

8.9.0

Draft Corporate Plan  
2003/04 Edition

*PROPERTY -  
ASSET MANAGEMENT*



8.9.i

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
RESPONSIBLE OFFICER:	<b>PROPERTY MANAGER</b>

### **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 and review the portfolio's asset management plans (AMP).

To maximise the utilisation of properties within the Asset Management portfolio.

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.

## 8.9.ii

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
RESPONSIBLE OFFICER:	<b>PROPERTY MANAGER</b>

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

- South City Library / Service Centre -Direct Operating costs (\$63,000) less External Income(\$9,000) \$54,000
- Robert McDougall Art Gallery – Lease to Museum (Net External Rental after direct Costs) (\$130,000)
- Canterbury Public Library – Health and Safety issues associated with delaminating of the exterior wall tiles \$150,000
- Leisure Portfolio Asset Management \$71,000

***Fee Changes***

- Provision of Asset Management, Contract and Property Consultancy services to CCFL (for NCC operated properties) \$19,000

***Contributions towards the \$10M Net Rates Savings Targets***

- FMM / Structural Savings - Team restructuring (\$121,734)  
- City Care contract (\$45,000)  
- Rationalisation of specialist contracts (\$91,000)
- The 2003/04 draft budget for Property – Asset Management is \$193,637 less than the approved net direct cost projections. This represents the Unit contribution towards the \$10M net rates savings target which was established by the Council on 16 July 2002. (\$193,637)

***Restructuring of Budgets***

- As a result of the Property Unit Review (August 2002) the ‘Facility manager’ and ‘Lease Management’ roles have been transferred to other Units / Teams. The rationale for these changes being that the Property Asset Management Team (PAMT) should be only strategically focussed (long term planning) rather than operationally driven.
- In conjunction with the above point, the implementation of the FMM contract with City Care resulted in two FTE positions within the Property Asset Management Team being disestablished.

## 8.9.iii

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
RESPONSIBLE OFFICER:	<b>PROPERTY MANAGER</b>

- Budget provision for five dwellings have been identified as more appropriately being accounted for under the Commercial Property portfolio, to reflect the core ownership drivers as distinct from City Housing.

FROM			TO		
From – Property Housing			To - Property Asset Management		
	2002/03 \$	2003/04 \$		2002/03 \$	2003/04 \$
62 Grampian Street	2,585	2,647	62 Grampian Street	(2,585)	(2,647)
1 Blighs Road	863	1,300	1 Blighs Road	(863)	(1,300)
153 Main South Rd	(3,937)	(800)	153 Main South Rd	3,937	800
3 Annex Rd (demolished)	(20,398)	0	3 Annex Rd (demolished)	20,398	0
General Housing	(6,100)	(6,100)	General Housing	6,100	6,100
<b>TOTAL (NET OF EXPENSES &amp; INCOME)</b>	<b>(\$26,987)</b>	<b>(\$2,953)</b>	<b>TOTAL (NET OF EXPENSES &amp; INCOME)</b>	<b>\$26,987</b>	<b>\$2,953</b>

- With the decommissioning of the Templeton sewage treatment plant, the operational use of the Council's 115 hectare rural property at Maddisons Road has now ceased. The land is leased out until 31 December 2004. The operational expenses and rental revenue have been transferred to the Non-Operational Property budget while consideration of future options for the property is undertaken during the 2003/04 year.

FROM			TO		
From - Property Asset Management			To - Property Management		
	2002/03 \$	2003/04 \$		2002/03 \$	2003/04 \$
Maddisons Road farm property	26,595	24,861	Maddisons Road farm property	(26,595)	(24,861)
<b>TOTAL</b>	<b>\$26,595</b>	<b>\$24,861</b>	<b>TOTAL</b>	<b>(\$26,595)</b>	<b>(\$24,861)</b>



