

8.9.0

*PROPERTY -
ASSET MANAGEMENT*

8.9.i

RESPONSIBLE COMMITTEE:	PROPERTY & MAJOR PROJECTS COMMITTEE
BUSINESS UNIT:	PROPERTY - ASSET MANAGEMENT
RESPONSIBLE OFFICER:	PROPERTY MANAGER

Overall Objectives

To ensure that the Council's property assets are strategically managed in accordance with advanced asset management techniques and best practice for the current and future customers / stakeholders.

To provide an ongoing property management system that continually assesses its holdings with regard to present and future use.

To provide and review the portfolio's asset management plans (AMP)

To ensure all properties within the Asset Management portfolio are fully utilised.

To ensure those properties within the Asset Management portfolio are maintained to a high standard and are upgraded on a progressive basis in accordance with the Asset Management Plan(s).

To act as property manager for Council properties within the Asset Management portfolio, charging rents on a market basis to both internal and external tenants. The purpose for charging rents to the internal occupiers is to recognise an appropriate cost for the use of resources.

To ensure that the Council's statutory obligations in respect to compliance with the Building Act, Health and Safety in Employment Act and Fire Regulations, for properties within the Asset Management portfolio, are achieved.

To provide a co-ordination and project management role for the implementation of the Capital Works programme.

To ensure that the heritage buildings/restricted assets, contained within the Asset Management portfolio, are maintained to a standard that preserves the heritage values for the future citizens of Christchurch.

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

- Employment of Additional Asset Planner to enable preparation and implementation of both Assets and Housing's Asset Management Plan. \$86,000

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Increased Costs due to Increased Demand

- Insurance premiums. With recent world events insurance premiums estimates have increased by 40 % which equated to \$100,000 addition to the Property Units budget \$100,000
- The 2001 power crises has also raised the cost of power over the expected normal inflation levels and equates to an increase in budget of \$65,000 \$65,000
- Increase level of security and cleaning services required at the Bus Exchange. A full report to the Council in February 2002 will confirm the change in levels of service requirements and cost implications. \$200,000

Fee Changes

Internal Rentals

Lichfield Parking Building – Recovery of capital expenditure for new lift installation, internal rental increase by \$ 40,800

Linwood Library - Recovery of capital expenditure for new air conditioning, internal rental increase by \$ 12,000

Tuam St Carpark - Recovery of capital expenditure for additional land purchase, internal rental increase by \$ 16,800

Notes:

The follow internal rentals will be adjusted for the 2003/04 year to reflect new capital expenditure occurring. Rentals revaluation will occur at the same time.

- North New Brighton Community Centre after building upgrade.
- South of the City Library, new building.
- Civic Offices after building upgrade.
- Redcliffs / Sumner Childcare Facility

- Cathedral Square Junction Rentals (6 months only) –Revenue above expenditure (\$80,000)

Efficiency Gains

Lifts / Fire protection – The rationalisation of these services are in the process of being tendered. It is anticipated a cost savings will occur as an event of the tender and the amalgamation of a number of individual contracts into one preferred supplier. A line item of \$80,000 has been made to assist in reporting and this will then be offset against each Business Entity. Through the tender acceptance and reporting to Council process the saving identify confirming the level of achievement (\$80,000)

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New Capital Initiatives and Matching Capital Substitutions

Project	2002/03	2003/04	2004/05	2005/06	2006/07	Comments
New Capital Initiative						
St Albans Crèche Renewal – Full report put to Council Committees in February 2002	\$350,000					
Central Library HVAC Control Upgrade	\$60,000	\$50,000				
Civic Offices - Additional Office Accommodation – Possible need for additional funding from Contingency – reports due Feb 2002		To be advised in Feb 2002				
Matching Substitution						
Contingency (Asset Improvements - General) Page	(\$450,000)					
Contingency Reduction (Renewals & Replacements)	(\$60,000)	(\$50,000)				
TOTAL	(\$100,000)	\$0	\$0	\$0	\$0	

8.9.1

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

NET COST SUMMARY		2001/2002	2002/2003
		BUDGET	BUDGET
		\$	\$
COMMERCIAL PROPERTY			
Miscellaneous Properties	Page 8.9.5	233,524	187,742
Vacant Properties	Page 8.9.5	132,416	70,800
Endowment Farms	Page 8.9.6	(12,636)	(12,820)
Sockburn Testing Stations	Page 8.9.6	(37,794)	(54,508)
Tram Barn	Page 8.9.7	(38,506)	(46,110)
Clarence Street Tavern	Page 8.9.7	(49,068)	(59,783)
Parkroyal Carpark	Page 8.9.8	(173,299)	(176,000)
Cathedral Square Kiosks	Page 8.9.8	(7,153)	9,770
Sockburn Yard	Page 8.9.9	20,499	14,273
Riccarton Yard	Page 8.9.9	23,446	31,266
Shingle Pits	Page 8.9.10	(23,199)	(25,920)
Templeton Sewerage Farm	Page 8.9.10	(25,436)	(26,595)
Christchurch Pier	Page 8.9.11	306,148	245,184
		-----	-----
Balance C/Fwd	Page 8.9.2	348,942	157,299

8.9.2

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

NET COST SUMMARY (Continued)		2001/2002	2002/2003
		BUDGET	BUDGET
		\$	\$
Balance B/Fwd	Page 8.9.1	348,942	157,299
SERVICE DELIVERY PROPERTY			
Civic Offices Tuam Street	Page 8.9.12	(940,452)	(890,731)
210 Tuam Street	Page 8.9.13	(9,953)	(17,722)
Cathedral Square Toilets	Page 8.9.14	(96,157)	(95,852)
Energy Showhome	Page 8.9.14	(7,777)	(8,870)
Works Depots	Page 8.9.15	(369,129)	(309,762)
Drainage Farms	Page 8.9.15	(196,545)	(198,380)
Libraries	Page 8.9.16	(855,306)	(811,169)
Car Parking Buildings	Page 8.9.17	(2,876,224)	(2,630,949)
Refuse Stations	Page 8.9.17	(599,656)	(618,934)
Recovered Materials Foundation	Page 8.9.18	(54,803)	(28,467)
Cathedral Junction Holding Costs (6 Months)	Page 8.9.18	0	(80,000)
Service Centres	Page 8.9.19	(461,274)	(527,097)
Community Centres	Page 8.9.20	(552,019)	(640,775)
RESTRICTED PROPERTY			
Sign of the Takahe	Page 8.9.21	102,991	94,659
Scarborough Tea Rooms	Page 8.9.22	(2,360)	2,746
Sumner Tea Rooms	Page 8.9.23	6,726	(19,632)
Old Municipal Chambers	Page 8.9.23	57,121	42,990
Thomas Edmonds Restaurant	Page 8.9.24	1,119	16,465
Mona Vale Homestead	Page 8.9.25	14,466	6,762
		-----	-----
Balance C/Fwd	Page 8.9.3	(6,490,290)	(6,557,419)

