

8.6.0

*PROPERTY
MANAGEMENT*

8.6.i

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
ACTIVITY:	BUSINESS UNIT SUMMARY

Overall Objectives*Property Management*

- To provide professional property advice to elected representatives and Council Business Units
- To ensure that Council Business Units have, at their disposal, appropriate property resources to meet their operational needs.
- To minimise the occurrence of surplus property assets and ensure their orderly disposal or alternative use.
- To maximise returns from properties retained for investment and community purposes in accordance with agreed financial and social criteria.
- To sustainably manage and develop the Council's housing stock.

Property Services Consultancy

- To provide a cost-effective consultancy and advisory service to the Council and its Business Units, external clients and other local authorities in the administration, conveyancing and management related to the acquisition and disposal of property assets, including leases and licences.

Property Projects Consultancy

- To provide property related specialist advice and information and develop solutions to the Council's extraordinary property related issues and needs.

Key Changes***Committed Costs (Operating)***

- Due to a review of the surplus property programme, values and costs, as well as the inclusion of additional properties during the year, direct operating costs are budgeted to increase by \$105,000, as generally reported to the Projects and Property Committee during 2000/01. \$105,000

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RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
ACTIVITY:	BUSINESS UNIT SUMMARY

Items Committed by Council during the year (Operating)

- Nil.

*Increased Costs due to Increased Demand**Property Services Consultancy*

- Overall 10.5% increase in costs (including direct, internal and overheads). However, an equivalent amount (\$75,000) is an internal charge for the purchase of in-house legal services for property conveyancing. These costs will be directly recovered from internal clients and external charges. A consequential reduction in external legal fees will be reflected in the budgets of the various units of Council who use the services.

nil

New Operating Initiatives

- The Special Projects provision has been increased from \$90,000 for 2000/01 to \$189,000. The previous \$90,000 provided for recovery of internal time against known projects and again \$89,000 has been budgeted for, for the same purpose. However, experience has proven that there are invariably unforeseen projects developed during the year that require additional funding. Previous years have catered for this through carry forwards or bids during the six monthly review. Due to the obvious ad-hoc nature of this output, it is prudent to provide an adequate budget initially.

\$49,000

Fee Changes

- Projected increased revenue from sundry property rentals and conveyancing fees.

(\$5,800)

Efficiency Gains

- Nil.

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RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
ACTIVITY:	BUSINESS UNIT SUMMARY

New Capital Initiatives

- Nil.

Capital Cost Increase >2%

Capital outputs in this budget relate to the capital development costs and revenue associated with the management and disposal of 'surplus' properties.

- Medium term capital budgets (1-5 years) have been revised to reflect a review of surplus property sales and expenditure. Amendments have been made to best reflect a realistic outcome scenario, as generally reported to the Projects and Property Committee during 2000/2001. The net effect for years 2-5 is (\$442,000). Among other changes this includes the sale of land at Bottle Lake and/or the Kianga land (Stewarts Gully) which has been moved out to 2004/05 and revised down from \$5,350,000 to \$2,600,000. It should be noted that there are a number of issues associated with realising value from either of these opportunities including compliance with the rezoning provisions of the Resource Management Act. \$853,000
- Long term capital budgets (6-10 years) have been reduced to nil, i.e. a reduction in sales revenue of \$800,000 and development costs of \$200,000, giving a net increase of \$600,000. These predictions were always arbitrary and anticipation surplus property sales beyond year 5 is not realistic. \$600,000
- Decrease in capital expenditure (Property Services: New Assets) previously budgeted mainly for computer replacements but now leased and part of operating costs. (\$29,000)

Capital Cost Increases >2% Committed by Council during the year

- Nil.

Restructuring of Budgets

- Nil.

8.6.1

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	OUTPUT SUMMARY

OUTPUT CLASS EXPENDITURE		2000/2001 BUDGET	2001/2002 BUDGET
		\$	\$
PROPERTY			
Property Consultancy Services	Page 8.6.2	533,500	759,902
Property Projects Consultancy Services	Page 8.6.3	131,000	233,508
Special Projects	Page 8.6.4	70,000	138,000
Information and Advice	Page 8.6.5	323,294	277,615
Management of Non Operational Property	Page 8.6.6	437,817	484,648
		-----	-----
		1,495,611	1,893,672
OUTPUT CLASS REVENUE & RECOVERIES			
PROPERTY			
Property Consultancy Services	Page 8.6.2	533,500	759,902
Property Projects Consultancy Services	Page 8.6.3	131,000	233,508
Special Projects	Page 8.6.4		
Information & Advice	Page 8.6.5		
Management of Non Operational Property	Page 8.6.6	80,000	125,050
		-----	-----
		744,500	1,118,459
NET COST OF PROPERTY MANAGEMENT		-----	-----
		751,111	775,213
COST OF CAPITAL EMPLOYED		=====	=====
		112,060	93,083
CAPITAL OUTPUTS			
Surplus Property Development	Page 8.6.8	(675,500)	(401,468)
Fixed Assets	Page 8.6.10	15,000	34,000