## 8.9.1

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>OUTPUT SUMMARY</b>

<b>NET COST SUMMARY</b>		<b>2002/2003 BUDGET</b>	<b>2003/2004 BUDGET</b>
		<b>\$</b>	<b>\$</b>
<b>COMMERCIAL PROPERTY</b>			
Miscellaneous Properties	Page 8.9.5	187,742	81,512
Vacant Properties	Page 8.9.5	70,800	70,800
Endowment Farms	Page 8.9.6	(12,820)	(9,830)
Sockburn Testing Stations	Page 8.9.6	(54,508)	(52,008)
Tram Barn	Page 8.9.7	(46,110)	(55,753)
Clarence Street Tavern	Page 8.9.7	(59,783)	(57,802)
Parkroyal Carpark	Page 8.9.8	(176,000)	(176,000)
Cathedral Square Kiosks	Page 8.9.8	9,770	1,042
Sockburn Yard	Page 8.9.9	14,273	20,514
Riccarton Yard	Page 8.9.9	31,266	30,321
Wigram Shingle Pits	Page 8.9.10	(25,920)	(25,920)
Templeton Sewerage Farm	Page 8.9.10	(26,595)	3,200
Ferrymead Land	Page 8.9.11	0	0
Christchurch Pier	Page 8.9.11	245,184	239,576
		-----	-----
Balance C/Fwd	Page 8.9.2	157,299	69,652

## 8.9.2

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

NET COST SUMMARY (Continued)		2002/2003 BUDGET \$	2003/2004 BUDGET \$
Balance B/Fwd	Page 8.9.1	157,299	69,652
<b>SERVICE DELIVERY PROPERTY</b>			
Civic Offices Tuam Street	Page 8.9.12	(890,731)	(1,069,039)
210 Tuam Street	Page 8.9.12	(17,722)	(26,710)
Cathedral Square Toilets	Page 8.9.13	(95,852)	(83,728)
Energy Showhome	Page 8.9.13	(8,870)	(9,874)
Works Depots	Page 8.9.14	(336,846)	(459,828)
Drainage Farms	Page 8.9.14	(198,380)	(198,720)
Libraries	Page 8.9.15	(804,169)	(1,098,229)
Car Parking Buildings	Page 8.9.16	(2,696,949)	(2,546,190)
Refuse Stations	Page 8.9.16	(618,934)	(740,167)
Recovered Materials Foundation	Page 8.9.17	(28,467)	29,055
Cathedral Junction Holding Costs (6 Months)	Page 8.9.17	(80,000)	(81,000)
Service Centres	Page 8.9.18	(527,097)	(531,679)
Community Centres	Page 8.9.18	(636,954)	(750,539)
<b>OPERATIONAL HOUSING</b>			
	Page 8.9.19	26,987	1,241
<b>RESTRICTED PROPERTY</b>			
Sign of the Takahe	Page 8.9.20	94,659	82,214
Scarborough Tea Rooms	Page 8.9.20	2,746	(6,475)
Sumner Tea Rooms	Page 8.9.21	(19,632)	(20,738)
Old Municipal Chambers	Page 8.9.21	42,990	60,843
Thomas Edmonds Restaurant	Page 8.9.22	16,465	5,632
Mona Vale Homestead	Page 8.9.23	6,762	(5,895)
		-----	-----
Balance C/Fwd	Page 8.9.3	(6,612,695)	(7,380,172)



## 8.9.3

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

NET COST SUMMARY (Continued)		2002/2003 BUDGET	2003/2004 BUDGET
		\$	\$
Balance B/Fwd	Page 8.9.2	(6,612,695)	(7,380,172)
<b>RESTRICTED PROPERTY (CONTD.)</b>			
Mona Vale Gatehouse	Page 8.9.23	(3,291)	(5,127)
Canterbury Provincial Chambers	Page 8.9.24	221,771	232,465
Chokebore Lodge	Page 8.9.24	(15,900)	(12,294)
Plunket Building - Oxford Tce	Page 8.9.25	(27,156)	(44,080)
Old Stone House - Cracroft	Page 8.9.25	(27,990)	(28,766)
Curators House Botanic Gardens	Page 8.9.26	(29,381)	(32,770)
Nurse Memorial Chapel	Page 8.9.26	(11,197)	(8,437)
Rose Historic Chapel	Page 8.9.27	(41,325)	(54,331)
Halswell Quarry Managers House	Page 8.9.27	22,039	21,420
Avebury House	Page 8.9.28	15,434	(32,186)
Youth Hostel Association	Page 8.9.28	(40,110)	(40,080)
Robert McDougall Art Gallery	Page 8.9.29	0	(42,500)
Kapuatohe Historic Reserve	Page 8.9.29	0	20,110
		-----	-----
		62,894	(26,575)
Property Management	Page 8.9.4	86,204	23,457
		-----	-----
<b>TOTAL NET COST</b>		<b>(6,463,596)</b>	<b>(7,383,291)</b>
		=====	=====
<b>COST OF CAPITAL EMPLOYED</b>		7,592,603	7,997,710
<b>FIXED ASSETS</b>		26,990,040	6,217,572
<b>RESTRICTED ASSETS</b>		0	0
<b>TOTAL CAPITAL</b>		<b>26,990,040</b>	<b>6,217,572</b>
		=====	=====
<b>FINANCING TRANSFERS</b>		0	0

