliance risk	Extent of non-compliance	Department-specific measure
Effective use	Utilisation rate	Level of utilisation as a % of available capacity or department-specific measure
Environmental impact	Impact of building asset on environment	Department-specific measure
Social significance	Significance in meeting government priorities or community obligations	Department-specific measure

Note: The choice of performance measures should be based on the purpose of the analysis, relevance to service delivery objectives and the type of building asset. As a guide, examples of units of measure for each performance indicator are outlined in section 7.2.3.

7.2.1 Performance area

Performance area refers to the specific aspect of performance that is to be assessed. Departments should assess the performance of their building assets against the following performance areas:

- **appropriateness** of the building asset in meeting service delivery requirements
- **financial** impact of the building asset
- **statutory compliance risk** of the building asset
- **effective use** of the building asset as a resource
- **environmental impact** of the building asset
- **social significance** of the building asset.

Each performance area is defined by a number of key performance indicators (refer to section 7.2.2).

7.2.2 Performance indicators

Performance indicators are gauges of performance relevant to the performance area concerned. Departments should assess the performance of their building assets against the following key performance indicators. A brief description of each performance indicator is provided below under the relevant performance area heading.

Appropriateness

Capacity: the physical capacity of the building asset to support the level of current and future service activity.

Functionality: the suitability and flexibility of the building asset for current and future service delivery.

Location: the physical location of the building asset, relative to current and future demand for services. In the context of dynamic demographics and infrastructure planning, this indicator is an important consideration.

Condition: the physical condition of the building asset appropriate for current and future service activity.

Remaining life: an estimate of the remaining useful or economic life of the building asset in terms of either its future potential to sustain the delivery of services or the costs of ownership and use not being viable.

Financial

Operating cost: the annual operating cost of the building asset, which includes the following:

- ICT services
- utilities, including:
 - electricity supply
 - water supply
 - waste management services
 - gas and fuel supplies
- miscellaneous services, including:
 - cleaning and hygiene services
 - security
 - health and safety
 - landscaping and gardening services
 - rates and statutory charges
 - building management services.

Maintenance cost: the annual maintenance expenditure on a building asset, including:

- agency management/administration (including computerised maintenance management systems)
- condition assessment
- statutory maintenance
- preventative maintenance
- condition-based maintenance
- unplanned maintenance.

Deferred maintenance cost: the estimated cost of all maintenance work that has not been carried out within a financial year and which is deemed necessary to bring the condition of the building asset to a required standard or acceptable level of risk.

Statutory compliance risk

Extent of non-compliance: the degree of non-compliance with Australian Standards, codes, laws and regulations, which is identified as a result of an audit, discovery or the introduction of new legislation.

Effective use

Utilisation rate: the extent of utilisation expressed as a percentage of available capacity based on department-specific measures.

Environmental impact

Impact of building asset on the environment: due to the presence of hazardous materials, site contamination or consumption of non-renewable resources (e.g. water and energy).

Social significance

Significance in meeting government priorities or community obligations: the significance of the building asset in terms of cultural heritage significance, community attachment, or other government priorities.

Use of optional indicators

Departments may choose to supplement the above key performance indicators with the optional indicators listed below if they add value to the assessment being undertaken.

Net return on asset value (optional indicator): net revenue as a percentage of gross book value of the building asset. This indicator relates to the 'financial' performance area and is only applicable to departments which have revenue-generating building assets.

Compatibility of use (optional indicator): the compatibility of use of the building asset compared with the design purpose of the asset. This indicator relates to the 'effective use' performance area.

Environmental rating system assessment (optional indicator): reflecting achievement in meeting the objectives and specific criteria of a particular environmental rating system suitable to the type of building asset and the department's and Government's priorities. This indicator relates to the 'environmental impact' performance area.

Note: This indicator has been provided for those departments wishing to further assess the environmental impacts of their building assets through the use of an environmental ratings system.