8.9.3

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

NET COST SUMMARY (Continued)		2001/2002	2002/2003
		BUDGET	BUDGET
		\$	\$
Balance B/Fwd	Page 8.9.2	(6,490,290)	(6,557,419)
RESTRICTED PROPERTY (CONTD.)			
Mona Vale Gatehouse	Page 8.9.25	(3,410)	(3,291)
Canterbury Provincial Chambers	Page 8.9.26	284,227	221,771
Chokebore Lodge	Page 8.9.26	(16,602)	(15,900)
Plunket Building - Oxford Tce	Page 8.9.27	(26,919)	(27,156)
Old Stone House - Cracroft	Page 8.9.27	(23,518)	(27,990)
Curators House Botanic Gardens	Page 8.9.28	(33,288)	(29,381)
Nurse Memorial Chapel	Page 8.9.28	(8,672)	(11,197)
Rose Historic Capel	Page 8.9.29	(41,737)	(41,325)
Halswell Quarry Managers House	Page 8.9.30	32,020	22,039
Avebury House	Page 8.9.30	17,420	15,434
153 Main South Road	Page 8.9.31	3,265	0
Youth Hostel Association	Page 8.9.31	(37,400)	(40,110)
		-----	-----
		145,386	62,894
Property Management	Page 8.9.4	24,312	84,092
		-----	-----
TOTAL NET COST		(6,320,592)	(6,410,432)
		=====	=====
COST OF CAPITAL EMPLOYED		8,083,668	34,304
FIXED ASSETS	Page 8.9.36	28,791,800	26,990,040
RESTRICTED ASSETS		745,686	0
TOTAL CAPITAL		29,537,486	26,990,040
		=====	=====
FINANCING TRANSFERS	Page 8.9.36	0	0

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BUSINESS UNIT:	PROPERTY - ASSET MANAGEMENT
OUTPUT CLASS:	PROPERTY - ASSET MANAGEMENT

OUTPUT: PROPERTY - ASSET MANAGEMENT

Description Managing the Council's property assets used for operational and housing purposes.

Benefits The Councils property assets are managed efficiently to sustain and maximise value and reflect market occupancy costs on the users.

Strategic Objectives A3,A5, B1,B5, **CCC Policy** Investment Policy, Property Disposal Process
F2,F5

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

General Benefits (Section 112F(b))

Nature and Distribution of General Benefits

Direct Benefits (Section 112F(c))

Benefits accrue to users and tenants of the service.

Control Negative Effects (Section 112F(d))

Modifications Pursuant to Section 12

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

General Benefits

Direct Benefits

Direct benefits shall be funded by user charges set at market rates.

Control Negative Effects

8.9.funding.3

RESPONSIBLE COMMITTEE:	PROPERTY & MAJOR PROJECTS COMMITTEE
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OUTPUT : PROPERTY - ASSET MANAGEMENT

	<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>							
0.00% General Benefits	-	-	-	-	-	-	- 0
100.00% Direct Benefits	11,481,358	-	-	-	-	-	11,481,358 TableC
0.00% Negative Effects	-	-	-	-	-	-	- 0
<i>Total Costs</i>	11,481,358	-	-	-	-	-	11,481,358
<i>Modifications</i>							
Transfer User Costs to Rating	6,410,432	(4,646,576)	(1,285,460)	(168,912)	(309,484)		(0) CapValAll
Non-Rateable	-	(235,708)	(65,208)	(8,568)	309,484		- CapValGen
<i>Total Modifications</i>	6,410,432	(4,882,284)	(1,350,668)	(177,480)	-	-	(0)
Total Costs and Modifications	17,891,791	(4,882,284)	(1,350,668)	(177,480)	-	-	11,481,358
Funded By							
155.83% User Charges	17,891,791						17,891,791
0.00% Grants and Subsidies		-	-	-	-		- 0
0.00% Net Corporate Revenues		-	-	-	-		- 0
-55.83% Capital Value Rating	-	(4,882,284)	(1,350,668)	(177,480)	-	-	(6,410,432)
0.00% Uniform Annual Charge		-	-	-			-
Total Funded By	17,891,791	(4,882,284)	(1,350,668)	(177,480)	-	-	11,481,358

8.9.text.4.i

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RESPONSIBLE OFFICER:	PROPERTY MANAGER

For text see pages 8.9.text.4.ii and 8.9.text.4.iii.

RESPONSIBLE COMMITTEE:	PROPERTY & MAJOR PROJECTS COMMITTEE
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RESPONSIBLE OFFICER:	PROPERTY MANAGER

OUTPUTS:

- **PROPERTY MANAGEMENT**
- **COMMERCIAL PROPERTIES**
- **SERVICE DELIVERY PROPERTIES**
- **RESTRICTED PROPERTIES**
- **CAPITAL OUTPUTS**

Description

- The following three outputs have been grouped together within this description due to their similarity in respect to the property management function:
 - Service Delivery Property (Internal Tenants - operational and community facilities)
 - Commercial Property (External Tenants - LATEs and other non-Council use)
 - Restricted Assets (Heritage Properties)
- To ensure that the Council's property assets are strategically managed in accordance with advanced asset management techniques and best practice for the current and future customers / stakeholders
- To provide an on-going property management system that continually assesses its holdings with regard to present and future use.
- Acting as property manager on a market rental basis for Council real estate used for its internal activities and to similarly manage property let to external tenants.
- Ensuring that properties within the Asset Management portfolio are maintained to a high standard and upgraded on a progressive basis in accordance with the Asset Management Plan.
- Ensuring that properties within the Asset Management portfolio comply with the relevant building codes/regulations.
- To administer and maintain the Council's heritage restricted assets and other non-market properties held for corporate reasons.
- To act as project manager for the implementation of the Capital Works programme.

Objectives for 2002/03

1. Implement the planned maintenance programme.
2. Project co-ordinate the Capital Works Programme.
3. Develop performance measures for the Property Assets and have these agreed by the Corporate Asset Management Project Team and Council.
4. Develop levels of services for each Asset and benchmarking asset performance against these levels of services.
5. Develop performance measures for reporting on total asset valuations against replacement cost and depreciation fund.

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OUTPUTS: (CONTD.)

- **PROPERTY MANAGEMENT**
- **COMMERCIAL PROPERTIES**
- **SERVICE DELIVERY PROPERTIES**
- **RESTRICTED PROPERTIES**
- **CAPITAL OUTPUTS**

Performance Indicators

- 1.1 Complete the planned maintenance programme for the Asset Management portfolio within budget by 30 June 2003.
- 2.1 Performance in relation to the individual projects managed being completed to specification and budget, within the required time frames.
- 3.1 Adopt performance measures for the Property Assets by 30 June 2003.
- 4.1 Approved benchmarking of Assets and presentation of exception reporting on Assets that fall outside the levels of service agreed upon in the end of year report.
- 5.1 Report on total Asset Valuations against replacement cost and depreciation fund performance measures in the end of year report.

8.9.4

RESPONSIBLE COMMITTEE:	PROPERTY & MAJOR PROJECTS COMMITTEE
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OUTPUT CLASS:	PROPERTY

OUTPUT: PROPERTY MANAGEMENT		2001/2002	2002/2003
		BUDGET	BUDGET
		\$	\$
DIRECT COSTS:			
Staff Costs		475,321	552,960
Employee FTE'S	(8.00) 9.00		
Administration Costs		83,580	83,075
TOTAL DIRECT COSTS		558,901	636,035
ALLOCATED COSTS:			
Unit Overhead		50,978	52,113
Building Rent		23,808	24,000
Corporate Overhead		291,684	0
Staff Corporate Overheads		0	12,481
Ouptut Corporate Overheads		0	273,231
Depreciation		2,787	0
Debt Servicing		787	0
TOTAL ALLOCATED COSTS		370,044	361,826
TOTAL COSTS		928,945	997,861
REVENUE			
Overhead Recoveries		904,634	913,769
NET COST - PROPERTY MANAGEMENT		24,312	84,092
Cost of Capital Employed		36,962	34,304