8.9.text.4.i

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
RESPONSIBLE OFFICER:	<b>PROPERTY MANAGER</b>

## **OUTPUTS**

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

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

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
RESPONSIBLE OFFICER:	<b>PROPERTY MANAGER</b>

## 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.
- 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.

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
RESPONSIBLE OFFICER:	<b>PROPERTY MANAGER</b>

**OUTPUTS (CONTD)**

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

<b>Objectives for 2003/04</b>	<b>Performance Indicators</b>
1. Implement the planned maintenance programme.	<ul style="list-style-type: none"> <li>Complete the planned maintenance programme for the Property Asset Management portfolio within budget by 30 June 2004.</li> </ul>
2. Project co- ordinate the Capital Works Programme.	<ul style="list-style-type: none"> <li>Performance in relation to the individual projects managed being completed to specification and budget, within the required time frames.</li> </ul>
3. Develop the Asset Management Plans for component parts of the Property Asset Management portfolio.	<ul style="list-style-type: none"> <li>Commercial Asset Management Plans completed and reported to Council by 30 June 2004</li> </ul>

## 8.9.4

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

OUTPUT: PROPERTY MANAGEMENT			2002/2003 BUDGET \$	2003/2004 BUDGET \$
DIRECT COSTS:				
Staff Costs			552,960	418,444
Employee FTE'S	(9.00)	6.00		
Administration and Operating Costs			83,075	257,192
TOTAL DIRECT COSTS			636,035	675,636
ALLOCATED COSTS:				
Unit Overhead			51,999	57,704
Building Rent			24,000	13,824
Staff Corporate Overheads			12,593	13,710
Output Corporate Overheads			272,270	270,440
Depreciation			0	0
Debt Servicing			0	0
TOTAL ALLOCATED COSTS			360,861	355,679
TOTAL COSTS			996,896	1,031,315
REVENUE				
Overhead Recoveries			910,693	988,858
External Revenue			0	19,000
NET COST - PROPERTY MANAGEMENT			86,204	23,457

## 8.9.5

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

<b>OUTPUT : COMMERCIAL PROPERTIES</b>	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>Sub Output : Miscellaneous Properties</b>		
Operating Costs & Standing Charges	206,700	156,700
Maintenance Of Grounds & Buildings	(35,000)	(102,000)
Transfer from Suspense - Management Fee	1,800	2,000
Depreciation	1,000	0
Debt Servicing	37,242	48,812
	-----	-----
TOTAL COSTS	211,742	105,512
REVENUE		
External Recoveries - Rentals	0	0
Internal Recoveries - Rentals	24,000	24,000
	-----	-----
NET COST - MISCELLANEOUS PROPERTIES	187,742	81,512
	=====	=====
<b>Sub Output : Vacant Properties</b>		
Rent	95,600	90,600
Debt Servicing		
	-----	-----
TOTAL COSTS	95,600	90,600
EXTERNAL REVENUE	24,800	19,800
INTERNAL REVENUE	0	0
	-----	-----
NET COST - ENDOWMENT FARMS	70,800	70,800
	=====	=====