In relation to building assets that may have been previously assessed and rated against an environmental rating system (either at the design stage or upon completion), it is important to ensure that the achieved rating is being maintained during operation. Therefore, an assessment of occupant operation and maintenance service provider practices may be undertaken as a means of identifying whether the environmental initiatives incorporated into the building asset are being maintained.

7.2.3 Performance measures

Performance measures are qualitative or quantitative methods of assessment that are relevant to a particular performance indicator.

Departments should use appropriate performance measures that are relevant to their service delivery needs to ensure that the performance data obtained is useful and meaningful for their specific requirements.

Some examples of units of measure for each performance indicator are outlined in Table 3 as a guide for departments.

Further information is provided in **Appendix A** — Building asset performance assessment template.

The template is provided to assist departments to undertake a performance assessment and can be customised to suit a department's particular requirements.

Table 3: Performance indicators and performance measures

	Performance indicator	Performance measure
Appropriateness	Capacity	For example, square metre per person, student workspaces/ places, prisoner numbers, other department-specific measure, or generic rating scale as provided in Appendix A (section 2.1—Capacity).
	Functionality	For example, percentage of spaces appropriate for purpose, housing overcrowding, other department-specific measure, or generic rating scale as provided in Appendix A (section 2.2—Functionality).
	Location	For example, percentage of occupants/clients satisfied with dwelling proximity to services, centrality within catchment area, other department-specific measure, or generic rating scale as provided in Appendix A (section 2.3—Location).
	Condition	<i>Maintenance Management Framework’s Condition Index</i> or <i>Facility Condition Index (FCI)</i> . The FCI is calculated by dividing the cost of deferred maintenance by the Asset Replacement Value of the building asset, expressed as a percentage—the higher the percentage, the poorer the condition of the building asset.
	Remaining life	Estimated years to end of useful or economic life.
Financial	Operating cost	For example, cost per square metre of gross floor area or other department-specific measure.
	Maintenance cost	For example, cost per square metre of gross floor area, expenditure as a percentage of gross book value of the building asset or other department-specific measure.
	Deferred maintenance cost	For example, estimated cost of deferred maintenance as a percentage of gross book value of asset or other department-specific measure.
	Net return on asset value (Note: optional indicator)	Net revenue as a percentage of gross book value of asset.
Statutory compliance risk	Extent of non-compliance	Qualitative assessment of any gaps in compliance based on department-specific measures, including an estimate of the cost to remedy the non-compliance.
Effective use	Utilisation rate	For example, level of utilisation as a percentage of available capacity, percentage of occupied student workstation to capacity of workstations, student numbers to available teaching spaces, vacant square metre of floor area to net lettable area or other department-specific measure.
	Compatibility of use (Note: optional indicator)	Rating scale provided in Appendix A (section 5.2—Compatibility of use).
Environmental impact	Impact of building asset on environment	Qualitative and quantitative assessment based on department-specific measures. Measurement of this indicator can be split between presence of hazardous materials/site contamination issues and consumption of energy and water.
	Environmental rating system assessment (Note: optional indicator)	Description of environmental rating system used to evaluate the environmental impacts of the building asset and the rating achieved.
Social significance	Significance in meeting government priorities or community obligations	Qualitative assessment based on department-specific measures.

7.3 Linking performance to service delivery

Departments should ensure that performance measures applied to each performance indicator are relevant to service delivery.

Performance indicators and measures should be relevant to service delivery objectives and provide information on the match or gaps between actual performance and the performance required for optimum service delivery outcomes (refer to section 7.2.3 for examples of units of measure for performance indicators).

7.4 Establishing performance targets or benchmarks

Departments should establish building asset performance targets or benchmarks to drive improvement efforts which are appropriate for their individual requirements.

Building asset performance targets or benchmarks should be established which take into consideration the nature of the building assets, their service delivery role and relative importance. Targets and benchmarks can also be used for comparisons at building, facility, district/regional, program and portfolio level to assist in decision-making and to drive improvement efforts.