8.6 text.2.i

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT : PROPERTY CONSULTANCY SERVICES

For text see page 8.6.text.2.ii and text.2.iii.

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT : PROPERTY CONSULTANCY SERVICES

Description

- Provision of a cost effective consultant and advisory service to the Council and its Business Units in the administration, conveyancing and management related to the acquisition and disposal of property assets, including property leases and licences.
- Provision of consultant property services to external clients and other local authorities on a cost recovery basis.
- Undertake the functions of accredited agent of Land Information New Zealand in the preparation and publication of statutory notices (All Legislation) and other authorised categories.
- Provision of information and advice to the general public and elected members.
- Undertaking feasibility studies on property related matters.
- Maintaining the Corporate property database through the Real Estate module of SAP and GEMS.

Objectives for 2001/02

1. To manage the section's workloads, costs and revenue to provide an efficient service to the Council, Business Units and external clients on a cost recovery basis.
2. (a) Acquire designated and other required property for programmed and other authorised works.
(b) Dispose of property which is surplus to operational and any other Council requirements.
3. Negotiation, preparation and management of leases and licences for client units and external organisations.
4. Maintain high level of accuracy and completeness of corporate property Real Estate database and progress integration with GEMS.
5. To undertake and promote accredited functions as agent of Land Information NZ.

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT : PROPERTY CONSULTANCY SERVICES (CONTD)

Performance Indicators

1. Client satisfaction demonstrated by results of customer survey.
Balance of costs against revenue as at 30 June 2002.
2. Acquisition of 85% of required properties within budget allocation and within a time frame to enable planned and authorised works to proceed during the budget period.
3. Maintenance and management of the lease portfolio to client units and lessee satisfaction and recovery of budgeted revenue to 30 June 2002.
- 4.1 90% of all amendments/additions entered into database within four weeks of transaction completion.
- 4.2. Provision of an accurate corporate Real Estate property database integrated with GEMS by 30 June 2002.
5. Obtain 2 new external local authority customers requiring LINZ accredited services by 30 June 2002.

8.6.2

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT : PROPERTY CONSULTANCY SERVICES				2000/2001 BUDGET \$	2001/2002 BUDGET \$
ALLOCATED COSTS					
Services Allocated Holding A/c	100%	100%		533,500	684,902
Legal Fees (Inhouse)				0	75,000
TOTAL COST - PROPERTY CONSULTANCY SERVICES				533,500	759,902
REVENUE					
External				30,000	37,000
From Other Council Units				503,500	555,000
Overhead Recovery				0	167,902
NET COST - PROPERTY CONSULTANCY SERVICES				0	0

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT : PROPERTY PROJECTS CONSULTANCY SERVICES

Description

- Provision of a cost-efficient consultant and advisory service to the Council and its Business Units in the acquisition, leasing, development and disposal of property pursuant to Council projects.
- Provision of valuation advice to the Council and its Business Units.
- Provision of information and advice to the Council and its clients.
- Undertaking special projects and feasibility studies on property related matters.

Objectives for 2001/02

1. Manage the processes for acquisition, leasing, development and disposal of property for project works, both planned and unplanned.
2. Assist in the negotiation of property issues for client units.
3. To manage the section's workloads, costs and revenue to provide an efficient service to the Council and client units on a cost recovery basis.
4. Develop and maintain the knowledge of the property industry and market.

Performance Indicators

1. Acquisition of required properties within budget allocation and within a time frame to enable planned works to proceed during the budget period.
2. Being available and responsive with provision of valuable advice to clients both internal and external. Council and client satisfaction demonstrated by results of customer survey. Development of unplanned project work to a logical conclusion.
3. Balance of costs against revenue as at 30 June 2002.
4. Continued involvement and liaison with professional property institutes and practice of continuing professional development.