## 8.9.6

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>OUTPUT : COMMERCIAL PROPERTIES</b>		
<b>Sub Output : Endowment Farms</b>		
Professional Fees	1,000	500
Transfer from Suspense - Management Fee	580	430
Debt Servicing	0	0
	-----	-----
TOTAL COSTS	1,580	930
EXTERNAL REVENUE	14,400	10,760
	-----	-----
NET COST - ENDOWMENT FARMS	(12,820)	(9,830)
	=====	=====
<b>Sub Output : Sockburn Testing Station</b>		
Operating Costs & Standing Charges	1,492	1,912
Maintenance Of Grounds & Buildings	1,000	1,000
Transfer from Suspense - Management Fee	2,780	2,780
Depreciation	9,720	11,800
Debt Servicing	0	0
	-----	-----
TOTAL COSTS	14,992	17,492
EXTERNAL REVENUE	69,500	69,500
	-----	-----
NET COST - SOCKBURN TESTING STATION	(54,508)	(52,008)
	=====	=====

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

<b>OUTPUT : COMMERCIAL PROPERTIES</b>	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>Sub Output : Tram Barn</b>		
Operating Costs & Standing Charges	5,671	6,060
Maintenance Of Grounds & Buildings	7,000	6,500
Transfer from Suspense - Management Fee	3,750	4,272
Depreciation	31,069	34,215
Debt Servicing	0	0
	-----	-----
TOTAL COSTS	47,490	51,047
INTERNAL RECOVERIES	93,600	96,000
EXTERNAL RECOVERIES	0	10,800
	-----	-----
NET COST - TRAM BARN	===== (46,110) =====	===== (55,753) =====
<b>Sub Output : Clarence Street Tavern</b>		
Operating Costs & Standing Charges	1,442	1,855
Maintenance Of Grounds & Buildings	1,000	1,000
Transfer from Suspense - Management Fee	3,560	3,450
Depreciation	23,215	22,143
Debt Servicing	0	0
	-----	-----
TOTAL COSTS	29,217	28,448
EXTERNAL REVENUE	89,000	86,250
	-----	-----
NET COST - CLARENCE ST TAVERN	===== (59,783) =====	===== (57,802) =====



RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

**OUTPUT : COMMERCIAL PROPERTIES****2002/2003****2003/2004****BUDGET****BUDGET****\$****\$****Sub Output : Parkroyal Car Park**

Operating Costs &amp; Standing Charges

Maintenance Of Grounds &amp; Buildings

Transfer from Suspense - Management Fee

Debt Servicing

4,000

4,000

0

0

TOTAL COSTS

4,000

4,000

EXTERNAL REVENUE

180,000

180,000

NET COST - PARKROYAL CARPARK

(176,000)

(176,000)

**Sub Output : Cathedral Square Kiosks (2)**

Operating Costs &amp; Standing Charges

Maintenance Of Grounds &amp; Buildings

Transfer from Suspense - Management Fee

Depreciation

Debt Servicing

280

347

3,000

1,000

1,312

912

37,978

31,583

0

0

TOTAL COSTS

42,570

33,842

EXTERNAL REVENUE

10,000

10,000

INTERNAL RECOVERY

22,800

22,800

NET COST - CATHEDRAL SQUARE KIOSKS (2)

9,770

1,042

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

<b>OUTPUT : COMMERCIAL PROPERTIES</b>	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>Sub Output : Sockburn Yard</b>		
Operating Costs & Standing Charges	10,225	10,366
Maintenance Of Grounds & Buildings	10,000	8,000
Transfer from Suspense - Management Fee	2,000	2,000
Depreciation	4,235	12,335
Debt Servicing	0	0
<b>TOTAL COSTS</b>	<b>26,460</b>	<b>32,701</b>
 INTERNAL REVENUE	 0	 0
EXTERNAL REVENUE	12,187	12,187
<b>NET COST - SOCKBURN YARD</b>	<b>14,273</b>	<b>20,514</b>
 <b>Sub Output : Riccarton Yard</b>		
Operating Costs & Standing Charges	90,676	90,889
Maintenance Of Grounds & Buildings	2,000	1,000
Transfer from Suspense - Management Fee	2,880	2,872
Depreciation	7,500	7,350
Debt Servicing	0	0
<b>TOTAL COSTS</b>	<b>103,056</b>	<b>102,111</b>
 EXTERNAL REVENUE	 71,790	 71,790
INTERNAL RECOVERIES		
<b>NET COST - RICCARTON YARD</b>	<b>31,266</b>	<b>30,321</b>

