

PINES TENNIS CLUB

ASSET MANAGEMENT PLAN **September 2015**

Objective

To provide safe and well maintained playing facilities for club members, students and casual players from the local community.

The Pines Tennis Club

The Club was established in 1986 at Norris St, Chisholm, ACT, and is managed by a volunteer committee elected annually by its members.

It has four synthetic grass courts with lights, a club house with amenities, steel mesh fencing, and a brick practice wall.

The Club owns the facilities and leases the land from the ACT Government.

Our Mission/Vision

“To provide quality facilities and promote tennis for members and the community, from juniors through to seniors, at social and competitive levels.”

Asset performance

The courts are used for weekly social and pennant tennis. Club volunteers run two nights of organised social tennis, called Gala competitions, during school terms open to members of all ages. There is also strong participation of club members in the ACT pennant competitions run throughout the year.

Coaching programs are held for all standards of players, ages & fitness abilities, from 4 year old children to the adults. There are approximately 92 players currently enrolled in coaching programs. (Term 4 2015).

The upgrade of the court lighting, on track for October 2015, addressed the requirement for the club to continue to provide courts and reliable lighting of a standard suitable for ACT night pennant competition as well as social tennis.

The Pines is committed to ensuring the club has quality facilities, the most critical being the courts and lighting. These facilities need to be at a good standard to attract both social and competitive players.

The club is planning to upgrade the clubhouse and entrance gate locks to an electronic key and pin based locking system so that it is ready to be connected to the electronic booking and payment system being introduced by Tennis Australia. The benefits of linking the clubhouse, entrance gates and court lights to an electronic pin and booking system are as follows:

- streamlined administration of annual membership renewals and access to club facilities for members

- effective management of bookings and payments for casual court hire during the day and at night (with lights). Provide online visibility of court availability and provide for online booking and payment.
- greater utilisation of club facilities and positioning the club for future court expansion.

Currently the club gates and club house have keyed locks. Members are issued with a key and can then use the clubs facilities at any time. The locks are changed annually and members are reissued with new keys on a membership day in late January. New members are charged a \$10 deposit on each key they are issued. There is an annual cost to the club in this approach and it takes time to rekey the club locks and reissue new keys to members.

Casual court hire is currently managed by our membership director. When contacted, he will ensure the courts are available and either provide the loan of a key, or open the courts. Electronic keyed locks would vastly improve the accessibility of club facilities for casual hire.

Asset condition and maintenance

The Pines Tennis Club asset condition is summarised at [Attachment 1](#).

1. The four court surfaces are in good condition, courts 1 & 2 were resurfaced in 2013 and courts 3 & 4 were resurfaced in 2010.
2. Tennis court lights on the four courts were originally installed in 1992 and are on track to be upgraded to LED lights in October 2015 with the assistance of an ACT Government Asset Repair and Maintenance Scheme grant.

The upgraded lights, replace the old light fittings and lamps with LED lamps to provide a more even and reliable illumination, while continuing to utilise the existing light poles and electrical wiring.

3. The club house is in reasonable condition. Kitchen facilities were upgraded in 2014 with the installation of a new oven and the replacement of the fridge.

A fresh coat of paint is required, inside and out. This was planned during 2015, but has been deferred until 2016.

4. The club fencing was installed in 1986 and has deteriorated to the extent that it is looking shabby and may become a hazard for players. At the end of the courts the wind has blown the fencing into a noticeable lean. Behind the club house a number of adhoc fencing repairs have been required.

The club is planning to replace the fencing in 2017 in conjunction with court expansion.

5. Outdoor recreation facilities were upgraded in 2011 with the building of a pergola, and purchase of a new BBQ. These items are in reasonable condition.

6. The clubhouse and entrance gate locks are currently in a poor condition.
7. The club is assessing the feasibility of court expansion to commence in 2017.

Summary of asset condition and maintenance: September 2015

Asset	Installed	Condition	Maintain/Replace
Club house	1986	Good	New oven and fridge in 2014 Repaint deferred until 2016
Court 1	Resurfaced in 2013	Good	Next resurface due in 2025
Court 2	Resurfaced in 2013	Good	Next resurface due in 2025
Court 3	Resurfaced in 2010	Good	Next resurface due in 2022
Court 4	Resurfaced in 2010	Good	Next resurface due in 2022
Lights	Upgrade to LED lights in Oct 2015 Originally installed in 1992	Excellent	Light poles checked by an engineer in June 2015 LED lights have a 15 to 20 year life cycle
Nets		Good	Ongoing cycle of replacement – Plan for one new net per year.
Practice Wall	1990	Good	No maintenance required
Perimeter steel mesh fence	1986, life of 30 years	Poor and deteriorating	Repaired as needed Plan to replace in 2017
Clubhouse and gate locks	1986	Poor	Upgrade to electronic keyed locks in 2016 Linked to an electronic booking and payment system
Landscaping	1990	Good	Pergola built in 2011 Outdoor BBQ replaced in 2011 Working bee planned three times per year