8.6.3

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT : PROPERTY PROJECTS CONSULTANCY SERVICES				2000/2001 BUDGET \$	2001/2002 BUDGET \$
ALLOCATED COSTS					
Projects Allocated Holding A/c	100%	100%		131,000	233,508
TOTAL COST - PROPERTY PROJECTS CONSULTANCY SERVICES				131,000	233,508
REVENUE					
External				0	0
From Other Council Units				131,000	131,800
Overhead Recovery				0	101,708
NET COST - PROPERTY PROJECTS CONSULTANCY SERVICES				0	0

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT : SPECIAL PROJECTS

Description

- Provision of consultant and advisory service to the Council and its Business Units in evaluating special projects, undertaking feasibility studies and recommending courses of action on property projects which are recognised as ‘Council’ projects but may not be planned in terms of budget provision for recovery of fees for services provided.

Objectives for 2001/02

1. Continue with professional input to the advancement of the following identified ‘Council’ projects:
 - Cathedral Junction Development
 - Heritage buildings
 - City car parking developments
 - Central City Sustainability Projects
 - Review and rationalisation of Council’s Central City accommodation and property holdings.
2. Undertake other special projects as required.

Performance Indicators

1. Acceptable progress on development of the above ‘Council’ projects by 30 June 2002.
2. Provision of services to the Council and client units to a level which assists and promotes the decision-making process and progress on approved developments.

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT : SPECIAL PROJECTS	2000/2001 BUDGET \$	2001/2002 BUDGET \$
DIRECT COSTS		
ChCh Pier	0	0
New Brighton Mainstreet	0	0
Miscellaneous Projects	0	49,000
ALLOCATED COSTS		
Property Projects Consultancy Services	70,000	89,000
Depreciation on ChCh Pier	0	0
	-----	-----
TOTAL COST - SPECIAL PROJECTS	70,000	138,000
RECOVERIES		
	-----	-----
NET COST SPECIAL PROJECTS	70,000	138,000
	=====	=====

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT: SPECIAL PROJECTS

Description Provision of consultant and advisory services to the Council and Units in evaluating special property related projects. Undertaking feasibility studies and recommending courses of action on those projects not all of which are pursued.

Benefits The advice enables informed decisions.

Strategic Objectives A3,A5, B1,B5, **CCC Policy** No specific policy although the policies of the client outputs apply.
F2,F5

Allocation of Costs of Benefits Pursuant to Section 122E(1)(a)**General Benefits (Section 112F(b))**

There is a general community benefit as the Council requires advice. The stakeholder interest is reflected in Capital Value Rating.

Nature and Distribution of General Benefits

General benefits are considered to accrue in the same proportion as stakeholders' interests in the City.

Direct Benefits (Section 112F(c))**Control Negative Effects (Section 112F(d))****Modifications Pursuant to Section 12****Funding of Expenditure Needs Pursuant to Section 122E(1)(c)****General Benefits**

General benefits shall be funded by capital value rating on properties liable for general rates, as capital value best represents stakeholder interest in the City.

Direct Benefits**Control Negative Effects**

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT : SPECIAL PROJECTS

	<i>Customer</i>	<i>Residential</i>	<i>Commercial</i>	<i>Rural</i>	<i>Institutions</i>	<i>Grants</i>	<i>Total Method</i>
Costs and Modifications							
<i>Costs</i>							
100.00% General Benefits	-	101,030	26,739	3,556	6,675		138,000 CapValAll
0.00% Direct Benefits	-	-	-	-	-		-
0.00% Negative Effects	-	-	-	-	-		-
<i>Total Costs</i>	-	101,030	26,739	3,556	6,675	-	138,000
<i>Modifications</i>							
Transfer User Costs to Rating	-	-	-	-	-		-
Non-Rateable	-	5,135	1,359	181	(6,675)		- CapValGen
<i>Total Modifications</i>	-	5,135	1,359	181	(6,675)	-	-
Total Costs and Modifications	-	106,165	28,098	3,737	-	-	138,000

Funded By

0.00% User Charges	-						-
0.00% Grants and Subsidies		-	-	-	-		-
0.00% Net Corporate Revenues		-	-	-	-		-
100.00% Capital Value Rating	-	106,165	28,098	3,737	-	-	138,000
0.00% Uniform Annual Charge		-	-	-			-
Total Funded By	-	106,165	28,098	3,737	-	-	138,000

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT : INFORMATION AND ADVICE

Description

- Provision of accurate, professional and timely information and advice on requests from the Council, members of the public, community organisations and other external sources.