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BUSINESS UNIT:	PROPERTY - ASSET MANAGEMENT
OUTPUT CLASS:	PROPERTY

	2001/2002	2002/2003
	BUDGET	BUDGET
	\$	\$
OUTPUT : COMMERCIAL PROPERTIES		
Sub Output : Miscellaneous Properties		
Operating Costs & Standing Charges	206,800	206,700
Maintenance Of Grounds & Buildings	45,000	(35,000)
Transfer from Suspense - Management Fee	1,800	1,800
Depreciation	0	1,000
Debt Servicing	16,691	37,242
	-----	-----
TOTAL COSTS	270,291	211,742
REVENUE		
External Recoveries - Rentals	36,767	0
Internal Recoveries - Rentals	0	24,000
	-----	-----
NET COST - MISCELLANEOUS PROPERTIES	233,524	187,742
	=====	=====
Cost of Capital Employed	777,436	
Sub Output : Vacant Properties		
Rent	192,216	95,600
Debt Servicing		
	-----	-----
TOTAL COSTS	192,216	95,600
EXTERNAL REVENUE	59,800	24,800
INTERNAL REVENUE	0	0
	-----	-----
NET COST - ENDOWMENT FARMS	132,416	70,800
	=====	=====

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OUTPUT CLASS:	PROPERTY

	2001/2002	2002/2003
	BUDGET	BUDGET
	\$	\$
OUTPUT : COMMERCIAL PROPERTIES		
Sub Output : Endowment Farms		
Professional Fees	1,000	1,000
Transfer from Suspense - Management Fee	580	580
Debt Servicing	184	0
	-----	-----
TOTAL COSTS	1,764	1,580
EXTERNAL REVENUE	14,400	14,400
	-----	-----
NET COST - ENDOWMENT FARMS	(12,636)	(12,820)
	=====	=====
Cost of Capital Employed	0	
Sub Output : Sockburn Testing Station		
Operating Costs & Standing Charges	1,040	1,492
Maintenance Of Grounds & Buildings	17,300	1,000
Transfer from Suspense - Management Fee	2,780	2,780
Depreciation	9,720	9,720
Debt Servicing	866	0
	-----	-----
TOTAL COSTS	31,706	14,992
EXTERNAL REVENUE	69,500	69,500
	-----	-----
NET COST - SOCKBURN TESTING STATION	(37,794)	(54,508)
	=====	=====
Cost of Capital Employed	40,683	

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OUTPUT CLASS:	PROPERTY

	2001/2002	2002/2003
	BUDGET	BUDGET
	\$	\$
OUTPUT : COMMERCIAL PROPERTIES		
Sub Output : Tram Barn		
Operating Costs & Standing Charges	5,020	5,671
Maintenance Of Grounds & Buildings	14,100	7,000
Transfer from Suspense - Management Fee	3,750	3,750
Depreciation	31,069	31,069
Debt Servicing	1,155	0
	-----	-----
TOTAL COSTS	55,094	47,490
INTERNAL RECOVERIES	93,600	93,600
	-----	-----
NET COST - TRAM BARN	(38,506)	(46,110)
	=====	=====
Cost of Capital Employed	54,278	
Sub Output : Clarence Street Tavern		
Operating Costs & Standing Charges	1,020	1,442
Maintenance Of Grounds & Buildings	11,700	1,000
Transfer from Suspense - Management Fee	3,560	3,560
Depreciation	23,215	23,215
Debt Servicing	437	0
	-----	-----
TOTAL COSTS	39,932	29,217
EXTERNAL REVENUE	89,000	89,000
	-----	-----
NET COST - CLARENCE ST TAVERN	(49,068)	(59,783)
	=====	=====
Cost of Capital Employed	20,521	

RESPONSIBLE COMMITTEE:	PROPERTY & MAJOR PROJECTS COMMITTEE
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OUTPUT : COMMERCIAL PROPERTIES

	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : Parkroyal Car Park		
Operating Costs & Standing Charges		
Maintenance Of Grounds & Buildings		
Transfer from Suspense - Management Fee	4,000	4,000
Debt Servicing	2,701	0
	-----	-----
TOTAL COSTS	6,701	4,000
 EXTERNAL REVENUE	 180,000	 180,000
	-----	-----
NET COST - PARKROYAL CARPARK	(173,299)	(176,000)
	=====	=====
Cost of Capital Employed		
 Sub Output : Cathedral Square Kiosks (2)		
Operating Costs & Standing Charges	200	280
Maintenance Of Grounds & Buildings	4,000	3,000
Transfer from Suspense - Management Fee	1,312	1,312
Depreciation	19,500	37,978
Debt Servicing	635	0
	-----	-----
TOTAL COSTS	25,647	42,570
 EXTERNAL REVENUE	 10,000	 10,000
INTERNAL RECOVERY	22,800	22,800
	-----	-----
NET COST - CATHEDRAL SQUARE KIOSKS (2)	(7,153)	9,770
	=====	=====
Cost of Capital Employed	29,852	

RESPONSIBLE COMMITTEE:	PROPERTY & MAJOR PROJECTS COMMITTEE
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OUTPUT : COMMERCIAL PROPERTIES	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : Sockburn Yard		
Operating Costs & Standing Charges	10,190	10,225
Maintenance Of Grounds & Buildings	10,000	10,000
Transfer from Suspense - Management Fee	2,000	2,000
Depreciation	8,783	4,235
Debt Servicing	141	0
TOTAL COSTS	31,114	26,460
INTERNAL REVENUE	10,615	0
EXTERNAL REVENUE	0	12,187
NET COST - SOCKBURN YARD	20,499	14,273
Cost of Capital Employed	6,625	
Sub Output : Riccarton Yard		
Operating Costs & Standing Charges	80,850	90,676
Maintenance Of Grounds & Buildings	4,000	2,000
Transfer from Suspense - Management Fee	2,880	2,880
Depreciation	7,500	7,500
Debt Servicing	206	0
TOTAL COSTS	95,436	103,056
EXTERNAL REVENUE	71,990	71,790
INTERNAL RECOVERIES		
NET COST - RICCARTON YARD	23,446	31,266
Cost of Capital Employed	9,690	

RESPONSIBLE COMMITTEE:	PROPERTY & MAJOR PROJECTS COMMITTEE
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OUTPUT : COMMERCIAL PROPERTIES	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : Templeton Sewerage Farms		
Operating Costs & Standing Charges	3,270	3,481
Maintenance Of Grounds & Buildings	3,000	3,000
Transfer from Suspense - Management Fee	1,520	1,520
Depreciation	3,400	3,400
Debt Servicing	1,370	0
TOTAL COSTS	<u>12,560</u>	<u>11,401</u>
 EXTERNAL REVENUE	 22,000	 22,000
INTERNAL RECOVERIES	15,996	15,996
 NET COST - TEMPLETON SEWERAGE FARM	 <u>(25,436)</u>	 <u>(26,595)</u>
Cost of Capital Employed	64,369	
 Sub Outputs : Shingle Pits		
Maintenance Of Grounds & Buildings		
Transfer from Suspense - Management Fee	1,080	1,080
Depreciation	1,431	0
Debt Servicing	1,290	0
TOTAL COSTS	<u>3,801</u>	<u>1,080</u>
 INTERNAL RECOVERIES	 0	 0
EXTERNAL REVENUE	27,000	27,000
 NET COST - SHINGLE PITS	 <u>(23,199)</u>	 <u>(25,920)</u>
Cost of Capital Employed	60,831	

