



Introducing AUS-SPEC

Helping councils deliver better infrastructure outcomes with fewer resources

AUS-SPEC is the national specification system for the design, construction, maintenance and operation of local government assets. It is the only comprehensive Australian national specification system for local government assets that is regularly updated to reflect the latest changes in regulations and standards.

As a joint venture between NATSPEC and IPWEA, AUS-SPEC promotes standardisation and consistency in documentation across Local Government infrastructure works to increase competition, productivity and efficient use of resources.

The AUS-SPEC system provides standardised, ready-to-use specification templates, a framework and processes to document requirements for various asset life cycle activities for buildings, roadworks, urban and open spaces and public utilities. Benefits of using AUS-SPEC includes:

- Reduction in duplication and rework.
- Improvement in asset performance and longevity.
- Enables consistent, compliant documentation.
- Supports data-driven asset decisions.

Who is NATSPEC?

NATSPEC is a national not-for-profit organisation owned by the design, build, construct and property industries through professional associations and Government bodies. It aims to improve the quality and productivity of the built environment through leadership of information.

NATSPEC maintains the National Building Specification, a comprehensive specification system for all building structures. It also maintains AUS-SPEC, the National BIM Guide and the National Classification System.

NATSPEC is the preferred specification system for design and building professionals.

Who is IPWEA?

The Institute of Public Works Engineering Australasia (IPWEA) is the peak association for infrastructure asset management and public works professionals delivering essential services across Australia and New Zealand.

IPWEA is committed to strengthening sector capability through evidence based guidance, nationally recognised education, conferences, tools, and industry leading technical publications that support better infrastructure outcomes.

Through its professional community, IPWEA enables collaboration, knowledge sharing, and continual improvement locally and internationally.

Where does AUS-SPEC fit into the big picture?

IPWEA resources such as the eBook Library, NAMS+ and AUS-SPEC are designed to work together. Each fosters a scalable and consistent approach to the effective lifecycle management of public works infrastructure assets.

The suite of Manuals and Practice Notes in the eBook Library provides focus on 'How' to apply the principles documented in the ISO 55000 and 31000 series of standards, otherwise known as the 'What' is required.

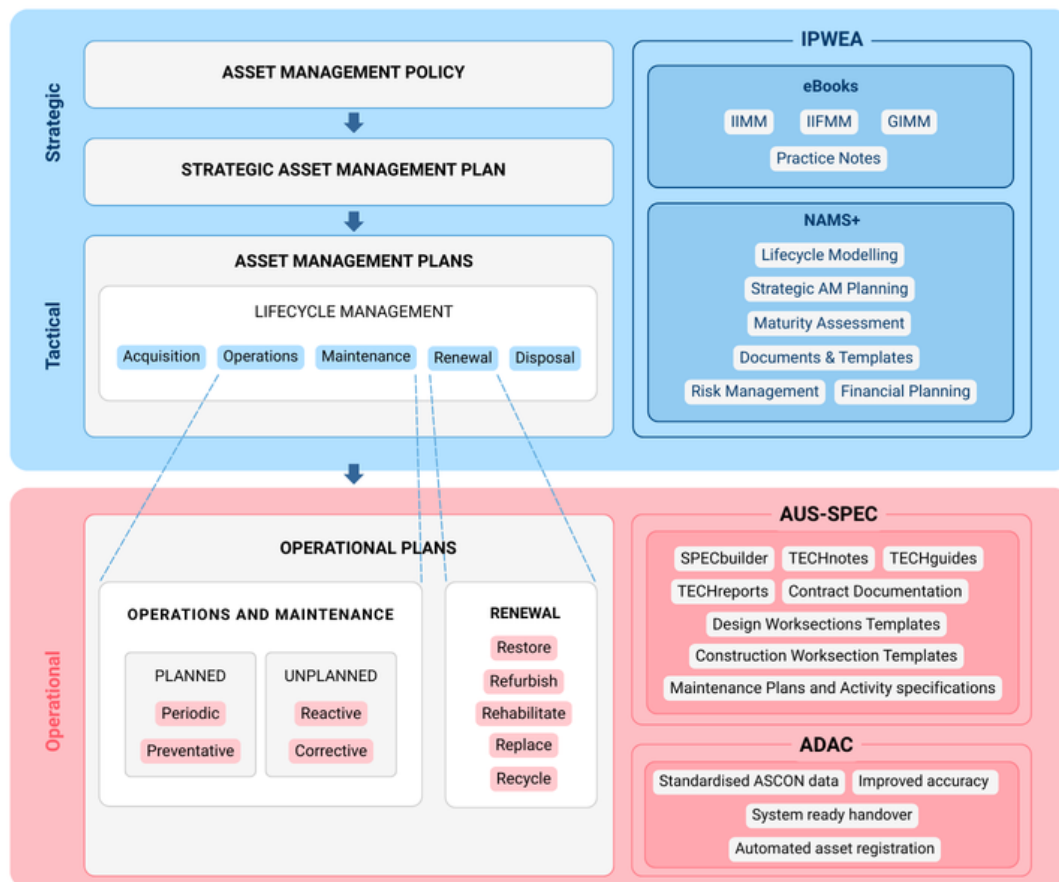
At the strategic and tactical level, NAMS+ is the online Asset Management planning toolkit that assists organisations in writing and keeping up-to-date their Asset Management Policy, Strategy and Plans aligned to the Financial Strategy and Plan.