Objective for 2001/02

1. Maintain a high standard of professionalism and service.

Performance Indicator

1. Response within the specified time frame.

8.6.5

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT : INFORMATION AND ADVICE				2000/2001 BUDGET \$	2001/2002 BUDGET \$
DIRECT COSTS					
Legal Fees				7,020	4,000
ALLOCATED COSTS					
Property Consultancy Services			Page 8.6.2	150,448	167,902
Property Projects Consultancy Services			Page 8.6.3	12,954	12,708
Manager Allocated Holding Account	(48.00)%	30.10%		152,871	93,005
TOTAL COST - INFORMATION AND ADVICE				323,294	277,615
RECOVERIES					
NET COST - INFORMATION AND ADVICE				323,294	277,615
				=====	=====

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT: INFORMATION AND ADVICE

Description Provision of accurate, professional, and timely advice on requests from the Council, members of the public, community organisations, and external sources.

Benefits The community has ready access to advice on Council property matters.

Strategic Objectives A3,A5, B1,B5, **CCC Policy** No specific policy although the policies of the client outputs apply.
F2,F5

Allocation of Costs of Benefits Pursuant to Section 122E(1)(a)**General Benefits (Section 112F(b))**

There is a general community benefit as the Council requires advice. The stakeholder interest is reflected in Capital Value Rating.

Nature and Distribution of General Benefits

General benefits are considered to accrue in the same proportion as stakeholders' interests in the City.

Direct Benefits (Section 112F(c))

Any direct benefit is more than compensated for by the value to the community as a whole.

Control Negative Effects (Section 112F(d))**Modifications Pursuant to Section 12****Funding of Expenditure Needs Pursuant to Section 122E(1)(c)****General Benefits**

General benefits shall be funded by capital value rating on properties liable for general rates, as capital value best represents stakeholder interest in the City.

Direct Benefits**Control Negative Effects**

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT : INFORMATION AND ADVICE

	<i>Customer</i>	<i>Residential</i>	<i>Commercial</i>	<i>Rural</i>	<i>Institutions</i>	<i>Grants</i>	<i>Total Method</i>
Costs and Modifications							
<i>Costs</i>							
100.00% General Benefits	-	203,242	53,791	7,153	13,428		277,615 CapValAll
0.00% Direct Benefits	-	-	-	-	-		-
0.00% Negative Effects	-	-	-	-	-		-
<i>Total Costs</i>	-	203,242	53,791	7,153	13,428	-	277,615
<i>Modifications</i>							
Transfer User Costs to Rating	-	-	-	-	-		-
Non-Rateable	-	10,330	2,734	364	(13,428)		- CapValGen
<i>Total Modifications</i>	-	10,330	2,734	364	(13,428)	-	-
Total Costs and Modifications	-	213,572	56,525	7,517	-	-	277,615

Funded By

0.00% User Charges	-						-
0.00% Grants and Subsidies		-	-	-	-		-
0.00% Net Corporate Revenues		-	-	-	-		-
100.00% Capital Value Rating	-	213,572	56,525	7,517	-	-	277,615
0.00% Uniform Annual Charge		-	-	-			-
Total Funded By	-	213,572	56,525	7,517	-	-	277,615

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUTS

- **MANAGEMENT OF NON OPERATIONAL PROPERTY (OPERATING)**
- **MANAGEMENT OF NON OPERATIONAL PROPERTY (CAPITAL)**

Description

- Review Council property holdings.
- Assessment and recommendation on surplus property for alternative use, redevelopment and/or disposal.
- Maintenance of properties pending disposal.
- Maximise value and sale of surplus property.

Objectives for 2001/02

1. Continue review of surplus or uneconomic property holdings.
2. Continue the disposal programme for identified surplus properties.
3. Commence the special development projects:
 - 109A Bexley Road
 - Owles Terrace
 - Kennedys Bush Road
 - Hunter Terrace

Performance Indicators

1. Complete the review of all Council property holdings by 30 June 2002.
2. Subject to prevailing market conditions, dispose of defined surplus properties by 30 June 2002 to the estimated gross value of \$1,200,000).
3. Commence the special development projects by 30 June 2001:
 - Owles Terrace Prepare development proposal.
 - Kennedys Bush Road Subdivision and disposal.
 - 109A Bexley Road Develop solution to non-compliant improvement.
 - Hunter Terrace Review and rationalisation of property holding.