It is important that departments establish benchmarks or targets that are appropriate and relevant so that monitoring and comparison of building assets against these targets produces meaningful information for asset management purposes.

7.5 Managing performance

Departments should establish and maintain the capacity to manage the performance of their building assets.

Departments should establish and maintain appropriate resources, processes, management structures, systems and competencies to assess, review and evaluate building asset performance.

7.6 Reviewing performance

Departments should undertake periodic reviews of building asset performance.

Departments should undertake periodic reviews of building asset performance as part of their asset management practices. Reviews should also be undertaken for specific planning purposes such as business cases for new projects and strategic asset planning.

7.7 Using performance information

Departments should use performance information to inform asset management decisions.

A performance assessment will provide a status report or profile summarising the performance of a particular building asset. The information gained will assist departments to answer the following questions:

- How well is the building asset performing in supporting current service delivery?
- Is the building asset relevant to future service delivery needs?
- What areas need improvement?
- What are possible options for improving performance? What is the best option?

Further analysis of this information should inform asset management decisions in relation to which assets to retain, refurbish or renew, rationalise or dispose, and also identify the need for new assets.

Application of the BAPF will assist departments to adopt a performance-based approach to strategic planning to maximise the potential for their building asset base to better align with service delivery needs.

Asset performance information also assists departments to anticipate issues related to the management and operation of building assets and to address these issues before they become of concern or impact on service delivery.

Appendix A

Building asset performance assessment template

Department

Building asset details

Building asset name

Description

Region/District

Date assessed

Address

Assessor's name

Assessor's telephone number

Note: This template is intended as a guide only. Departments may customise it to suit their particular requirements and the application of specific measures against performance indicators.

1.0 Building asset classification

1.1 Category of building asset

Category	Description of role	Tick one only	Comments
Operational	Used for delivery of core departmental services (e.g. teaching block, police station, hospital).	<input type="checkbox"/>	
Ancillary	Used for support functions (e.g. storage sheds, administration, training).	<input type="checkbox"/>	
Non-operational	Surplus or de-commissioned (e.g. assets awaiting disposal).	<input type="checkbox"/>	
Administered	Administered on behalf of the Government (e.g. heritage and cultural assets).	<input type="checkbox"/>	

1.2 Building asset criticality

Rating	Criticality (importance to service delivery)	Tick one only	Comments
5	Vital to service delivery operations. High profile and extremely difficult to replace or find short-term service delivery alternative if damaged or otherwise adversely affected.	<input type="checkbox"/>	
4	Important to service delivery operations but can be reasonably quickly replaced with alternative.	<input type="checkbox"/>	
3	Service delivery will be affected with no major implications and alternative asset is readily available.	<input type="checkbox"/>	
2	Support function only and has no direct impact on service delivery. Alternative is readily available.	<input type="checkbox"/>	
1	No impact on service delivery. Asset may be surplus or administered only.	<input type="checkbox"/>	

2.1 Appropriateness

2.1 Capacity

- Factors to consider include: nature of services delivered; space or other standard based on service delivery requirements; capacity to accommodate people and equipment; and demand projections for services based on demographics.

Rating	Performance measure	Tick one only	Comments
5	Exceeds service delivery needs/expectations (e.g. there is potential for sharing with other departments).	<input type="checkbox"/>	
4	Meets all service delivery needs for current and foreseeable future (3-5 years).	<input type="checkbox"/>	
3	Meets all current service delivery needs.	<input type="checkbox"/>	
2	Below service delivery requirements. Some impact on service delivery. Action required.	<input type="checkbox"/>	
1	Significantly below service delivery requirements. Significant action required.	<input type="checkbox"/>	

2.2 Functionality

- Factors to consider include: size, shape and configuration; services and facilities; suitability of building asset or space for intended purpose; and flexibility to be changed to suit a new purpose.

