BUILT SPECIFICATION

Specifications for Built Structures Digital Spatial Data at the City of Albany

Version 1.3
2019

INDEX

1. The Built Specification

As part of the CITY OF ALBANY SPATIAL DATA SPECIFICATION the Built Specification focus on building or structural spatial data that the City of Albany have to maintain or be aware of. It captures some asset details that allow for financial reporting and maintenance of assets.

The underpinning spatial standards are defined in the parent document, CITY OF ALBANY SPATIAL DATA SPECIFICATION.

The BUILT SPECIFICATION standard is a requirement of the City of Albany that streamlines the processes undertaken for all asset capturing and maintenance of this data in its geographic information systems (GIS).

This specification is more concerned with supporting activities that have to be recorded by the City of Albany.

This also includes any related construction activities undertaken by the City of Albany.

2. Contract Deliverables

2.1. Digital Spatial Data File Format

All data is to be supplied in the format specified by the City of Albany:

1. Preferred: ESRI Shapefile, FileGDB, PersonalGDB
2. By Special Arrangement: Mapinfo TAB/MIF, geoXML
3. Not Preferred: CADD DXF/DWG + EXCEL/CSV(Attribute Table)
4. Not Acceptable: PDF or hardcopy of Plan

2.2. Submission Metadata File

A readme.txt file is a simple text file that contains information about the project the digital data is being provided for and must accompany every digital data submission.

Label	Description	Example
PROJECT	Project name	Wyndham Estate
STAGE	Subdivision Stage Name	Stage 3B
DATE SUBMITTED	Date the digital data submitted	31/1/2008
COMPANY	Company name taking responsibility for the data	Work Force
SURVEY NUMBER/REF	Company's survey reference	A1
CONTACT	Contact name for this project	John Somebody
TELEPHONE	Telephone number	(08) 5555 1234
EMAIL	Email address (as applicable)	johns@workforceco.com.au
MAILING ADDRESS	Mailing address	Level 19 Lower St, Blackhouse Sth, WA, 6000
PHYSICAL ADDRESS	Physical business address	"As Above"
DATUM/PROJECTION	The coordinate system the data is in. Please note the City of Albany only uses GDA94 Zone 50.	GDA94 Zone 50
TRANSFORMATION	The coordinate system the data was transformed from	E.g. Albany Grid ALB94 to GDA94 Zone50
DATA FORMAT & VERSION	Details about the software and file version used to create the digital data	E.g. AutoCAD Map 2008 and QGIS
NOTES	Important notes or information to be included here.	Any other relevant information that the data custodian needs to be aware of.

2.3. Submission Media

The following are acceptable media for providing the digital data files.

- Email to the City of Albany cityassets@albany.wa.gov.au. (File size limitation is 15 megabytes)
- USB devices / CD-ROM / DVD
- Include the following (as a label or in the Email):
  Estate Name and Stage or Project Name: _____
  Council Approval Number(s): _____
  Authorised by: _____ Date: _____
  Consultant Company: _____

3. Graphical Specifications

3.1. Theme/Layer Structure

The following information is provided as the guide when putting together graphical information.

Depending on the asset to be captured, not all the layers indicated here may appear in submitted data.

It is important to note that each layer should only contain the listed features; any other features present will impede the acceptance testing.

Layer	Feature Type	Description	Attributes
MINOR STRUCTURES	Polygon	Minor Structures. Gazebo, pump house, sign shelters.	**Attribute**
TOILETS	Polygon	Toilet & Shower facilities	**Attribute**
WALLS	Polyline	Walls 500mm high and over	**Attribute**
FLOOR PLANS	Polyline	Building floor plans	**Attribute**
TALL STRUCTURES	Point	Towers and Structures that have considerable height	**Attribute**

3.2. Graphical Data Construction Principals

This section details the graphical data construction principles that must be adhered to for all features (polygons, lines, points).

Please use sound practices when recording data, such as snapping to lines or points, closing polygons and directional graphing in the direction of flow.