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OUTPUT : COMMERCIAL PROPERTIES	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : Christchurch Pier		
Operating Costs	53,750	56,537
Transfer from Suspense - Management Fee	1,400	1,400
Depreciation	245,228	187,247
Debt Servicing	5,770	0
TOTAL COSTS	306,148	245,184
TOT REV - CHRISTCHURCH PIER	0	0
NET COST - CHRISTCHURCH PIER	306,148	245,184
Cost of Capital Employed	271,096	

RESPONSIBLE COMMITTEE:	PROPERTY & MAJOR PROJECTS COMMITTEE
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OUTPUT : SERVICE DELIVERY PROPERTIES	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : Civic Offices Tuam Street		
Staff Costs		
Employee FTE'S		
Administration Costs	1,667	11,308
Operating Costs & Standing Charges	294,840	458,441
Maintenance Of Grounds & Buildings	468,000	473,000
Civic Offices - Structural Work	200,000	200,000
Corporate Admin Charge - Cleaning	280,000	309,086
Transfer from Suspense - Management Fee	114,480	114,480
Depreciation	544,909	534,512
Debt Servicing	17,550	0
TOTAL COSTS	1,921,446	2,100,827
REVENUE		
External Rentals	0	0
Internal Recoveries - Rentals	2,861,898	2,991,558
Corporate Overhead Recovery	0	0
NET COST - CIVIC OFFICES TUAM STREET	(940,452)	(890,731)
Cost of Capital Employed	824,602	

RESPONSIBLE COMMITTEE:	PROPERTY & MAJOR PROJECTS COMMITTEE
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OUTPUT CLASS:	PROPERTY

OUTPUT : SERVICE DELIVERY PROPERTIES	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : 210 Tuam Street		
Operating Costs & Standing Charges	22,110	18,016
Maintenance Of Grounds & Buildings	22,000	16,000
Transfer from Suspense - Corp Admin Cleaning	0	0
Transfer from Suspense - Management Fee	3,080	3,080
Depreciation	19,657	21,982
Debt Servicing	0	0
TOTAL COSTS	66,847	59,078
INTERNAL RECOVERIES	76,800	76,800
NET COST - 210 TUAM STREET	(9,953)	(17,722)
Cost of Capital Employed	0	0

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

OUTPUT : SERVICE DELIVERY PROPERTIES	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : Cathedral Square New Toilets		
Operating Costs & Standing Charges	10,220	11,388
Maintenance Of Grounds & Buildings	16,000	17,000
Transfer from Suspense - Management Fee	6,960	6,960
Depreciation	42,800	42,800
Debt Servicing	1,863	0
TOTAL COSTS	77,843	78,148
 INTERNAL RECOVERIES	 174,000	 174,000
 NET COST - CATHEDRAL SQUARE NEW TOILETS	 (96,157)	 (95,852)
Cost of Capital Employed	87,530	
Sub Outputs : Energy Showhome		
Operating Costs & Standing Charges	830	950
Maintenance Of Grounds & Buildings	4,000	3,000
Transfer from Suspense - Management Fee	580	580
Depreciation	1,213	1,000
Debt Servicing	0	0
TOTAL COSTS	6,623	5,530
 INTERNAL RECOVERIES	 14,400	 14,400
 NET COST - WORKS DEPOTS	 (7,777)	 (8,870)
Cost of Capital Employed	12,400	

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

OUTPUT : SERVICE DELIVERY PROPERTIES	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Outputs : Works Depots		
Operating Costs & Standing Charges	81,780	91,607
Maintenance Of Grounds & Buildings	52,000	31,000
Transfer from Suspense - Management Fee	28,260	28,260
Depreciation	224,683	224,262
Debt Servicing	11,044	0
TOTAL COSTS	<u>397,767</u>	<u>375,129</u>
EXTERNAL REVENUE	617,076	529,707
INTERNAL RECOVERIES	149,820	155,184
NET COST - WORKS DEPOTS	<u>(369,129)</u>	<u>(309,762)</u>
Cost of Capital Employed	536,442	
Sub Output : Drainage - Farms		
Transfer from Suspense - Management Fee	8,380	8,380
Debt Servicing	1,835	0
TOTAL COSTS	<u>10,215</u>	<u>8,380</u>
External Revenue		
Internal Recoveries	206,760	206,760
NET COST - DRAINAGE FARMS	<u>(196,545)</u>	<u>(198,380)</u>
Cost of Capital Employed	0	

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

OUTPUT : SERVICE DELIVERY PROPERTIES	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : Libraries		
Operating Costs & Standing Charges	233,380	285,215
Maintenance Of Grounds & Buildings	251,902	252,300
Fire Service Contracts	8,800	6,200
Transfer from Suspense - Management Fee	108,968	108,968
Depreciation	1,178,256	1,203,208
Debt Servicing	38,248	0

TOTAL COSTS	1,819,554	1,855,891
INTERNAL RECOVERIES	2,609,400	2,601,600
EXTERNAL REVENUE	65,460	65,460

TOTAL REVENUE	2,674,860	2,667,060

NET COST - LIBRARIES	(855,306)	(811,169)
	=====	
Cost of Capital Employed	1,926,853	

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

OUTPUT : SERVICE DELIVERY PROPERTIES	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : Car Parking Buildings		
Operating Costs & Standing Charges	1,177,960	1,436,876
Maintenance Of Grounds & Buildings	180,100	245,600
Transfer from Suspense - Management Fee	195,922	195,922
Depreciation	395,266	401,177
Debt Servicing	21,769	0
	-----	-----
TOTAL COSTS	1,971,017	2,279,575
EXTERNAL REVENUE	40,608	93,008
INTERNAL RECOVERIES	4,806,633	4,817,516
	-----	-----
NET COST - CAR PARKING BUILDINGS	(2,876,224)	(2,630,949)
	=====	=====
Cost of Capital Employed	862,971	
Cost of Capital Employed - Good Taste Café	159,882	
Sub Output : Refuse Stations		
Operating Costs & Standing Charges	79,620	86,757
Transfer from Suspense - Management Fee	38,052	38,052
Depreciation	220,601	217,757
Debt Servicing	13,371	0
Cost Of Capital	0	0
	-----	-----
TOTAL COSTS	351,644	342,566
EXTERNAL REVENUE	12,900	23,100
INTERNAL RECOVERIES	938,400	938,400
	-----	-----
NET COST - REFUSE STATIONS	(599,656)	(618,934)
	=====	=====
Cost of Capital Employed	628,721	

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

OUTPUT : SERVICE DELIVERY PROPERTIES	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : Recovered Materials Foundation		
Operating Costs & Standing Charges	13,000	9,200
Transfer from Suspense - Management Fee	4,900	4,900
Depreciation	48,998	79,910
Debt Servicing	776	0
	-----	-----
TOTAL COSTS	67,674	94,010
EXTERNAL REVENUE	122,477	122,477
INTERNAL RECOVERIES	0	0
	-----	-----
NET COST - RECOVERED MATERIALS FOUNDATION	(54,803)	(28,467)
	=====	=====
Cost of Capital Employed	26,880	
Sub Output : Cathedral Junction Holding Costs (6 Months)		
Operating Costs & Standing Charges	0	30,000
Transfer from Suspense - Management Fee	0	10,000
Depreciation	0	30,000
Debt Servicing	0	0
	-----	-----
TOTAL COSTS	0	70,000
EXTERNAL REVENUE	0	150,000
	-----	-----
NET COST - CATHEDRAL JUNCTION HOLDING COSTS (6 MONTHS ONLY)	0	(80,000)
	=====	=====