Note: Planning issues may delay the disposal process in some cases.

8.6.6

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT : MANAGEMENT OF NON OPERATIONAL PROPERTY (OPERATING)	2000/2001 BUDGET \$	2001/2002 BUDGET \$
DIRECT COSTS		
Property Maintenance	375,690	433,430
	-----	-----
TOTAL DIRECT COSTS	375,690	433,430
ALLOCATED COSTS		
Unit Overhead	62,000	46,000
Depreciation	0	2,900
Debt Servicing	127	2,318
	-----	-----
TOTAL ALLOCATED COSTS	62,127	51,218
	-----	-----
TOTAL COSTS	437,817	484,648
REVENUE:		
External Revenue	71,000	116,050
Internal Recoveries	9,000	9,000
	-----	-----
TOTAL REVENUE	80,000	125,050
	-----	-----
NET COST - MANAGEMENT OF NON OPERATIONAL PROPERTY (OPERATING)	357,817	359,598
	=====	=====

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT: MANAGEMENT OF NON OPERATIONAL PROPERTY

Description Management of property not required or potentially not required for operational use. This includes holding costs, assessment and recommendations for alternative use, redevelopment, or disposal.

Benefits The costs and benefits of management of surplus property are efficiently managed.

Strategic Objectives A3,A5, B1,B5, **CCC Policy** Property disposal procedures & flow chart
F2,F5

Allocation of Costs of Benefits Pursuant to Section 122E(1)(a)

General Benefits (Section 112F(b))

The community benefits from the efficient management of property surplus to the operational needs of Council.

Nature and Distribution of General Benefits

Direct Benefits (Section 112F(c))

The underlying benefits are general although there will be some rent recoveries

Control Negative Effects (Section 112F(d))

Modifications Pursuant to Section 12

Funding of Expenditure Needs Pursuant to Section 122E(1)(c)

General Benefits

General benefits shall be funded by capital value rating on properties liable for general rates, as capital value best represents stakeholder interest in the City.

Direct Benefits

Rent recoveries are deemed to meet the direct benefits

Control Negative Effects

8.6.funding.6

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT : MANAGEMENT OF NON OPERATIONAL PROPERTY

	<i>Customer</i>	<i>Residential</i>	<i>Commercial</i>	<i>Rural</i>	<i>Institutions</i>	<i>Grants</i>	<i>Total Method</i>
Costs and Modifications							
<i>Costs</i>							
80.00% General Benefits	-	283,849	75,125	9,991	18,754		387,718 CapValAll
20.00% Direct Benefits	96,930	-	-	-	-		96,930 TableC
0.00% Negative Effects	-	-	-	-	-		-
<i>Total Costs</i>	96,930	283,849	75,125	9,991	18,754	-	484,648
<i>Modifications</i>							
Transfer User Costs to Rating	28,120	(20,587)	(5,449)	(725)	(1,360)		- CapValAll
Non-Rateable	-	13,381	3,541	471	(17,393)		- CapValGen
<i>Total Modifications</i>	28,120	(7,206)	(1,907)	(254)	(18,754)	-	-
Total Costs and Modifications	125,050	276,643	73,218	9,737	-	-	484,648

Funded By

25.80% User Charges	125,050						125,050
0.00% Grants and Subsidies		-	-	-	-		-
0.00% Net Corporate Revenues		-	-	-	-		-
74.20% Capital Value Rating	-	276,643	73,218	9,737	-	-	359,598
0.00% Uniform Annual Charge		-	-	-			-
Total Funded By	125,050	276,643	73,218	9,737	-	-	484,648

8.6.text.7

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT : MANAGEMENT OF NON OPERATIONAL PROPERTY (OPERATING)

For text and further details of costs see pages 8.6.text.6.