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

<b>OUTPUT : COMMERCIAL PROPERTIES</b>	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>Sub Output : Templeton Sewerage Farms</b>		
Operating Costs & Standing Charges	3,481	0
Maintenance Of Grounds & Buildings	3,000	0
Transfer from Suspense - Management Fee	1,520	0
Depreciation	3,400	3,200
Debt Servicing	0	0
<b>TOTAL COSTS</b>	<b>11,401</b>	<b>3,200</b>
 EXTERNAL REVENUE	 22,000	 0
INTERNAL RECOVERIES	15,996	0
 <b>NET COST - TEMPLETON SEWERAGE FARM</b>	 <b>(26,595)</b>	 <b>3,200</b>
<b>Sub Outputs : Wigram Shingle Pits</b>		
Maintenance Of Grounds & Buildings		
Transfer from Suspense - Management Fee	1,080	1,080
Depreciation	0	0
Debt Servicing	0	0
<b>TOTAL COSTS</b>	<b>1,080</b>	<b>1,080</b>
 INTERNAL RECOVERIES	 27,000	 27,000
EXTERNAL REVENUE		
 <b>NET COST - SHINGLE PITS</b>	 <b>(25,920)</b>	 <b>(25,920)</b>

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

<b>OUTPUT : COMMERCIAL PROPERTIES</b>	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>Sub Output : Christchurch Pier</b>		
Operating Costs	56,537	59,326
Transfer from Suspense - Management Fee	1,400	2,000
Depreciation	187,247	178,250
Debt Servicing	0	0
<b>TOTAL COSTS</b>	<b>245,184</b>	<b>239,576</b>
 <b>TOT REV - CHRISTCHURCH PIER</b>	 <b>0</b>	 <b>0</b>
 <b>NET COST - CHRISTCHURCH PIER</b>	 <b>245,184</b>	 <b>239,576</b>

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

<b>OUTPUT : SERVICE DELIVERY PROPERTIES</b>	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>Sub Output : Civic Offices Tuam Street</b>		
Administration Costs	11,308	6,900
Operating Costs & Standing Charges	458,441	299,498
Maintenance Of Grounds & Buildings	473,000	364,000
Civic Offices - Structural Work	200,000	200,000
Corporate Admin Charge - Cleaning	309,086	0
Transfer from Suspense - Management Fee	114,480	70,520
Depreciation	534,512	340,723
Debt Servicing	0	0
<b>TOTAL COSTS</b>	<b>2,100,827</b>	<b>1,281,641</b>
<b>REVENUE</b>		
External Rentals	0	0
Internal Recoveries - Rentals	2,991,558	2,350,680
Corporate Overhead Recovery	0	0
<b>NET COST - CIVIC OFFICES TUAM STREET</b>	<b>(890,731)</b>	<b>(1,069,039)</b>
<b>Sub Output : 210 Tuam Street</b>		
Operating Costs & Standing Charges	18,016	18,115
Maintenance Of Grounds & Buildings	16,000	19,500
Transfer from Suspense - Corp Admin Cleaning	0	0
Transfer from Suspense - Management Fee	3,080	3,216
Depreciation	21,982	12,859
Debt Servicing	0	0
<b>TOTAL COSTS</b>	<b>59,078</b>	<b>53,690</b>
<b>INTERNAL RECOVERIES</b>	<b>76,800</b>	<b>80,400</b>
<b>NET COST - 210 TUAM STREET</b>	<b>(17,722)</b>	<b>(26,710)</b>