8.9.19

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

OUTPUT : SERVICE DELIVERY PROPERTIES	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : Service Centres		
Operating Costs & Standing Charges	75,770	141,582
Maintenance Of Grounds & Buildings	88,900	102,500
Transfer from Suspense - Management Fee	37,536	37,536
Depreciation	263,050	109,564
Debt Servicing	11,870	0

TOTAL COSTS	477,126	391,182
EXTERNAL REVENUE	0	0
INTERNAL RECOVERIES	938,400	918,279

NET COST - SERVICE CENTRES	(461,274)	(527,097)
Cost of Capital Employed	<u>391,412</u>	

8.9.20

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

OUTPUT : SERVICE DELIVERY PROPERTIES	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : Community Centres		
Operating Costs & Standing Charges	46,360	60,377
Maintenance Of Grounds & Buildings	392,950	386,600
Fire Service Contracts	18,200	17,700
Transfer from Suspense - Management Fee	64,891	64,891
Depreciation	522,496	438,218
Debt Servicing	25,779	0
	-----	-----
TOTAL COSTS	1,070,676	967,786
EXTERNAL REVENUE	7,510	7,377
INTERNAL RECOVERIES	1,615,185	1,601,184
	-----	-----
NET COST - COMMUNITY CENTRES	<u>(552,019)</u>	<u>(640,775)</u>
Cost of Capital Employed	974,388	

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

OUTPUT : RESTRICTED PROPERTIES	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : Sign of the Takahe		
Operating Costs & Standing Charges	6,620	7,101
Maintenance Of Grounds & Buildings	110,000	110,000
Transfer from Suspense - Management Fee	3,192	3,192
Depreciation	43,016	34,366
Debt Servicing	163	0
	-----	-----
TOTAL COSTS	162,991	154,659
EXTERNAL REVENUE	60,000	60,000
	-----	-----
NET COST - SIGN OF THE TAKAHE	102,991	94,659
	=====	=====
Cost of Capital Employed	7,653	

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

OUTPUT : RESTRICTED PROPERTIES	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : Scarborough Tea Rooms		
Operating Costs & Standing Charges	1,760	1,866
Maintenance Of Grounds & Buildings	5,000	10,000
Transfer from Suspense - Management Fee	580	580
Depreciation	4,800	4,800
	-----	-----
TOTAL COSTS	12,140	17,246
EXTERNAL REVENUE	14,500	14,500
	-----	-----
NET COST - SCARBOROUGH TEA ROOMS	(2,360)	2,746
	=====	=====

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

	2001/2002	2002/2003
	BUDGET	BUDGET
	\$	\$
OUTPUT : RESTRICTED PROPERTIES		
Sub Output : Sumner Tea Rooms		
Operating Costs & Standing Charges	1,720	1,456
Maintenance Of Grounds & Buildings	3,000	1,000
Transfer from Suspense - Management Fee	912	912
Depreciation	24,000	0
Debt Servicing	94	0
	-----	-----
TOTAL COSTS	29,726	3,368
EXTERNAL REVENUE	23,000	23,000
	-----	-----
NET COST - SUMNER TEA ROOMS	6,726	(19,632)
	=====	=====
Cost of Capital Employed	4,420	
Sub Output : Old Municipal Chambers		
Operating Costs & Standing Charges	31,870	34,639
Maintenance Of Grounds & Buildings	140,500	123,000
Transfer from Suspense - Management Fee	3,972	3,972
Depreciation	15,779	15,779
	-----	-----
TOTAL COSTS	192,121	177,390
EXTERNAL REVENUE	0	0
INTERNAL REVENUE	135,000	134,400
	-----	-----
NET COST - OLD MUNICIPAL CHAMBERS	57,121	42,990
	=====	=====
Cost of Capital Employed	32,300	

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

OUTPUT : RESTRICTED PROPERTIES	2001/2002 BUDGET \$	2002/2003 BUDGET \$
Sub Output : Thomas Edmonds Restaurant		
Operating Costs & Standing Charges	1,330	1,676
Maintenance Of Grounds & Buildings	10,000	25,000
Transfer from Suspense - Management Fee	600	600
Depreciation	4,189	4,189
	-----	-----
TOTAL COSTS	16,119	31,465
EXTERNAL REVENUE	15,000	15,000
	-----	-----
NET COST - THOS EDMONDS RESTAURANT	1,119	16,465
	=====	=====

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

	2001/2002	2002/2003
	BUDGET	BUDGET
	\$	\$
OUTPUT : RESTRICTED PROPERTIES		
Sub Output : Mona Vale Homestead		
Operating Costs & Standing Charges	9,290	12,548
Maintenance Of Grounds & Buildings	40,000	30,000
Transfer from Suspense - Management Fee	2,076	2,076
Depreciation	15,100	14,138
	-----	-----
TOTAL COSTS	66,466	58,762
EXTERNAL REVENUE	52,000	52,000
	-----	-----
NET COST - MONA VALE HOMESTEAD	14,466	6,762
	=====	=====
Cost of Capital Employed	49,973	
Sub Output : Mona Vale Gatehouse		
Operating Costs & Standing Charges	3,520	3,639
Maintenance Of Grounds & Buildings	5,000	5,000
Transfer from Suspense - Management Fee	570	570
Depreciation	1,900	1,900
	-----	-----
TOTAL COSTS	10,990	11,109
EXTERNAL REVENUE	14,400	14,400
	-----	-----
NET COST - MONA VALE GATEHOUSE	(3,410)	(3,291)
	=====	=====

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

	2001/2002	2002/2003
	BUDGET	BUDGET
	\$	\$
OUTPUT : RESTRICTED PROPERTIES		
Sub Output : Canterbury Provincial Chambers		
Operating Costs & Standing Charges	119,810	103,771
Maintenance Of Grounds & Buildings	215,000	170,000
Transfer from Suspense - Management Fee	10,000	10,000
Depreciation	74,933	74,040
	-----	-----
TOTAL COSTS	419,743	357,811
INTERNAL REVENUE	7,800	7,800
EXTERNAL REVENUE	127,716	128,240
	-----	-----
NET COST - CANTERBURY PROVINCIAL CHAMBERS	284,227	221,771
	=====	=====
Cost of Capital Employed	40,800	
Sub Output : Chokebore Lodge (Museum)		
Operating Costs & Standing Charges	1,590	2,292
Maintenance Of Grounds & Buildings	5,000	5,000
Transfer from Suspense - Management Fee	1,008	1,008
Depreciation	1,000	1,000
	-----	-----
TOTAL COSTS	8,598	9,300
INTERNAL RECOVERIES	25,200	25,200
	-----	-----
NET COST - CHOKEBORE LODGE	(16,602)	(15,900)
	=====	=====
Cost of Capital Employed	10,200	

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

OUTPUT : RESTRICTED PROPERTIES	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : Plunket Building - Oxford Terrace		
Operating Costs & Standing Charges		
Maintenance Of Grounds & Buildings	5,000	5,000
Transfer from Suspense - Management Fee	1,344	1,344
Debt Servicing	237	0
Depreciation	100	100
TOTAL COSTS	6,681	6,444
EXTERNAL REVENUE	12,000	12,000
INTERNAL RECOVERIES	21,600	21,600
NET COST - PLUNKET BUILDING	(26,919)	(27,156)
Sub Output : Old Stone House - Cracroft		
Operating Costs & Standing Charges	1,740	2,268
Maintenance Of Grounds & Buildings	10,000	5,000
Transfer from Suspense - Management Fee	1,728	1,728
Depreciation	6,214	6,214
TOTAL COSTS	19,682	15,210
INTERNAL RECOVERIES	43,200	43,200
NET COST - OLD STONE HOUSE - CRACROFT	(23,518)	(27,990)
Cost of Capital Employed	3,060	