8.6.7

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	PROPERTY

OUTPUT : MANAGEMENT OF NON OPERATIONAL PROPERTY (OPERATING)	2000/2001 BUDGET \$	2001/2002 BUDGET \$
ANALYSIS OF COSTS		
Miscellaneous & Surplus Property	24,750	(15,039)
Huntsbury Spur	0	2,500
Owles Terrace Yard	19,627	14,873
Lyttleton St	0	7,800
Kennedys Bush Road (201)	0	(5,730)
Kennedys Bush Road (189)	0	(4,730)
Tuam St Carpark	210,000	201,000
Woodham Road	0	0
Kennedys Bush Road (ex Quarry)	7,500	9,500
Wigram/ Addington	0	0
Westminster St House	0	7,900
Ferrymead Land	55,000	32,000
Wilmers Rd	0	10,100
Hunter Tce Sections	0	12,000
Johns Rd	0	12,250
Springs Rd Pit	0	10,000
Bexley Rd (109A)	0	13,900
Philpotts Rd (105)	0	17,000
Clearbrook St	0	7,700
Former New Brighton Library	0	(9,366)
Riccarton Community Room	40,940	35,940
NET COST - MANAGEMENT OF NON OPERATIONAL PROPERTY (357,817	359,598
Cost of Capital Employed	108,942	78,009

8.6.text.8

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	CAPITAL OUTPUTS

OUTPUT : MANAGEMENT OF NON OPERATIONAL PROPERTY (DEVELOPMENT)

For text see page 8.6.text.6.

8.6.8

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	CAPITAL OUTPUTS

OUTPUT : MANAGEMENT OF NON OPERATIONAL PROPERTY (DEVELOPMENT)	2000/2001 BUDGET \$	2001/2002 BUDGET \$
DIRECT COSTS		
Development Costs	789,500	98,532
	-----	-----
TOTAL DIRECT COSTS	789,500	98,532
ALLOCATED COSTS		
Overhead	0	0
	-----	-----
TOTAL COSTS	789,500	98,532
REVENUE:		
Sale Of Property	1,465,000	500,000
	-----	-----
TOTAL REVENUE	1,465,000	500,000
	-----	-----
NET COST - MANAGEMENT OF NON OPERATIONAL PROPERTY (DEVELOPMENT)	(675,500)	(401,468)
	=====	=====

8.6.text.9

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	CAPITAL OUTPUTS

OUTPUT : MANAGEMENT OF NON OPERATIONAL PROPERTY (DEVELOPMENT)

For text see page 8.6.text.6.

8.6.9

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	CAPITAL OUTPUTS

OUTPUT : MANAGEMENT OF NON OPERATIONAL PROPERTY (DEVELOPMENT)	2000/2001 BUDGET \$	2001/2002 BUDGET \$
ANALYSIS OF COSTS		
Miscellaneous & Surplus Property	(253,500)	13,000
Huntsbury Spur	0	1,500
Owles Terrace Yard	(290,000)	0
Lyttleton St	0	(68,468)
Kennedys Bush Road (201)	0	(166,500)
Kennedys Bush Road (189)	0	(109,000)
Tuam St Carpark	160,000	0
 Kennedys Bush Road (ex Quarry)	 (377,000)	 8,000
 Westminster St House	 0	 (106,000)
Ferrymead Land	85,000	10,000
 Johns Rd	 0	 3,000
Springs Rd Pit	0	3,000
Bexley Rd (109A)	0	4,000
Philpotts Rd (105)	0	3,000
Clearbrook St	0	3,000
 NET COST - MANAGEMENT OF NON OPERATIONAL PROPERTY (DEVELOPMENT)	 (675,500)	 (401,468)

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	CAPITAL OUTPUTS

	2000/2001 BUDGET \$	2001/2002 BUDGET \$
OUTPUT : RENEWALS & REPLACEMENTS		
Computer Equipment	0	0
Computer Software Upgrade	12,000	8,000
Telecommunications	0	0
Furniture & Equipment	3,000	4,000
	-----	-----
	15,000	12,000
OUTPUT : NEW ASSETS		
Furniture & Equipment	0	12,000
Unspecified	0	10,000
Addington Carpark	0	0
	-----	-----
	0	22,000
TOTAL COST FIXED ASSETS	-----	-----
	15,000	34,000
SALES/CONTRIBUTIONS	=====	=====
Addington Hillmorton Development	0	0
	-----	-----
	0	0
	=====	=====

8.6.11

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	CAPITAL OUTPUTS

	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006
RENEWALS & REPLACEMENTS					
Property Sales					
Sundry	-500,000	-1,230,000	-100,000	-2,000,000	-200,000
Bottle Lake Land Sale - Note 1				-2,600,000	
	-500,000	-1,230,000	-100,000	-4,600,000	-200,000
Management -Office Equipment					
Computer Software	5,000	3,000	2,000		
Telecom					
Furniture & Equipment	2,000	2,000	2,000	4,000	4,000
	7,000	5,000	4,000	4,000	4,000
Projects -Office Equipment					
Computer Software					
Telecom		1,000			
Furniture & Equipment		2,000		2,000	2,600
	0	3,000	0	2,000	2,600
Services - Office Equipment					
Computer Software	3,000	5,000	3,000		2,000
Telecom		2,000		2,000	
Furniture & Equipment	2,000	4,000	2,000	8,000	7,000
	5,000	11,000	5,000	10,000	9,000
TOTAL RENEWALS & REPLACEMENTS	-488,000	-1,211,000	-91,000	-4,584,000	-184,400