3.2.1. Minor Structures

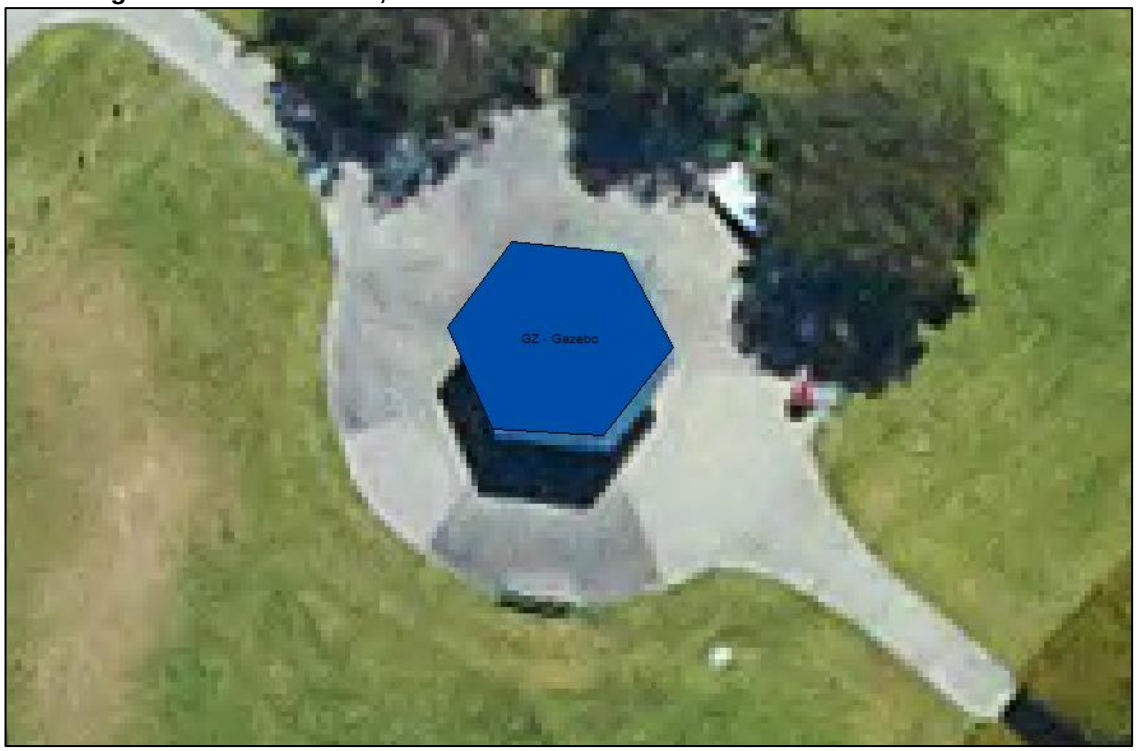
The perimeters of smaller uninhabitable structures used for sheltering signs, electrics, pumps. Or a public amenity like a memorial gazebo or seating shelter. It includes hard stands or concrete, verandas and patios that are associated with a licenced building. Hard stands isolated in parks or open areas are recorded in the Managed Space Specification.

Each extent shall be depicted by a single polygon (Shown as black polygons in Drawing 1).

The attributes for this layer are specified in Table 4.1.

These polygons are not to be “extracted/cut out” of the park area as this will affect area calculation.

Drawing 1: Minor Structures; Gazebo



3.2.2. Toilets

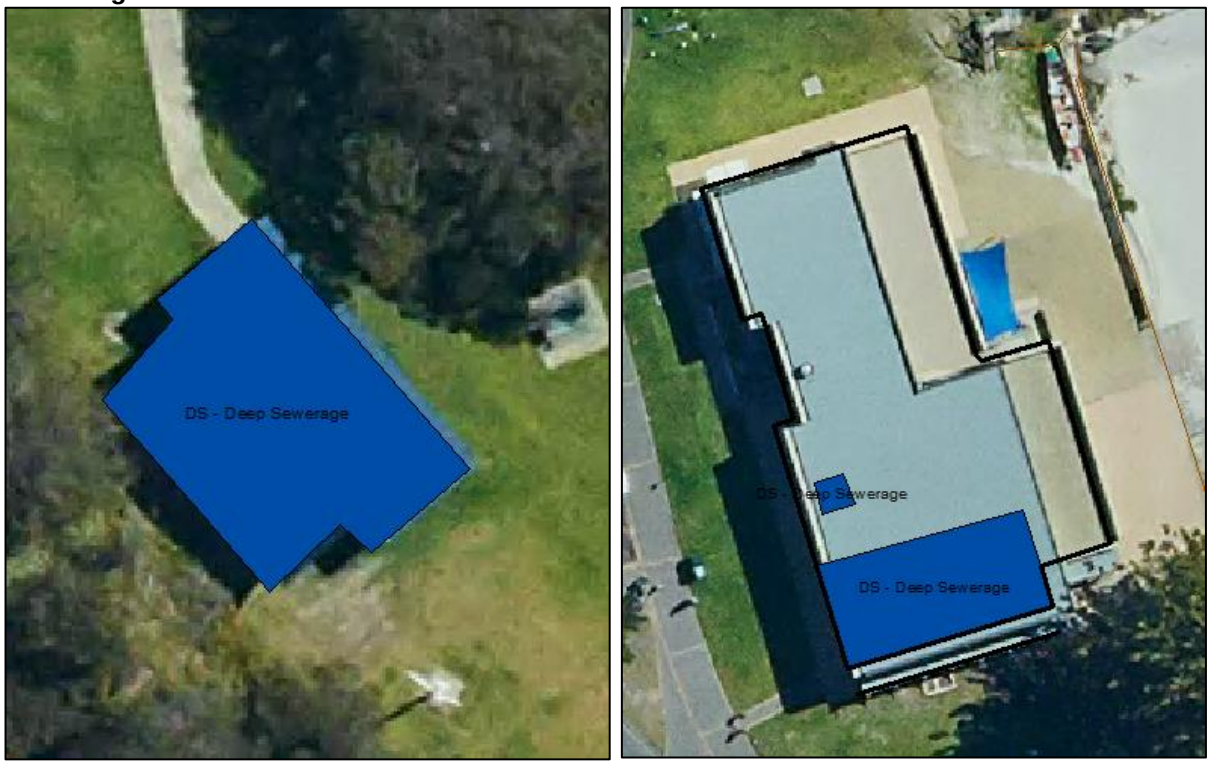
The perimeters of Public Toilets and shower facilities. This layer also includes non-public facilities maintained by the City of Albany.

