



Cover Robina Community Hub  
1 Lighthorse Waste Management Facility  
2 Balcktown Civil PLaza  
3 Helensvale Library

**SYDNEY**  
10 Regent Street  
Chippendale  
NSW 2008  
  
P +61 2 9212 0022  
F +61 2 9212 6688  
E admin@ca-i.com.au  
W www.ca-i.com.au

**GOLD COAST**  
Suite 106,  
Lakeside Bermuda Point  
20 Lake Orr Drive  
Varsity Lakes  
QLD 4227  
  
P +61 7 5553 5588  
F +61 7 5580 8088

COMMUNITY  
ASSETS PARTNERSHIP







## COMMUNITY ASSETS PARTNERSHIP

Community Asset Partnership (CAP) is a new form of infrastructure development suited to local government.

The CAP approach leverages available assets and funds to develop modern council infrastructure. This approach then in turn releases Councils capital for other projects and services.

### TYPE OF CAP PROJECTS

CAP is a model through which CA&I partners with Local Government to deliver community assets and services such as:

- aquatic leisure centres
- library and community facilities
- sports amenity blocks
- council depots.

The CA&I team includes specialists across the full cycle of asset delivery, including:

- Planning and Design
- Construction
- Property and Finance
- Legal Counsel
- Government Relations

### CAP BENEFITS

We recognize the numerous opportunities to transform underperforming assets into more efficient or diverse assets capable of offering enhanced services to their immediate and wider community. This transformation is achieved through:

- Generating a higher level of use of assets
- Capital release from assets
- Creating synergies of use between assets
- Utilisation of Private sector expertise, support and investment
- Reduced liabilities from degenerated assets

These outcomes are achieved within a collaborative environment, based upon our experience of Government partnering and understanding of its processes and complexities. By understanding Government procurement methods the CAP model approaches each opportunity in a staged manner, in turn minimizing the risk to Council. Underpinning each stage are value for money milestones linked to a Guaranteed Maximum Price (GMP) structure.

### LEGISLATIVE SUPPORT

The CAP model adopts the principles of the National Public Private Partnership guidelines and the specific requirements of individual jurisdictions, where different or in addition to the National guidelines. This framework provides guidance and support for Local Government to formalise arrangements between a Council and a private party for the purposes of providing public infrastructure, facilities or services.

### THE CAP PROCESS

The process leading to commencement of works on site varies depending on the project, however can be broadly summarised in the following flow chart. CA&I can enter the project cycle at any stage, which is important as we do not seek to undo or undermine any of the previous good work on the project, but rather build from existing foundations – whether that is an initial conceptual idea or a project in an advanced stage that simply requires an injection of expertise, guidance or indeed financial support.



In creating and adopting the CAP approach we transparently apply our skills and experience to develop a project with shared objectives and advantages to the Council that include:

- Freeing up capital through lease payments over fixed period rather than a large initial outlay
- Financial flexibility to provide additional and/or complimentary services with the capital release from a smoother cashflow
- Provision of industry expertise in leveraging income from operational assets
- Partnership approach
- Faster delivery of the asset compared to tradition procurement
- Easy path through Legislation

- Assessment of value of money prior to progressing each phase
- Control by the Council of progress through the phases
- Intellectual property owned by the Council if option to break is taken
- Options in ownership and property management to suit the Council
- Underlying asset can be retained by the Council

### FOR FURTHER INFORMATION

CA&I are specialists in providing advice and support to all manner of Local Government projects and are available to confidentially discuss your opportunity.