AUS-SPEC on the other hand provides a library of operational civil design, construction and maintenance specification templates for any size engineering project and activity. AUS-SPEC promotes standardisation and consistency in documentation across all Local Government infrastructure works to increase competition, productivity and efficient use of resources.

Combined, the IPWEA resources help any asset intensive organisation realise the best possible value from their investment in infrastructure assets. Together, these tools provide a complete, end-to-end asset management system. What Councils gain using AUS-SPEC:

- Consistent documentation across projects.
- Reduced procurement and delivery risk.
- Improved contractor clarity and performance.
- Better lifecycle outcomes.
- Alignment with ISO standards.

The diagram below highlights the AUS-SPEC resources in relation to the IPWEA resources in the context of the hierarchy of documents in the Asset Management System.



Why this matters: Insights from the State of the Assets Report

The ALGA National State of Assets Report evaluates the performance of local government infrastructure and promotes best practices in asset management. The report provides data for the condition, function and capacity of local government infrastructure assets and highlights:

- More than 25% of infrastructure assets are in fair to poor condition.
- Roads are the largest and most critical infrastructure asset class with sustainability challenges more acute in rural and remote councils.
- Risks are changing due to ageing assets, rising freight loads, heavier vehicles and climate change impacts.
- Infrastructure and financial plan alignment by enabling better life cycle planning based on real data.

Effective maintenance plans can slow down deterioration, increase efficiency and performance outcomes. AUS-SPEC provides the standardised specifications and processes needed to respond to these challenges through better planning, delivery and maintenance practices.

Resources for Rural and Regional Councils

Local government is responsible for approximately 678,000 km (77%) of the total road length in Australia. Rural and regional councils account for 585,000 km (86%) of this road length with around two-thirds being unsealed. These roads are the lifeline for many communities and councils are facing ever increasing challenges to ensure service levels are fit for purpose. Substandard roads can be detrimental to these communities.

AUS-SPEC has added resources to its existing suite of offerings for rural and regional councils including the '[Rural Roads Package](#)'. When councils collaborate at a regional level using AUS-SPEC resources, they create a consistent approach to infrastructure delivery and maintenance.

Check out the Rural Roads package, *TECHnote NTN GEN 023 AUS-SPEC for management of unsealed roads*, *TECHnote NTN GEN 027 Maintenance of Unsealed Roads* and *TECHreport TR 08 Management of Gravel Pits in Country Areas* on the [AUS-SPEC website](#).

SSROC Procure Recycled: Paving the Way Using AUS-SPEC

The SSROC Paving the Way initiative is a collaborative effort between local councils and industry to increase the use of recycled materials in road construction, particularly crushed glass and crumb rubber. Stage 1 successfully recycled large volumes of glass into road infrastructure, reducing costs by around 20% and supporting a circular economy, while AUS-SPEC specifications ensured safety, performance, and stakeholder confidence. Stage 2 expanded the initiative to include crumb rubber from end-of-life tyres, demonstrating improved road durability, reduced environmental impact, and up to a 30% reduction in carbon footprint. Overall, the program provides a scalable model for sustainable infrastructure delivery, with AUS-SPEC playing a key role in standardisation, compliance, and industry adoption. Full case study is available at www.aus-spec.com.au/case-studies/.





Sealed Road



Unsealed Road

AUS-SPEC provides Council with an annually updated, comprehensive specification and contract documentation suite. This was developed in consultation with the wider industry, and is well suited to the urban and rural environment that Council maintains and enhances by means of remediation works and the realisation of capital works projects.

Alex Burjan, Contract Administrator, Liverpool City Council

IPWEA is recognised for its best-practice, industry-leading publications and training programs, with a solutions-focused approach that is highly valued by local Councils, Government agencies, and the private sector.

AUS-SPEC was developed in partnership with IPWEA Australasia, AUS-SPEC delivers nationally consistent civil specifications that help Councils reduce duplication, lower costs, and improve efficiency.

The AUS-SPEC library provides comprehensive templates for the design, construction, and maintenance of civil infrastructure. In an environment of increasing pressure on resources, these tools support streamlined asset lifecycle planning and maintenance—while keeping community safety and risk management at the forefront.



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Want to know more? Get in touch today!



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