Each extent shall be depicted by a single polygon (Shown in Drawing 2).

The attributes for this layer are specified in Table 4.2.

These polygons are not to be “extracted/cut out” of the park area as this will affect the area calculation.

Drawing 2: Toilets



3.2.3. Walls

The location of constructed walls that are 500 mm high and over that are maintained by the City of Albany. This includes both retained and freestanding walls and seawalls

Each extent shall be depicted by a single polyline.

The attributes for this layer are specified in Table 4.3.

Where wall heights differ over the span of the wall use an average height, unless the height differences are intentional or significant enough to warrant recording, then break the wall into multiple polylines.

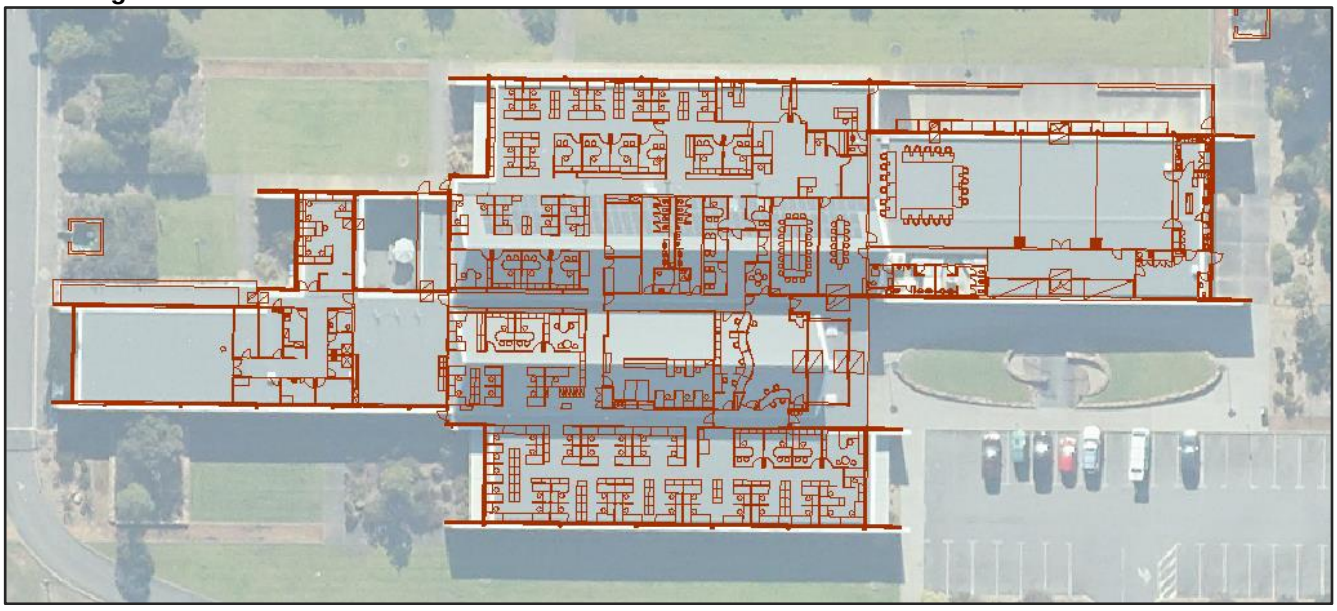
3.2.4. Floor Plans

The floor and wall layout of facilities maintained by the City of Albany. It includes additional features like workstation desks and chairs.

These features shall be depicted by multiple polylines. Objects like chairs, desks and walls can be merged into multi-polyline features as one record.

The attributes for this layer are specified in Table 4.4.

Drawing 3: Floor Plans



3.2.5. Tall Structures

The location of tall structures. Some structures are of interest to aviation and planning at the City of Albany. Basic information like height and purpose is useful.

The attributes for this layer are specified in Table 4.5.

3.3. Acceptance Testing

Please note that BUILT SPECIFICATION reflects the City of Albany's requirements to record the asset. Contractual and compliance requirements, such as provision of marked-up drawings, are separate to this specification.