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

OUTPUT : RESTRICTED PROPERTIES	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : Curators House Botanic Gardens		
Operating Costs & Standing Charges	13,520	14,419
Maintenance Of Grounds & Buildings	1,200	1,200
Transfer from Suspense - Management Fee	1,992	1,992
Depreciation	0	3,008
	-----	-----
TOTAL COSTS	16,712	20,619
EXTERNAL RECOVERIES	50,000	50,000
	-----	-----
NET COST - CURATORS HOUSE BOTANIC GARDENS	(33,288)	(29,381)
	=====	=====
Sub Output : Nurses Memorial Chapel		
Operating Costs & Standing Charges	4,140	4,515
Maintenance Of Grounds & Buildings	22,900	20,000
Transfer from Suspense - Management Fee	1,488	1,488
Depreciation	0	0
	-----	-----
TOTAL COSTS	28,528	26,003
INTERNAL RECOVERIES	37,200	37,200
	-----	-----
NET COST - NURSES MEMORIAL CHAPEL	(8,672)	(11,197)
	=====	=====

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

OUTPUT : RESTRICTED PROPERTIES

	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : Rose Historic Chapel		
Operating Costs & Standing Charges	4,410	4,822
Maintenance Of Grounds & Buildings	10,000	10,000
Transfer from Suspense - Management Fee	2,544	2,544
Depreciation	4,909	4,909
	-----	-----
TOTAL COSTS	21,863	22,275
INTERNAL RECOVERIES	63,600	63,600
	-----	-----
NET COST - ROSE HISTORIC CHAPEL	(41,737)	(41,325)
	=====	=====
Cost of Capital Employed	33,071	

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

OUTPUT : RESTRICTED PROPERTIES

	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : Halswell Quarry Managers House		
Operating Costs & Standing Charges	3,000	2,719
Maintenance Of Grounds & Buildings	30,000	30,000
Transfer from Suspense - Management Fee	1,020	1,020
Depreciation	10,000	300
	-----	-----
TOTAL COSTS	44,020	34,039
EXTERNAL RECOVERIES	12,000	12,000
	-----	-----
NET COST - HALSWELL QUARRY MANAGERS HOUSE	32,020	22,039
	=====	=====
Sub Output : Avebury House		
Operating Costs & Standing Charges	3,850	1,984
Maintenance Of Grounds & Buildings	60,000	60,000
Transfer from Suspense - Management Fee	2,000	2,000
Depreciation	1,570	1,450
	-----	-----
TOTAL COSTS	67,420	65,434
INTERNAL RECOVERIES	50,000	50,000
	-----	-----
NET COST - AVEBURY HOUSE	17,420	15,434
	=====	=====

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

OUTPUT : RESTRICTED PROPERTIES

	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
Sub Output : 153 Main South Road		
(Budget transfered to Housing for 2002/03 year)		
Operating Costs & Standing Charges	450	0
Maintenance Of Grounds & Buildings	2,000	0
Transfer from Suspense - Management Fee	100	0
Depreciation	715	0
	-----	-----
TOTAL COSTS	3,265	0
INTERNAL RECOVERIES	0	0
	-----	-----
NET COST - 153 MAIN SOUTH ROAD	3,265	0
	=====	=====
Sub Output : Youth Hostel Association		
Operating Costs & Standing Charges	7,500	7,790
Maintenance Of Grounds & Buildings	3,000	0
Transfer from Suspense - Management Fee	2,000	2,000
Depreciation	100	100
Debt Servicing	0	0
	-----	-----
TOTAL COSTS	12,600	9,890
EXTERNAL REVENUE	50,000	50,000
	-----	-----
NET COST - YOUTH HOSTEL ASSOCIATION	(37,400)	(40,110)
	=====	=====
Cost of Capital Employed	36,713	

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

OUTPUT : RENEWALS & REPLACEMENTS	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
General		
Contingencies	306,000	210,000
Manchester St Parking Building-Lift Overhaul	0	52,000
Lichfield St Parking Building-Lift Gear/ Motor Upgrade	0	62,500
Ex-Edgware Library Interior Upgrade	0	0
Spreydon Community Centre - Toilet Upgrade	0	0
Spreydon Community Centre - Heater Replacement	10,200	0
Bishopdale Community Centre - Floor Coverings	0	41,500
Bishopdale Community Centre-Replace / Upgrade Mechanical Plant	61,200	0
Bromley Community Centre - Heater Replacement	10,200	0
St Albans Creche Renewal	0	350,000
North New Brighton Community Centre	200,000	204,000
North New Brighton Community Centre (B/P)	0	10,000
Libraries		
Central Library Lift Replacement	0	156,000
Central Library - HVAC Control replacement	0	60,000
Central Library -Cooling Tower Repair/Replacement	0	52,000
Office Buildings		
Air conditioning 210 Tuam St.	0	0
Window Replacement - Civic Offices	68,300	1,196,500
Civic Offices - Screen	30,600	0
Civic Offices - Contingencies	0	364,000
Office Equipment		
Software Upgrade	100,000	0
Office Furniture & Equipment	2,000	4,000
Furniture Replacement	15,000	0
	-----	-----
TOTAL RENEWALS & REPLACEMENTS	803,500	2,762,500
	=====	=====

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

OUTPUT : ASSET IMPROVEMENTS	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
General		
Extensions to Tram Sheds	0	0
Underwriting Of Parklands Community Centre Project	0	0
Contingencies	188,700	330,480
Libraries		
New South of The City Library (Reprogrammed 02/03)	2,500,000	4,139,000
Linwood Library - Air Conditioning	100,000	0
Office Buildings		
Contingencies	204,000	420,240
Civic Offices - Additional Office Accomodation (Reprogrammed 02/03)	5,000,000	0
Linwood Service Centre - Air Conditioning	140,000	0
SUBTOTAL	<u>8,132,700</u>	<u>4,889,720</u>
Community Facilities		
Shirley Community Centre - Structural Strengthening (S/P)	0	467,000
Avebury House	102,000	0
Riccarton Town Hall - Disabled Persons Access	30,600	0
Community Facilities (Unspecified)	204,000	321,500
SUBTOTAL	<u>336,600</u>	<u>788,500</u>
TOTAL ASSET IMPROVEMENTS	<u><u>8,469,300</u></u>	<u><u>5,678,220</u></u>

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

	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
OUTPUT : NEW ASSETS		
Pier Development - Stage 2 and 3	0	0
Peir Commissioning costs	0	0
Ramp and Stairs ChCh Pier	0	0
Community Facilities		
Redcliffs/Sumner Childcare Facility	100,000	204,000
General		
Cathedral Junction - Property Purchase (Reprogrammed 02/03)	0	3,000,000
Lichfield St Carpark - Additional Elevator	250,000	0
Tuam St Carpark (241 St Asaph St)	130,000	0
Art Gallery Building & Carpark (Reprogrammed 02/03)	19,439,000	15,811,620
Art Gallery Fundraising Contribution Expenses	100,000	0
Libraries		
Office Equipment		
Telecommunications - Pages/Phones	0	0
TOTAL - NEW ASSETS	----- 20,019,000	----- 19,015,620 =====