Rating	Performance measure	Tick one only	Comments
5	Exceeds service delivery needs/expectations (e.g. there is potential for sharing with other departments).	<input type="checkbox"/>	
4	Meets all service delivery needs for current and foreseeable future (3-5 years).	<input type="checkbox"/>	
3	Meets all current service delivery needs.	<input type="checkbox"/>	
2	Below service delivery requirements. Some impact on service delivery. Action required.	<input type="checkbox"/>	
1	Significantly below service delivery requirements. Significant action required.	<input type="checkbox"/>	

2.3 Location

- Factors to consider include: location relative to current and future demand for services; dynamic population demographics; and accessibility of location for occupants and clients/visitors.

Rating	Performance measure	Tick one only	Comments
5	Suitably located to meet current demand and in the foreseeable future (3-5 years).	<input type="checkbox"/>	
4	Suitable for current demand but site has potential for better use. Demand can be met through an alternative location.	<input type="checkbox"/>	
3	Location is marginally suitable. Demand at this location needs to be monitored.	<input type="checkbox"/>	
2	Demand is changing rapidly and location needs review.	<input type="checkbox"/>	
1	Location is very unsuitable for meeting demand.	<input type="checkbox"/>	

2.4 Condition

Rating	Performance measure	Tick one only	Comments
5	No defects; as new condition and appearance.	<input type="checkbox"/>	
4	Minor defects; superficial wear and tear; some deterioration to finishes; major maintenance not required.	<input type="checkbox"/>	
3	Average condition; significant defects are evident; worn finishes require maintenance; services are functional but need attention; deferred maintenance work exists.	<input type="checkbox"/>	
2	Badly deteriorated; potential structural problems; inferior appearance; major defects; components fail frequently.	<input type="checkbox"/>	
1	Building has failed; not operational; not viable; unfit for occupancy or normal use; environmental/contamination/pollution issues exist.	<input type="checkbox"/>	

2.5 Remaining life

- Factors to consider include: overall age and condition compared with design life projections; impact of technological changes on future usefulness; need for upgrades to meet future requirements; type of construction; and operating and maintenance costs.

Indicator	Performance measure	Result	Comments
Remaining life	Estimated years to end of useful or economical life	<input type="checkbox"/>	

3.0 Financial

Indicator	Performance measure	Result	Comments
Operating cost	\$persquaremetre	<input type="checkbox"/>	
Maintenancecost	\$persquaremetre	<input type="checkbox"/>	
Deferred maintenance cost	Estimated cost of deferred maintenance as a % of gross book value of asset	<input type="checkbox"/>	
Net return on asset value (Note: This is an optional indicator for departments with revenue-generating assets)	Net revenue as a % of gross book value of asset	<input type="checkbox"/>	

4.0 Statutory compliance risk

Indicator	Performance measure	Tick one or more	Comments
Extent of non-compliance (Identify the area of non-compliance that exists)	Workplace health and safety	<input type="checkbox"/>	
	Fire protection	<input type="checkbox"/>	
	Environmental	<input type="checkbox"/>	
	Building Act	<input type="checkbox"/>	
	Electrical	<input type="checkbox"/>	
	Other (provide details)	<input type="checkbox"/>	
Estimated cost to remedy non-compliance		\$	

5.0 Effective use

5.1 Utilisation rate

Indicator	Performance measure	Result	Comments
Utilisation rate	Level of utilisation as a percentage of available capacity based on department-specific measure	<input type="text"/>	

5.2 Compatibility of use (compared with the design purpose of the asset)

Note: This is an optional indicator which may be used by departments if it is considered relevant to the performance assessment being undertaken.