! Attributes must comply with all the specifications in Section 4. Non-compliance will fail the acceptance testing.

! Please note that Data Validation is implied by the feature type, attribute data types and content descriptions provided in Section 2. Contractors still have to ensure the data is correct.

4. Attribute Specifications

All submissions will be provided in the preferred datum of City of Albany (MGA50 & AHD) as described in the CITY OF ALBANY SPATIAL DATA SPECIFICATION.

As all new cadastral information is placed on the MGA grid it is an expectation that all data provided by Contractors will be representative of this level of accuracy.

- All fields are to be populated in accordance with the notes and codes supplied in this document.
- All attribute files are to use the Column Names and Data Types set out in this section. Column names are restricted to 10 characters for compatibility (i.e. for ESRI Shape-files).
- All attributes marked with an M in the tables must be provided, and will fail the acceptance testing if not provided. **M = Mandatory Attribute**
- All attributes marked with an 'I' in the tables are for internal use. **I = Internal Attribute**

4.1. MINOR_STRUCTURES

	Column Name	Data Type	Max Length	Comments	Contents
M	FEAT_TYPE	Alpha	5 chars	No commas	Type of Structure. (Table 5.1)
M	MAT_STRUCT	Alpha	50 chars	No commas	Structure material description, EG: Timber (Table 5.2)
M	MAT_ROOF	Alpha	50 chars	No commas	Roof material description, EG: Colorbond. (Table 5.2)
M	MAT_FOUND	Alpha	50 chars	No commas	Foundation material description, EG: Concrete. (Table 5.2)
	FIELD_REF	Alpha/Numeric	10 chars	No commas First chars are the FEAT_TYPE	A unique field reference to this asset. This attribute does not necessarily change when the asset is replaced or moved. It is not an asset ID for tracking, but rather a long term in-field & contractual reference. EG “BBQ7”
	DESIGN_CO	Alpha	100 chars	No commas	Company name only, EG: Fred Charles and Associates
	CONST_CO	Alpha	100 chars	No commas	Company name only, EG: Cranium Construction
	DIS_COMPL	Alpha	1 chars	No commas	Disabled Access Compliance
	PHOTO_PATH	Alpha	250 chars	No commas	File path to photo
M	PLACE_DATE	Alpha/Numeric	10 char	dd/mm/yyyy	Creation/Construction/Installation date, EG: 2010; 17/05/2001
I	CONDITION	Whole Number	n/a	Whole Number	Asset Condition Rating classification. An overall summary
I	COND_BY	Alpha	15 chars	No commas	Condition surveyor
	ASSET_ID	Alpha/Numeric	15 chars	No commas	Unique Asset identifier, SPM reference
	EXPEC_LIFE	Whole Number	n/a	Years	Expected life in Years
	REPL_COST	Decimal Number	n/a	Currency	Replacement cost of Asset as new
	LAST_AUDIT	Date	n/a	dd/mm/yyyy	Date of the previous audit EG: 12/06/2012
	OWNER	Alpha/Numeric	100 chars	No commas	Responsible Entity (Table 5.8)
I	COA_REF	Alpha/Numeric	20 chars	No commas	Synergy file or record number
M	SOURCE_REF	Alpha/Numeric	20 chars	No commas	Plan Number or Survey Job Reference: EG: 6080R212
M	SOURCE	Alpha/Numeric	100 chars	No commas	Source name and additional details related to the SOURCE_REF; EG: As-Constructed Plan; Designed Drawing; Great Southern Surveyors - Stage 2 – 09/02/2013; CoA Assets Surveyor – Bob Jones – 15/07/2009
	WAPC_NO	Alpha/Numeric	20 chars	No commas	Western Australian Planning Commission reference number; or ‘n/a’
	COMMENTS	Alpha/Numeric	150 chars	No commas	Any additional comments that relate to this asset