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

<b>OUTPUT : SERVICE DELIVERY PROPERTIES</b>	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>Sub Output : Cathedral Square Toilets</b>		
Operating Costs & Standing Charges	11,388	11,448
Building Maintenance	17,000	28,000
Transfer from Suspense - Management Fee	6,960	6,624
Depreciation	42,800	35,800
Debt Servicing	0	0
<b>TOTAL COSTS</b>	<b>78,148</b>	<b>81,872</b>
 <b>INTERNAL RECOVERIES</b>	 <b>174,000</b>	 <b>165,600</b>
 <b>NET COST - CATHEDRAL SQUARE TOILETS</b>	 <b>(95,852)</b>	 <b>(83,728)</b>
 <b>Sub Outputs : Energy Showhome</b>		
Operating Costs & Standing Charges	950	950
Maintenance Of Grounds & Buildings	3,000	2,000
Transfer from Suspense - Management Fee	580	576
Depreciation	1,000	1,000
Debt Servicing	0	0
<b>TOTAL COSTS</b>	<b>5,530</b>	<b>4,526</b>
 <b>INTERNAL RECOVERIES</b>	 <b>14,400</b>	 <b>14,400</b>
 <b>NET COST - WORKS DEPOTS</b>	 <b>(8,870)</b>	 <b>(9,874)</b>

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

<b>OUTPUT : SERVICE DELIVERY PROPERTIES</b>	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>Sub Outputs : Works Depots</b>		
Operating Costs & Standing Charges	84,033	34,898
Maintenance Of Grounds & Buildings	26,000	15,000
Transfer from Suspense - Management Fee	25,520	27,330
Depreciation	212,492	146,251
Debt Servicing	0	0
<b>TOTAL COSTS</b>	<b>348,045</b>	<b>223,479</b>
 EXTERNAL REVENUE	 529,707	 529,707
INTERNAL RECOVERIES	155,184	153,600
 <b>NET COST - WORKS DEPOTS</b>	 <b>(336,846)</b>	 <b>(459,828)</b>
 <b>Sub Output : Drainage - Farms</b>		
Transfer from Suspense - Management Fee	8,380	8,280
Debt Servicing	0	0
<b>TOTAL COSTS</b>	<b>8,380</b>	<b>8,280</b>
 External Revenue		
Internal Recoveries	206,760	207,000
 <b>NET COST - DRAINAGE FARMS</b>	 <b>(198,380)</b>	 <b>(198,720)</b>

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

	<b>2002/2003 BUDGET</b>	<b>2003/2004 BUDGET</b>
	<b>\$</b>	<b>\$</b>
<b>OUTPUT : SERVICE DELIVERY PROPERTIES</b>		
<b>Sub Output : Libraries</b>		
Operating Costs & Standing Charges	285,215	413,697
Maintenance Of Grounds & Buildings	252,300	259,190
Fire Service Contracts	6,200	8,950
Transfer from Suspense - Management Fee	108,968	133,202
Depreciation	1,203,208	1,366,792
Debt Servicing	0	0
	-----	-----
TOTAL COSTS	1,855,891	2,181,831
INTERNAL RECOVERIES	2,601,600	3,212,600
EXTERNAL REVENUE	58,460	67,460
	-----	-----
TOTAL REVENUE	2,660,060	3,280,060
	-----	-----
NET COST - LIBRARIES	(804,169)	(1,098,229)
	=====	=====



RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

<b>OUTPUT : SERVICE DELIVERY PROPERTIES</b>	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>Sub Output : Car Parking Buildings</b>		
Operating Costs & Standing Charges	1,370,876	1,352,844
Maintenance Of Grounds & Buildings	245,600	224,100
Transfer from Suspense - Management Fee	195,922	196,512
Depreciation	401,177	586,642
Debt Servicing	0	6,520
TOTAL COSTS	2,213,575	2,366,618
EXTERNAL REVENUE	93,008	73,208
INTERNAL RECOVERIES	4,817,516	4,839,600
NET COST - CAR PARKING BUILDINGS	<u><u>(2,696,949)</u></u>	<u><u>(2,546,190)</u></u>
<b>Sub Output : Refuse Stations</b>		
Operating Costs & Standing Charges	86,757	105,234
Transfer from Suspense - Management Fee	38,052	43,260
Depreciation	217,757	192,839
Debt Servicing	0	0
TOTAL COSTS	342,566	341,333
EXTERNAL REVENUE	23,100	23,100
INTERNAL RECOVERIES	938,400	1,058,400
NET COST - REFUSE STATIONS	<u><u>(618,934)</u></u>	<u><u>(740,167)</u></u>