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

RESTRICTED OUTPUT CAPITAL EXPENDITURE

	2001/2002 BUDGET	2002/2003 BUDGET
	\$	\$
OUTPUT : ASSET IMPROVEMENTS		
Rose Chapel Strengthening/heating/wiring	0	0
Rose Chapel - Toilet Additions	0	0
Provincial Council Building Upgrading	0	0
Provincial Council Buildings	745,686	0
Curators House Botanic Gardens - Strengthen/Fitout	0	0
Risingholme Community Centre - Interior Alterations	0	0
	-----	-----
TOTAL COST RESTRICTED ASSETS	745,686	0
	=====	=====
SALES / CONTRIBUTIONS		
Sale of Surplus Premises	0	0
Contributions - Art Gallery	(500,000)	(466,300)
	-----	-----
	(500,000)	(466,300)
	=====	=====
Cost of Capital Employed	61,055	

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

		2001/2002 BUDGET	2002/2003 BUDGET
		\$	\$
CAPITAL OUTPUTS SUMMARY			
RENEWALS & REPLACEMENTS	Page 8.9.32	803,500	2,762,500
ASSET IMPROVEMENTS	Page 8.9.33	9,214,986	5,678,220
NEW ASSETS	Page 8.9.34	20,019,000	19,015,620
SALE OF ASSETS/ CONTRIBUTIONS		(500,000)	(466,300)
		-----	-----
NET COST - CAPITAL OUTPUTS		29,537,486	26,990,040
		=====	=====
FINANCING TRANSFERS			
Transfer from Sports Stadium Fund		0	0
Transfer From Capital Development Reserve		0	0
Transfer From MCK Richards Bequest		0	0
		-----	-----
TOTAL COST -FINANCING TRANSFERS		0	0
		=====	=====

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

	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007
RENEWALS & REPLACEMENTS					
General					
Spreydon Community Centre - Heater Replacement					
Manchester St Parking Building-Lift Overhaul	52,000				
Lichfield St Parking Building-Lift Gear/ Motor Upgrade	62,500	52,000			
Bishopdale Community Centre-Replace / Upgrade Mechanical Plant					
Bishopdale Community Centre- Floor Coverings	41,500				
Bromley Community Centre - Heater Replacement					
Tuam St Creche - Toilet Area Refurbishment		15,600			
St Albans Creche Renewal	350,000				
North New Brighton Community Centre	204,000				
North New Brighton Community Centre (B/P)	10,000				
Contingencies	210,000	1,453,400	1,435,000	1,836,000	1,836,000
	930,000	1,521,000	1,435,000	1,836,000	1,836,000
Libraries					
Central Library Lift Replacement	156,000				
Central Library - Cooling Tower Repair/Replacement	52,000				
Central Library - HVAC Control replacement	60,000	50,000			
	268,000	50,000	0	0	0
Office Buildings					
Air Conditioning - 210 Tuam St					
Window Replacement - Civic Offices	1,196,500	1,196,500			
Civic Offices - Contingencies	364,000				
Civic Offices - Screens		31,000	52,000		
Civic Office - Boiler Replacement			357,000		
	1,560,500	1,227,500	409,000	0	0

8.9.38

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

	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007
Office Equipment					
Software Upgrade	0				
Office Furniture & Equipment	4,000				
Furniture Replacement					
	4,000	0	0	0	0
TOTAL RENEWALS & REPLACEMENTS	2,762,500	2,798,500	1,844,000	1,836,000	1,836,000

8.9.39

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

ASSET IMPROVEMENTS	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007
General	330,480				
Underwriting Of Parklands Community Centre Project					
Provincial Council Buildings					
	<hr/>				
	330,480	0	0	0	0
Libraries					
Fendalton Library					
Linwood Library - Air Conditioning					
St Martins					
Upper Riccarton			500,000	2,594,000	0
Upper Riccarton Additional Land Purchase Costs					0
Upper Riccarton Library - Contributions (Dept of Education)				-550,000	
Parklands Library			494,000		
Spreydon Library					
New South of The City Library (Reprogrammed 02/03)	4,139,000	200,000			
	<hr/>				
	4,139,000	200,000	994,000	2,044,000	0

8.9.40

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

ASSET IMPROVEMENTS	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007
Office Buildings					
Contingencies	420,240	900,000	900,000	900,000	900,000
Civic Offices - Additional Office Accomodation (Reprogramm Linwood Service Centre - Air Conditioning	0		10,750,000		
	420,240	900,000	11,650,000	900,000	900,000
Community Facilities (Requested by Community Bds)					
Shirley Community Centre - Structural Strengthening (S/P) Avebury House	467,000				
Riccarton Town Hall - Disabled Persons Access Community Facilities (Unspecified)	321,500				
	788,500	0	0	0	0
TOTAL ASSET IMPROVEMENTS	5,678,220	1,100,000	12,644,000	2,944,000	900,000

8.9.41

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

NEW ASSETS	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007
General					
Cathedral Junction - Property Purchase (Reprogrammed 02/03)	3,000,000				
Museum Capital Expenditure (Old Art Gallery Site)			2,550,000		
Lichfield St Carpark - Additional Elevator	0				
Tuam St Carpark (241 St Asaph St)	0				
Christchurch Art Gallery Building including carpark (Reprogra	15,811,620	822,129			
Christchurch Art Gallery Contributions	-466,300				
Christchurch Art Gallery Contribution Expenses	0				
	<u>18,345,320</u>	<u>822,129</u>	<u>2,550,000</u>	<u>0</u>	<u>0</u>
Libraries					
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Community Facilities					
Redcliffs/Sumner Childcare Facility	204,000				
	<u>204,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Property Sales					
General					
Cathedral Junction - Property Sales			-600,000	-600,000	-600,000
	<u>0</u>	<u>0</u>	<u>-600,000</u>	<u>-600,000</u>	<u>-600,000</u>
TOTAL NEW ASSETS	<u>18,549,320</u>	<u>822,129</u>	<u>1,950,000</u>	<u>-600,000</u>	<u>-600,000</u>
TOTAL CAPITAL EXPENDITURE	<u>\$26,990,040</u>	<u>\$4,720,629</u>	<u>\$16,438,000</u>	<u>\$4,180,000</u>	<u>\$2,136,000</u>
Annual Plan 2001/2002	<u>\$29,537,486</u>	23,810,418	4,682,207	5,122,898	2,138,898
				2,138,898	2,935,564

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

	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007
SUMMARY					
Renewals & Replacements	2,762,500	2,798,500	1,844,000	1,836,000	1,836,000
Asset Improvements	5,678,220	1,100,000	12,644,000	2,944,000	900,000
New Assets	18,549,320	822,129	1,950,000	-600,000	-600,000
	\$26,990,040	\$4,720,629	\$16,438,000	\$4,180,000	\$2,136,000
SUMMARY PER ACTIVITY					
General	19,605,800	2,343,129	3,385,000	1,236,000	1,236,000
Libraries	4,407,000	250,000	994,000	2,044,000	0
Office Buildings	1,980,740	2,127,500	12,059,000	900,000	900,000
Community Facilities	992,500	0	0	0	0
Office Equipment	4,000	0	0	0	0
TOTAL CAPITAL OUTPUTS	\$26,990,040	\$4,720,629	\$16,438,000	\$4,180,000	\$2,136,000

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

	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
SPECIFIED PROJECTS					
RENEWALS & REPLACEMENTS					
ASSET IMPROVEMENTS					
Upper Riccarton	0	0			
Upper Riccarton Additional Land Purchase Costs	0				
Parklands Library					
New South of The City Library					
NEW ASSETS					
Property Sales - Cathedral Junction	-600,000	-600,000			
UNSPECIFIED					
RENEWALS & REPLACEMENTS	1,872,000	1,872,000	1,872,000	1,872,000	1,872,000
ASSET IMPROVEMENTS	936,000	936,000	936,000	936,000	936,000
NEW ASSETS	0	0	0	0	0
	\$2,208,000	\$2,208,000	\$2,808,000	\$2,808,000	\$2,808,000
Annual Plan 2001/2002	3,353,744	2,154,000	2,754,000	2,754,000	