4.2. TOILETS

	Column Name	Data Type	Max Length	Comments	Contents
	FIELD_REF	Alpha/Numeric	10 chars	No commas First 3 char = “TOI”	A unique field reference to this asset. This attribute does not necessarily change when the asset is replaced or upgraded. It is not an asset ID for tracking, but rather a long term in-field & contractual reference. EG “TOI7”
M	DISPOSAL	Alpha	5 chars	No commas	Waste Disposal System EG: Deep Sewer or Septic Tank (Table 5.3)
M	PUBLIC	Alpha	1 char	Yes/No field	Open for Public use EG: Y
	FLOOR_MAT	Alpha	25 chars	No commas	Toilet Block Floor Material (Table 5.2)
	WALL_MAT	Alpha	25 chars	No commas	Toilet Block Wall Material EG: Brick (Table 5.2)
	ROOF_MAT	Alpha	25 chars	No commas	Toilet Block Roof Material EG: Steel (Table 5.2)
	PART_MAT	Alpha	25 chars	No commas	Toilet Block Partition Material EG: Timber (Table 5.2)
	NO_M_TOIL	Whole Number	n/a	n/a	Number of Male Toilet Fixtures EG: 2
	NO_F_TOIL	Whole Number	n/a	n/a	Number of Female Toilet Fixtures EG: 2
	NO_DA_TOIL	Whole Number	n/a	n/a	Number of Disabled Toilet Fixtures EG: 2
	NO_US_TOIL	Whole Number	n/a	n/a	Number of Unisex Toilet Fixtures EG: 2
	NO_URIN	Whole Number	n/a	n/a	Number of Urinal Fixtures
	NO_M_BASIN	Whole Number	n/a	n/a	Number of Wash Basins in Male Toilets
	NO_F_BASIN	Whole Number	n/a	n/a	Number of Wash Basins in Female Toilets
	NO_D_BASIN	Whole Number	n/a	n/a	Number of Wash Basins in Disabled Toilets
	NO_U_BASIN	Whole Number	n/a	n/a	Number of Wash Basins in Unisex Toilets
	NO_M_SWR	Whole Number	n/a	n/a	Number of Male Showers EG: 2
	NO_F_SWR	Whole Number	n/a	n/a	Number of Female Showers EG: 2
	NO_DA_SWR	Whole Number	n/a	n/a	Number of Disabled Showers EG: 2
	NO_US_SWR	Whole Number	n/a	n/a	Number of Unisex Showers EG: 2
	NO_OUT_SWR	Whole Number	n/a	n/a	Number of Outdoor Showers
	NO_CHG_RM	Whole Number	n/a	n/a	Number of Change Facilities; E.G. 2
	NO_CHG_BBY	Whole Number	n/a	n/a	Number of Baby Change Facilities; E.G. 1
	NO_SHARPS	Whole Number	n/a	n/a	Number of Sharp (Needle) Disposal Facilities; E.G. 2
	LOCATION	Alpha/Numeric	200 chars	No commas	Location description of difficult to find structures EG: Behind the rock past the tree.
	CLEANERS	Alpha/Numeric	25 Chars	No commas	Entity responsible for cleaning the facility EG: “Lease” or “Cleanaway”
M	PLACE_DATE	Alpha/Numeric	10 chars	dd/mm/yyyy	Creation/Construction/Installation date, EG: 2010; 17/05/2001

	ASSET_ID	Alpha/Numeric	15 chars	No commas	SPM Building Reference, used for accounting & asset management
	EXPEC_LIFE	Whole Number	n/a	Years	Expected life in Years
	REPL_COST	Decimal Number	n/a	Currency	Replacement cost of Asset as new
	LAST_AUDIT	Date	n/a	dd/mm/yyyy	Date of the previous audit EG: 12/06/2012
	OWNER	Alpha/Numeric	100 chars	No commas	Responsible Entity (Table 5.8)
I	COA_REF	Alpha/Numeric	20 chars	No commas	Synergy file or record number
M	SOURCE_REF	Alpha/Numeric	20 chars	No commas	Plan Number or Survey Job Reference: EG: 6080R212
M	SOURCE	Alpha/Numeric	100 chars	No commas	Source name and additional details related to the SOURCE_REF; EG: As-Constructed Plan; Designed Drawing; Great Southern Surveyors - Stage 2 – 09/02/2013; CoA Assets Surveyor – Bob Jones – 15/07/2009
	WAPC_NO	Alpha/Numeric	20 chars	No commas	Western Australian Planning Commission reference number; or ‘n/a’
	COMMENTS	Alpha/Numeric	150 chars	No commas	Any additional comments that relate to this asset

4.3. WALLS

	Column Name	Data Type	Max Length	Comments	Contents
M	FEAT_TYPE	Alpha	5 chars	No commas	Wall type. (Table 5.4)
	FIELD_REF	Alpha/Numeric	10 chars	No commas First chars are the FEAT_TYPE	A unique field reference to this asset. This attribute does not necessarily change when the asset is replaced or moved. It is not an asset ID for tracking, but rather a long term in-field & contractual reference. EG “BBQ7”
	BUILDING_LIC	Alpha/Numeric	20 chars	No commas	Building Licence Number
M	MATERIAL	Alpha	5 chars	No commas	Wall material description, EG: Stone & Mortar. (Table 5.5)
M	HEIGHT	Whole Number	n/a	Whole millimetres	Max. Height of wall EG: 2100 in millimetres
	WIDTH	Whole Number	n/a	Whole millimetres	Max. Width of wall , EG: 250 in millimetres
	CONST_CO	Alpha	100 chars	No commas	Company name only, EG: Cranium Construction
M	PLACE_DATE	Alpha/Numeric	10 char	dd/mm/yyyy	Creation/Construction/Installation date, EG: 2010; 17/05/2001
M	CONDITION	Whole Number	n/a	Whole Number	Asset Condition Rating classification (Table 6.1) and (Table 6.2)
I	COND_BY	Alpha	15 chars	No commas	Condition surveyor
	ASSET_ID	Alpha/Numeric	15 chars	No commas	Unique Asset identifier, used for accounting & asset management
	EXPEC_LIFE	Whole Number	n/a	Years	Expected life in Years
	REPL_COST	Decimal Number	n/a	Currency	Replacement cost of Asset as new
	LAST_AUDIT	Date	n/a	dd/mm/yyyy	Date of the previous audit EG: 12/06/2012
	OWNER	Alpha/Numeric	100 chars	No commas	Responsible Entity (Table 5.8)
I	COA_REF	Alpha/Numeric	20 chars	No commas	Synergy file or record number
M	SOURCE_REF	Alpha/Numeric	20 chars	No commas	Plan Number or Survey Job Reference: EG: 6080R212
	SOURCE	Alpha/Numeric	100 chars	No commas	Source name and additional details related to the SOURCE_REF; EG: As-Constructed Plan; Designed Drawing; Great Southern Surveyors - Stage 2 – 09/02/2013; CoA Assets Surveyor – Bob Jones – 15/07/2009
	WAPC_NO	Alpha/Numeric	20 chars	No commas	Western Australian Planning Commission reference number; or ‘n/a’
	COMMENTS	Alpha/Numeric	150 chars	No commas	Any additional comments that relate to this asset