Note 1: - Subject to compliance with the Resource Management Act, realisation of this may not be a possibility however there may be a substitution opportunity utilising land held at Stewarts Gully

8.6.12

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	CAPITAL OUTPUTS

	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006
ASSET IMPROVEMENTS					
Surplus Property Development					
Development Costs	98,532	346,000	23,000	253,000	50,000
TOTAL ASSET IMPROVEMENTS	98,532	346,000	23,000	253,000	50,000
NEW ASSETS					
Management					
Furniture & Fittings	2,000			1,000	
Projects					
Addington Car Park					
Rugby League Capital Contribution (Addington)					
Unspecified	5,000		1,800		
Furniture & Fittings		3,000		1,800	1,800
Services					
Unspecified	10,000		10,000	10,000	10,000
Furniture & Fittings	5,000	9,500			
TOTAL NEW ASSETS	22,000	12,500	11,800	12,800	11,800
TOTAL NET SURPLUS	-367,468	-852,500	-56,200	-4,318,200	-122,600
Annual Plan 2000/2001	-660,500	-1,819,000	-68,500	-5,468,500	-118,900

8.6.13

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	CAPITAL OUTPUTS

	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
RENEWALS & REPLACEMENTS					
PROPERTY DEVELOPMENT	0	0	0	0	
	0	0	0	0	0
MANAGEMENT	4,000	4,000	4,000	4,000	4,000
PROJECTS	2,600	2,600	2,600	2,600	2,600
SERVICES	8,000	8,000	8,000	8,000	8,000
	14,600	14,600	14,600	14,600	14,600
TOTAL RENEWAL & REPLACEMENTS	14,600	14,600	14,600	14,600	14,600
ASSET IMPROVEMENTS					
PROPERTY DEVELOPMENT	0	0	0	0	
	0	0	0	0	0
MANAGEMENT					
PROJECTS					
SERVICES					
	0	0	0	0	0
TOTAL ASSET IMPROVEMENTS	0	0	0	0	0
NEW ASSETS					
MANAGEMENT	1,000		1,000	1,000	1,000
PROJECTS	1,800	1,800	1,800	1,800	1,800
SERVICES	10,000	10,000	10,000	10,000	10,000
TOTAL NEW ASSETS	12,800	11,800	12,800	12,800	12,800

8.6.14

RESPONSIBLE COMMITTEE:	PROJECTS & PROPERTY COMMITTEE
BUSINESS UNIT:	PROPERTY - PROPERTY MANAGEMENT
OUTPUT CLASS:	CAPITAL OUTPUTS

	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
SUMMARY					
RENEWALS & REPLACEMENTS	14,600	14,600	14,600	14,600	14,600
ASSET IMPROVEMENTS	0	0	0	0	0
NEW ASSETS	12,800	11,800	12,800	12,800	12,800
	<u>27,400</u>	<u>26,400</u>	<u>27,400</u>	<u>27,400</u>	<u>27,400</u>
Annual Plan 2000/2001	-117,900	-118,900	-117,900	-117,900	

RESPONSIBLE COMMITTEE:		PROJECTS & PROPERTY COMMITTEE				
BUSINESS UNIT		PROPERTY MANAGEMENT				
ACTIVITY		FEES SCHEDULE				
Fees Description	2000/2001 Present Charge	2000/2001 Revenue from Present Charge	2001/2002 Proposed Charge	2001/2002 Projected Revenue From Proposed Charge		Note
Philosophy: To recover the cost of all professional fees, consents and disbursements costs, unless the relevant documentation provides otherwise.						
GENERAL CHARGES;						
Consents:						
Mortgages, caveats, lease conditions, partial release of compensation certificates, neighbour consents	\$60.00	}	\$60.00	}		
		}		}		
Document sealing fee	\$60.00	}	\$60.00	}		
		}		}		
Title production fee	\$25.00	}	\$25.00	}		
		}		}		
CONVEYANCING FEES		}		}		
Where work is carried out by Council's in-house solicitors and/or property consultants		}		}		
(All costs are inclusive of GST, and exclude disbursements and external consent costs, but include one sealing fee)		}		}		
		}		}		
Agreement to lease	\$337.50 plus time over 1.5 hrs @ an hourly rate of \$90	}	\$337.50 plus time over 1.5 hrs @ an hourly rate of \$90	}		