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

<b>OUTPUT : SERVICE DELIVERY PROPERTIES</b>	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>Sub Output : Recovered Materials Foundation</b>		
Operating Costs & Standing Charges	9,200	8,750
Transfer from Suspense - Management Fee	4,900	4,899
Depreciation	79,910	137,883
Debt Servicing	0	0
	-----	-----
TOTAL COSTS	94,010	151,532
EXTERNAL REVENUE	122,477	122,477
INTERNAL RECOVERIES	0	0
	-----	-----
NET COST - RECOVERED MATERIALS FOUNDATION	(28,467)	29,055
	=====	=====
<b>Sub Output : Cathedral Junction Holding Costs (6 Months)</b>		
Operating Costs & Standing Charges	30,000	30,000
Transfer from Suspense - Management Fee	10,000	9,000
Depreciation	30,000	30,000
Debt Servicing	0	0
	-----	-----
TOTAL COSTS	70,000	69,000
EXTERNAL REVENUE	150,000	150,000
	-----	-----
NET COST - CATHEDRAL JUNCTION HOLDING COSTS (6 MONTHS ONLY)	(80,000)	(81,000)
	=====	=====

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

<b>OUTPUT : SERVICE DELIVERY PROPERTIES</b>	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>Sub Output : Service Centres</b>		
Operating Costs & Standing Charges	141,582	84,509
Maintenance Of Grounds & Buildings	102,500	168,210
Transfer from Suspense - Management Fee	37,536	36,155
Depreciation	109,564	83,326
Debt Servicing	0	0
	-----	-----
TOTAL COSTS	391,182	372,200
EXTERNAL REVENUE	0	0
INTERNAL RECOVERIES	918,279	903,879
	-----	-----
NET COST - SERVICE CENTRES	<u>(527,097)</u>	<u>(531,679)</u>
<b>Sub Output : Community Centres</b>		
Operating Costs & Standing Charges	59,734	78,902
Maintenance Of Grounds & Buildings	381,700	535,800
Fire Service Contracts	20,400	13,800
Transfer from Suspense - Management Fee	64,555	78,208
Depreciation	436,818	497,953
Debt Servicing	0	0
	-----	-----
TOTAL COSTS	963,207	1,204,663
EXTERNAL REVENUE	300,177	351,102
INTERNAL RECOVERIES	1,299,984	1,604,100
	-----	-----
NET COST - COMMUNITY CENTRES	<u>(636,954)</u>	<u>(750,539)</u>

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

**OUTPUT : OPERATIONAL HOUSING**

**2002/2003**  
**BUDGET**  
\$

**2003/2004**  
**BUDGET**  
\$

## DIRECT COSTS

Operating Costs &amp; Standing Charges

14,906

5,870

Maintenance

24,200

12,000

Aranui Community Renewal Project

0

0

## ALLOCATED COSTS

Internal Asset Management Fee

2,546

810

Depreciation

2,935

2,800

## TOTAL COSTS

44,587

21,480

## REVENUE

Rents &amp; Sundry Revenue

17,600

20,239

Rents MTP Housing (7%)

0

0

## TOTAL REVENUE

17,600

20,239

## NET COST GENERAL HOUSING

26,987

1,241

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

<b>OUTPUT : RESTRICTED PROPERTIES</b>	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>Sub Output : Sign of the Takahe</b>		
Operating Costs & Standing Charges	7,101	8,783
Maintenance Of Grounds & Buildings	110,000	100,500
Transfer from Suspense - Management Fee	3,192	3,600
Depreciation	34,366	29,331
Debt Servicing	0	0
	-----	-----
TOTAL COSTS	154,659	142,214
EXTERNAL REVENUE	60,000	60,000
	-----	-----
NET COST - SIGN OF THE TAKAHE	94,659	82,214
	=====	=====
<b>Sub Output : Scarborough Tea Rooms</b>		
Operating Costs & Standing Charges	1,866	1,965
Maintenance Of Grounds & Buildings	10,000	5,000
Transfer from Suspense - Management Fee	580	760
Depreciation	4,800	4,800
	-----	-----
TOTAL COSTS	17,246	12,525
EXTERNAL REVENUE	14,500	19,000
	-----	-----
NET COST - SCARBOROUGH TEA ROOMS	2,746	(6,475)
	=====	=====