4.4. FLOOR_PLANS

	Column Name	Data Type	Max Length	Comments	Contents
M	FEAT_TYPE	Alpha	5 chars	No commas	Type of Structure. (Table 5.6)
	ASSET_NAME	Alpha	50 chars	No commas	Name of asset (e.g. Albany Leisure Aquatic Centre)
	PROP_CODE	Alpha/Numeric	20 chars	No commas	SPM Building number
	OWNER	Alpha/Numeric	100 chars	No commas	Responsible Entity (Table 5.8)
I	COA_REF	Alpha/Numeric	20 chars	No commas	Synergy file or record number
M	SOURCE_REF	Alpha/Numeric	20 chars	No commas	Plan Number or Survey Job Reference: EG: 6080R212
M	SOURCE	Alpha/Numeric	100 chars	No commas	Source name and additional details related to the SOURCE_REF; EG: As-Constructed Plan; Designed Drawing; Great Southern Surveyors - Stage 2 – 09/02/2013; CoA Assets Surveyor – Bob Jones – 15/07/2009
	COMMENTS	Alpha/Numeric	150 chars	No commas	Any additional comments that relate to this feature

4.5. TALL_STRUCTURES

	Column Name	Data Type	Max Length	Comments	Contents
M	FEAT_TYPE	Alpha	5 chars	No commas	Type of Structure. (Table 3.7)
	FIELD_REF	Alpha/Numeric	10 chars	No commas First chars are the FEAT_TYPE	A unique field reference to this asset. This attribute does not necessarily change when the asset is replaced or moved. It is not an asset ID for tracking, but rather a long term in-field & contractual reference. EG “BBQ7”
	BASE_AHD	Decimal Number	n/a	2 decimal metres	Base of structure in AHD
	HEIGHT	Decimal Number	n/a	2 decimal metres	Height from BASE_AHD to highest point of structure.
	NAME	Alpha/Numeric	100 chars	No commas	General or Local name
	PURPOSE	Alpha/Numeric	50 chars	No commas	Designated purpose, EG: Communications, Navigation, Live Tower, Multi-Comms, EMS
M	PLACE_DATE	Alpha/Numeric	10 char	dd/mm/yyyy	Creation/Construction/Installation date, EG: 2010; 17/05/2001
	ASSET_ID	Alpha/Numeric	15 chars	No commas	Unique Asset identifier, used for accounting & asset management
	EXPEC_LIFE	Whole Number	n/a	Years	Expected life in Years
	REPL_COST	Decimal Number	n/a	Currency	Replacement cost of Asset as new
	LAST_AUDIT	Date	n/a	dd/mm/yyyy	Date of the previous audit EG: 12/06/2012
	OWNER	Alpha/Numeric	100 chars	No commas	Responsible Entity (Table 5.8)
I	COA_REF	Alpha/Numeric	20 chars	No commas	Synergy file or record number
M	SOURCE_REF	Alpha/Numeric	20 chars	No commas	Plan Number or Survey Job Reference: EG: 6080R212
M	SOURCE	Alpha/Numeric	100 chars	No commas	Source name and additional details related to the SOURCE_REF; EG: As-Constructed Plan; Designed Drawing; Great Southern Surveyors - Stage 2 – 09/02/2013; CoA Assets Surveyor – Bob Jones – 15/07/2009
	COMMENTS	Alpha/Numeric	150 chars	No commas	Any additional comments that relate to this feature

5. Code Lists

Code lists are used to standardise terminology by providing a list of item descriptions relating to a particular attribute. A number of attributes specified in the Section 4 require the input of these codes.