Rating	Performance measure	Tick one only	Comments
5	Compatible with design purpose in all aspects of use	<input type="checkbox"/>	
4	Mainly compatible with design purpose but used for other purposes as well	<input type="checkbox"/>	
3	Multi-use including design purpose (e.g. residence used as office, used as a residence and other purposes also)	<input type="checkbox"/>	
2	Not compatible—higher level use (e.g. storage shed used as workshop)	<input type="checkbox"/>	
1	Not compatible—lower level use (e.g. teaching block used as a store or vacant space)	<input type="checkbox"/>	

6.0 Environmental impact

6.1 Impact on environment (hazardous materials/contamination issues)

Indicator	Performance measure	Tick one or more	Comments
Impact of building asset on environment (Identify the type of hazardous material/contamination issue present)	Asbestos	<input type="checkbox"/>	
	Sewage and contaminated water	<input type="checkbox"/>	
	Hazardous chemicals	<input type="checkbox"/>	
	Odours and fumes	<input type="checkbox"/>	
	Land contamination	<input type="checkbox"/>	
	Other (provide details)	<input type="checkbox"/>	

6.2 Impact on environment (consumption)

Indicator	Performance measure	Result	Comments
Impact of building asset on environment	Water consumption (\$ per square metre)		
	Energy consumption (\$ per square metre)		

Environmental rating system assessment (optional indicator): reflecting achievement in meeting the objectives and specific criteria of a particular environmental rating system suitable to the type of building asset and the department's and Government's priorities.

7.0 Social significance

7.1 Significance of building asset – Method A

Indicator	Performance measure	Tick one or more	Comments
Significance in meeting government priorities or community obligations	Cultural heritage significance	<input type="checkbox"/>	
	Heritage listed (Queensland Heritage Register)	<input type="checkbox"/>	
	Community attachment	<input type="checkbox"/>	
	Iconic (community pride)	<input type="checkbox"/>	
	Government commitment	<input type="checkbox"/>	
	Other (provide details)	<input type="checkbox"/>	

7.2 Significance of building asset— Method B (see note below)

Indicator	Performance measure	Achievement or future potential to achieve	Com
Significance in meeting government priorities or community obligations	Whole-of-Government outcome (department-specific)		
	Government priority (department-specific)		
	Outputs being delivered (department-specific)		
	Goals being met (department-specific)		
	Service-related performance indicator applicable to the building/facility (department-specific)		

Note: This is an alternative approach which examines whether the building asset:

- still supports, and will continue to support, the whole-of-Government outcome and government priority to be delivered
- continues to deliver the outputs it was intended to deliver, in line with the whole-of-Government outcome and government priority
- still meets, and will continue to meet, the goals established
- meets targets in terms of specific service-related performance indicators (e.g. number of escapes from a customer service department).

Appendix B

List of key policies

Key policies applying to the planning, decision-making and management of building assets are listed below.

Capital Works Management Framework

(Department of Housing and Public Works)

Is the whole-of-Government policy for managing risks in the delivery planning and programming of government building construction and maintenance projects.

Project Assessment Framework

(Queensland Treasury)

Provides tools and techniques to assess projects throughout the project lifecycle.

Queensland Government Asbestos Management Policy for its Assets

(Department of Housing and Public Works)

Provides a framework for identifying, documenting, managing and controlling (including the safe removal of) asbestos containing material in a building, when undertaking a government building projects such as refurbishment, alteration, extension or improvement.

Queensland Indigenous (Aboriginal and Torres Strait Islander) Procurement Policy

(Department of Aboriginal and Torres Strait Islander Partnerships)

Provides a whole-of-government framework to increase procurement with Indigenous businesses to be three percent of the value of government procurement contracts by 2022. Under this policy, an Indigenous business is at least fifty per cent owned by Aboriginal and Torres Strait Islander peoples.

Queensland Procurement Policy

(Department of Housing and Public Works)

Puts the procurement strategy into practice to support Backing Queensland Jobs.

Total Asset Management Plan Framework

(Department of State Development, Manufacturing, Infrastructure and Planning)

Facilitates a coordinated approach to asset management. The TAMP Framework will ensure that asset planning is transparent and consistent across the Queensland Government.

Enquiries should be directed to:

The Manager
Building Policy and Practice
Building Industry and Policy
Department of Housing and Public Works
GPO Box 2457 Brisbane Qld 4001
Email bip@hpw.qld.gov.au
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