8.9.44

RESPONSIBLE COMMITTEE:		PROPERTY & MAJOR PROJECTS COMMITTEE				
BUSINESS UNIT:		PROPERTY - ASSET MANAGEMENT				
ACTIVITY:		FEES SCHEDULE				
Fees Description	2001/2002 Present Charge	2001/2002 Revenue from Present Charge	2002/2003 Proposed Charge	2002/2003 Projected Revenue From Proposed Charge	2002/2003 Projected Revenue As a Percentage of Total Cost See Note 10	Notes
Miscellaneous Properties - Grazing, sundry etc		\$36,767		\$0		
Endowment Farms - Molloy		\$14,400		\$14,400		
Sockburn Testing Station Brag Enterprises		\$69,500		\$69,500		(3)
Sockburn Yard Christchurch Slot Car Club		\$0		\$1,387 \$10,800		
Riccarton Yard - Placemakers - Yard (Chemfreight)		\$71,990		\$71,790		(3) (3)
Westminster St Yard - Citycare Ltd		\$74,909		\$0		(9)
Milton St Depot - Citycare Ltd		\$384,317		\$389,257		
Cathedral Square Kiosk - NZ Police		\$10,000		\$10,000		(2)
Papanui Library - El Damos (Warehouse)		\$5,460		\$5,460		
Wigram Shingle Pit Citycare		\$27,000		\$27,000		

8.9.45

RESPONSIBLE COMMITTEE:		PROPERTY & MAJOR PROJECTS COMMITTEE				
BUSINESS UNIT:		PROPERTY - ASSET MANAGEMENT				
ACTIVITY:		FEES SCHEDULE				
Fees Description	2001/2002 Present Charge	2001/2002 Revenue from Present Charge	2002/2003 Proposed Charge	2002/2003 Projected Revenue From Proposed Charge	2002/2003 Projected Revenue As a Percentage of Total Cost See Note 10	Notes
Templeton Sewerage farm						
- B Bruce		\$22,000		\$22,000		
Halswell Quarry Managers House		\$12,000		\$12,000		(6)
Parkhouse Refuse Station						
- Garden Centre		\$12,900		\$23,100		(3)
- Recovered Material Foundation		\$122,477		\$122,477		
Carparking Buildings						
Lichfield Street (1228)		\$23,308				(3)
- Folk Art & Craft		\$312		\$312		
- Cook Upholstery		\$5,940		\$5,940		
- Vodafone		\$8,000		\$8,000		
- Thrifty Car Hire		\$9,056		\$9,056		
- Guthrey - Use of Lift		\$0		\$400		
- Tuam Street (Good Taste Cafe)		\$7,300		\$7,300		(3)
Bus Interchange						(6)
- ATM		\$10,000		\$10,000		
- Retail Area		\$25,000				(6)
- Display Boxes		\$5,000		\$2,000		(6)
- Bus Walls		\$10,000		\$5,000		(6)
- Control room & Info Kiosk				\$50,000		
Clarence Street Tavern						
- Bruer Investments Ltd		\$89,000		\$89,000		(3)
Hei Hei Toy Library		\$2,310		\$2,310		(3)

RESPONSIBLE COMMITTEE:		PROPERTY & MAJOR PROJECTS COMMITTEE				
BUSINESS UNIT:		PROPERTY - ASSET MANAGEMENT				
ACTIVITY:		FEES SCHEDULE				
Fees Description	2001/2002 Present Charge	2001/2002 Revenue from Present Charge	2002/2003 Proposed Charge	2002/2003 Projected Revenue From Proposed Charge	2002/2003 Projected Revenue As a Percentage of Total Cost See Note 10	Notes
Park Royal Carpark						
- Park Royal Hotel (Accommodation)		\$80,000		\$80,000		
- Park Royal Hotel (Annual Rental)		\$100,000		\$100,000		
Y.H.A. - Rolleston Ave		\$50,000		\$50,000		
Canterbury Provincial Chambers						
- Rents		\$127,716				(1)
M J Knowles				\$3,000		
A.N.D. Garrett				\$2,600		
Vacant - ex NZ Historic Places Trust						
Don Donnithorne Architects				\$10,900		
P B McMenamin & Son				\$7,200		
The Club				\$67,800		
G R Lascelles				\$4,024		
C F Sparrow				\$1,500		
Peter Beaven				\$6,215		
Bellamy's Tennancy				\$25,000		
- Vacant (Ex NZPHT)		\$7,800		\$7,800	Vacant	(6)
Sign of the Takahe		\$60,000		\$60,000		(1)
		\$25,000 or 6% of GTO		\$25,000 or 6% of GTO		
Scarborough Tearooms		\$14,500		\$14,500		
On The Beach Restaurant (1461)		\$23,000		\$23,000		

RESPONSIBLE COMMITTEE:		PROPERTY & MAJOR PROJECTS COMMITTEE				
BUSINESS UNIT:		PROPERTY - ASSET MANAGEMENT				
ACTIVITY:		FEES SCHEDULE				
Fees Description	2001/2002 Present Charge	2001/2002 Revenue from Present Charge	2002/2003 Proposed Charge	2002/2003 Projected Revenue From Proposed Charge	2002/2003 Projected Revenue As a Percentage of Total Cost See Note 10	Notes
Thomas Edmonds Restaurant		\$15,000		\$15,000		
Mona Vale		\$52,000 or 7% of GTO		\$52,000 or 7% of GTO		(1)
Plunket Building NZ Plunket Society		\$12,000		\$12,000		
Curators House Botanic Gardens Botanical Epicurean Company Ltd		\$50,000		\$50,000		
Hillsborough Community Centre		\$5,200		\$5,067		
Pages Road Yard						
- Recovered Materials Foundation		\$50,000		\$50,000		
- Citycare		\$107,400		\$90,000		(8)
- Linwood Rugby Club		\$450		\$450		
Restricted Asset Housing						
- Mona Vale Gate House BU 1		\$6,400		\$6,400		
- Mona Vale Gate House BU 11		\$8,000		\$8,000		
Pier Retail.		\$60,000		\$60,000		(3)
Cathedral Junction Rentals (6 months)				\$150,000		
		----- \$1,888,412		----- \$1,930,945		

8.9.48

RESPONSIBLE COMMITTEE:		PROPERTY & MAJOR PROJECTS COMMITTEE				
BUSINESS UNIT:		PROPERTY - ASSET MANAGEMENT				
ACTIVITY:		FEES SCHEDULE				
Fees Description	2001/2002 Present Charge	2001/2002 Revenue from Present Charge	2002/2003 Proposed Charge	2002/2003 Projected Revenue From Proposed Charge	2002/2003 Projected Revenue As a Percentage of Total Cost See Note 10	Notes
NOTES						
<p>1. Rental inclusive of outgoing recoveries.</p> <p>2. NZ Police rental. Council have subsidised rental by \$20,000 pa.</p> <p>3. Rentals are set independently and are based on the commercial market. In a number of cases the rental shown is for only part of the property concerned.</p> <p>6. Currently Vacant. - Will be finding tenant, prospects may vary with uncertain determined in the rental nominated.</p> <p>7. Still awaiting option report</p> <p>8. Negotiated rental \$83,238 plus Outgoings with Citycare</p> <p>9. Property vacated by Citycare. Review of Properties future to occur.</p>						