Consultants please note that should a code not exist within an attribute code list, mark the entity as code UNK, then write the new code and an appropriate description in the comment field. Please pre-empt this situation by communicating such anomalies to the City of Albany promptly (email: cityassets@albany.wa.gov.au).

5.1. Minor Structure Types

Code	Description	Comment
BS	Bandstand	
GZ	Gazebo	
RT	Rotunda	
SB	Scoreboard Shelter	Does not include the scoreboard
SH	Shed	
US	Umpires Shed	
WS	Weather Shelter	
TS	Tank Stand	Not associated with a building
BH	Bird Hide	
HS	Hard Stand	Hard stands or concrete that are associated with a building
FCS	Fish Cleaning Station	
UNK	Unknown	Use when not known

5.2. Built Materials

Code	Description	Comment
R	Rock/Stone	
B	Brick	
SS	Stainless Steel	
SPC	Steel Powder coated	
SP	Steel Painted	
CR	Cast Iron	
GS	Galvanised Steel	
T	Timber	
CB	Colorbond®	
CW	Chain Wire	Chain-lock fence
C	Concrete	
L	Limestone blocks	
CHN	Chain	spanned between bollards
UNK	Unknown	

5.3. Toilet Disposal Method

Code	Description	Comment
COM	Compost	
DS	Deep Sewerage	
LD	Long Drop	
STLD	Septic Tank and Leach Drain	
UNK	Unknown	Use when not known

5.4. Wall Types

Code	Description	Comment
VRW	Vertical Retaining Wall	
SRW	Sloped Retaining Wall	
SW	Seawall	
FS	Free Standing Wall	
UNK	Unknown	Use when not known

5.5. Wall Material Types

Code	Description	Comment
R	Rock/Stone	
B	Brick	
BR	Brick Rendered	
W	Wood	
C	Concrete	
L	Limestone blocks	
UNK	Unknown	Use when not known

5.6. Floor Plan Structure Types

Code	Description	Comment
IW	Internal Wall	
SW	Structural Wall	
WD	Workstation Desk	
WC	Workstation Chair	
VC	Visitors Chair	
SD	Security Door	Security swipe door
LD	Locked Door	Requires a key
LG	Locked Gate	Requires a key
SWT	Storage Worktop	
OC	Office Chair	
OD	Office Desk	
J	Joinery	
ID	Internal Door	
ED	External Door	
MF	Meeting Furniture	
FC	Front Counter	Reception
FS	Foyer Screen	
C	Compactor	
S	Shelving	
SC	Storage Cabinet	
DSC	Diagram Storage Cabinet	
WT	Worktop	With no storage
WS	Workstation Screen	
H	Hanger	Airport Hangers
EAV	Eaves	
UNK	Unknown	Use when not known

5.7. Tall Structure Types

Code	Description	Comment
TWR	Tower	Communications Tower
TB	Tall Building	Over 4 stories
UNK	Unknown	Use when not known

5.8. Owner

Code	Description	Comment
COA	City of Albany	
CAL	City of Albany – Leased	
SGU	State Government Departments / Utilities	Western Power, Telstra MRWA etc
PVT	Private	On Private Land

6. Condition Ratings

Condition Ratings are on a scale of 1 - 5. The maintenance demand is related to this scale:

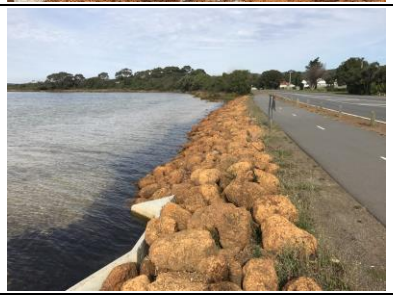
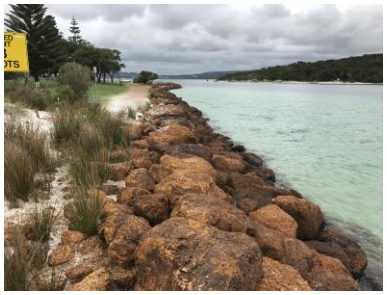
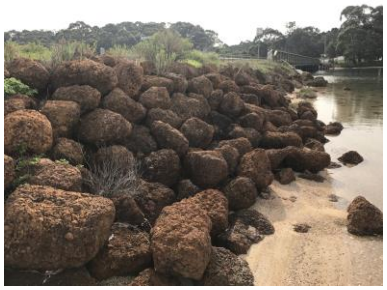
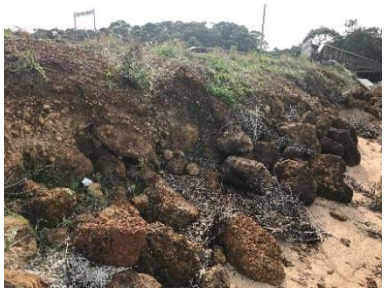
- Rating 1 is new or as new.
- Rating 2 is serviceable with no maintenance required.
- Rating 3 requires long term maintenance but is still functioning.
- Rating 4 requires short term maintenance with a reduction in the asset performance.
- Rating 5 requires immediate attention. The asset is posing a risk.