8.6.16

RESPONSIBLE COMMITTEE:		PROJECTS & PROPERTY COMMITTEE				
BUSINESS UNIT		PROPERTY MANAGEMENT				
ACTIVITY		FEES SCHEDULE				
Fees Description	2000/2001 Present Charge	2000/2001 Revenue from Present Charge	2001/2002 Proposed Charge	2001/2002 Projected Revenue From Proposed Charge		Note
Deed of lease	\$337.50 plus time over 1.5 hrs @ an hourly rate of \$90	}	\$337.50 plus time over 1.5 hrs @ an hourly rate of \$90	}		
		}		}		
Deed of assignment of lease	\$225 plus time over 1.5 hrs @ an hourly rate of \$90	}	\$225 plus time over 1.5 hrs @ an hourly rate of \$90	}		
		}		}		
Landlord's consent to an assignment	\$168.75 plus time over 1.5 hrs @ an hourly rate of \$90	}	\$168.75 plus time over 1.5 hrs @ an hourly rate of \$90	}		
		}		}		
Deed recording a review of rent	\$168.75 plus time over 1.5 hrs @ an hourly rate of \$90	}	\$168.75 plus time over 1.5 hrs @ an hourly rate of \$90	}		
		}		}		
Deed of renewal of lease	\$168.75 plus time over 1.5 hrs @ an hourly rate of \$90	}	\$168.75 plus time over 1.5 hrs @ an hourly rate of \$90	}		
		}		}		
Deed of variation of lease	\$168.75 plus time over 1.5 hrs @ an hourly rate of \$90	}	\$168.75 plus time over 1.5 hrs @ an hourly rate of \$90	}		
		}		}		
Deed of sublease	\$393.75 plus time over 1.5 hrs @ an hourly rate of \$90	}	\$393.75 plus time over 1.5 hrs @ an hourly rate of \$90	}		
		}		}		

8.6.17

RESPONSIBLE COMMITTEE:		PROJECTS & PROPERTY COMMITTEE				
BUSINESS UNIT		PROPERTY MANAGEMENT				
ACTIVITY		FEES SCHEDULE				
Fees Description	2000/2001 Present Charge	2000/2001 Revenue from Present Charge	2001/2002 Proposed Charge	2001/2002 Projected Revenue From Proposed Charge		Note
Easements in gross	\$393.75 for the first easement on each plan and \$168.75 for each subsequent easement on that plan	}	\$393.75 for the first easement on each plan and \$168.75 for each subsequent easement on that plan	}		
Surrenders and variations of easements	\$225 plus time over 1.5 hrs @ an hourly rate of \$90	}	\$225 plus time over 1.5 hrs @ an hourly rate of \$90	}		
Deeds of licence	\$168.75 plus time over 1.5 hrs @ an hourly rate of \$90	}	\$168.75 plus time over 1.5 hrs @ an hourly rate of \$90	}		
All other legal work	Based on time @ an hourly rate of \$90	}	Based on time @ an hourly rate of \$90	}		
Fees as Accredited Agent of Land Information NZ: Proclamations & Gazettes	\$225 plus disbursements, with provision to increase fees in accordance with Public Works (Fees for Documents) Regulations 1989	}	\$225 plus disbursements, with provision to increase fees in accordance with Public Works (Fees for Documents) Regulations 1989	}		
		} \$30,000.00		} \$37,000.00	4%	

8.6.18

RESPONSIBLE COMMITTEE:		PROJECTS & PROPERTY COMMITTEE				
BUSINESS UNIT		PROPERTY MANAGEMENT				
ACTIVITY		FEES SCHEDULE				
Fees Description	2000/2001 Present Charge	2000/2001 Revenue from Present Charge	2001/2002 Proposed Charge	2001/2002 Projected Revenue From Proposed Charge		Note
Rents						
Miscellaneous property rentals and hire	Various	\$21,000	Various	\$69,800		5%
Cell Phone Site Revenue		\$50,000		\$46,250		
Grand Total		\$101,000		\$153,050		