A rating of 0 (zero) is only used when an asset has not been rated. This situation should be avoided.

6.1. Wall Condition Rating

Rating	Condition	Example	Description
1	Very Good		New or as new, sound physical condition. Asset likely to perform adequately without major works for 25 years or more. No work required.
2	Good		Minor defects that will not reduce overall performance of the asset. Structural integrity is not likely to be threatened, even if condition should deteriorate somewhat Maintenance can be deferred but should be scheduled for future years.
3	Moderate		Significant deterioration evident, failure unlikely within next 2 years but further deterioration likely and major renewal likely within next 10 years. Minor components or isolated sections of the asset need replacement or repair now but asset still functions safely at adequate level of service. Work required but asset is still serviceable.
4	Poor		Defects that would significantly reduce performance of the asset. Further investigations may be needed. Structural integrity may be threatened. Repairs are required now to prevent accelerated deterioration and/or loss of structural integrity. Repairs may exceed routine maintenance and require partial rebuild.
5	Very Poor		Failure likely in short term. Likely need to replace most or all of asset within 2 years to ensure asset remains safe. Substantial work required in short term, asset barely serviceable.
0	NOT RATED		Asset has not been rated

6.2. Seawall Condition Rating

Rating	Condition	Example	Description
1	Very Good		No defects, or very minor defects that will have no effect on performance. No repairs required.
2	Good		Minor defects that will not reduce overall performance of the asset. Structural integrity is not likely to be threatened, even if condition should deteriorate somewhat Repairs can be deferred but should be scheduled for out years as routine maintenance.
3	Moderate		Defects that could reduce performance of the asset. Structural integrity is likely to be threatened if condition should deteriorate. Repairs are required now or soon in order to prevent accelerated deterioration. Defects should be regularly monitored as condition may be unstable or subject to rapid change.
4	Poor		Defects that would significantly reduce performance of the asset. Further investigations may be needed. Structural integrity may be threatened. Repairs are required now to prevent accelerated deterioration and/or loss of structural integrity. Repairs may exceed routine maintenance and require partial rebuild.
5	Very Poor		Severe defects resulting in complete performance failure. Structure may have completely or partially failed. Repairs are now overdue and would no longer be considered routine maintenance. Partial or total rebuild is likely to be required. Design and performance requirements should be reviewed.
0	NOT RATED		Asset has not been rated

Document Approval	
Document Development Officer:	**Document Owner:** *(Member of EMT)*
GIS Technical Officer	Manager of Engineering

Document Control	
Purpose:	BUILT SPECIFICATION – Specifications for Built Structures Digital Spatial Data at the City of Albany
File Number - Document Type:	LP.GLF.5 – Guideline
Synergy Reference Number:	NG1766352
Meta Data: Key Search Terms	GIS, SPATIAL DATA, ASSETS, AS-CONSTRUCTED, DEVELOPMENT
Status of Document:	**Administrative decision:** Approved. Version 1.3
Document file details:	N:\Works & Services\City Engineering\Assets\00 ASDS\01 ASDS\ASDS - Version 1.3\1.3_BUILT_SPECIFICATION_20190627.docx
Quality Assurance:	
Distribution:	Public Document

Document Revision History

Version	Author	Version Description	Date Completed
Draft 0.1	Grant Boonzaaier	Initial creation	18/02/2015
Draft 0.1	Rebekah Polette	Review of name and updating of fields and headers, addition of introduction	01/03/2016
Draft 0.1	Grant Boonzaaier	Full Review for final implementation	29/04/2016
Draft 1.0	Drew Marsh	Code list update request	05/08/2016
Draft 1.0	Drew Marsh	Code list update request	31/08/2016
Draft 1.0	Rebekah Polette	Code list definition update request	08/02/2017
Draft 1.0	Grant Boonzaaier	Review for publication	06/06/2017
1.0	Grant Boonzaaier	Publication	07/06/2017
1.0	Grant Boonzaaier	Correction to section 2 and font size	19/06/2017
1.1	Rebekah Polette	Remove Bus codes from 3.1. Add 3.4 and 4.2 causing renumbering in 2 and 3. Update ratings in 4 and 4.1.	03/07/2017
1.2	Rebekah Polette	Update drawings, addition of materials table and links to minor structures and toilets. Additional fields in floor plans table, new code (ED) in floor plans structure types, removal of flood lights from tall structures. Re-wording of condition paragraph	14/12/2017
1.3	Rebekah Polette	Changes to Retaining Walls to include free standing walls. Addition of Building Licence field in retaining walls. Removal of 'groyne' code in seawalls. Addition of 'Owner Codes' and COA_REF fields	23/01/2019