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

<b>OUTPUT : RESTRICTED PROPERTIES</b>	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>Sub Output : Sumner Tea Rooms</b>		
Operating Costs & Standing Charges	1,456	1,802
Maintenance Of Grounds & Buildings	1,000	500
Transfer from Suspense - Management Fee	912	960
Depreciation	0	0
Debt Servicing	0	0
	-----	-----
TOTAL COSTS	3,368	3,262
EXTERNAL REVENUE	23,000	24,000
	-----	-----
NET COST - SUMNER TEA ROOMS	(19,632)	(20,738)
	=====	=====
<b>Sub Output : Old Municipal Chambers</b>		
Operating Costs & Standing Charges	34,639	51,423
Maintenance Of Grounds & Buildings	123,000	126,400
Transfer from Suspense - Management Fee	3,972	6,960
Depreciation	15,779	15,260
	-----	-----
TOTAL COSTS	177,390	200,043
EXTERNAL REVENUE	0	0
INTERNAL REVENUE	134,400	139,200
	-----	-----
NET COST - OLD MUNICIPAL CHAMBERS	42,990	60,843
	=====	=====

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

<b>OUTPUT : RESTRICTED PROPERTIES</b>	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>Sub Output : Thomas Edmonds Restaurant</b>		
Operating Costs & Standing Charges	1,676	4,069
Maintenance Of Grounds & Buildings	25,000	11,000
Transfer from Suspense - Management Fee	600	1,140
Depreciation	4,189	4,423
	-----	-----
TOTAL COSTS	31,465	20,632
EXTERNAL REVENUE	15,000	15,000
	-----	-----
NET COST - THOS EDMONDS RESTAURANT	16,465	5,632
	=====	=====

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

<b>OUTPUT : RESTRICTED PROPERTIES</b>	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>Sub Output : Mona Vale Homestead</b>		
Operating Costs & Standing Charges	8,548	9,795
Maintenance Of Grounds & Buildings	34,000	24,000
Transfer from Suspense - Management Fee	2,076	2,600
Depreciation	14,138	9,710
	-----	-----
TOTAL COSTS	58,762	46,105
EXTERNAL REVENUE	52,000	52,000
	-----	-----
NET COST - MONA VALE HOMESTEAD	6,762	(5,895)
	=====	=====
<b>Sub Output : Mona Vale Gatehouse</b>		
Operating Costs & Standing Charges	3,639	3,500
Maintenance Of Grounds & Buildings	5,000	5,000
Transfer from Suspense - Management Fee	570	817
Depreciation	1,900	1,890
	-----	-----
TOTAL COSTS	11,109	11,207
EXTERNAL REVENUE	14,400	16,333
	-----	-----
NET COST - MONA VALE GATEHOUSE	(3,291)	(5,127)
	=====	=====



RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>OUTPUT : RESTRICTED PROPERTIES</b>		
<b>Sub Output : Canterbury Provincial Chambers</b>		
Operating Costs & Standing Charges	103,771	108,209
Maintenance Of Grounds & Buildings	170,000	184,000
Transfer from Suspense - Management Fee	10,000	13,629
Depreciation	74,040	62,917
	-----	-----
TOTAL COSTS	357,811	368,755
INTERNAL REVENUE	7,800	7,800
EXTERNAL REVENUE	128,240	128,490
	-----	-----
NET COST - CANTERBURY PROVINCIAL CHAMBERS	===== 221,771	===== 232,465
<b>Sub Output : Chokebore Lodge (Museum)</b>		
Operating Costs & Standing Charges	2,292	2,446
Maintenance Of Grounds & Buildings	5,000	2,500
Transfer from Suspense - Management Fee	1,008	960
Depreciation	1,000	1,000
	-----	-----
TOTAL COSTS	9,300	6,906
INTERNAL RECOVERIES	25,200	19,200
	-----	-----
NET COST - CHOKEBORE LODGE	===== (15,900)	===== (12,294)

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

<b>OUTPUT : RESTRICTED PROPERTIES</b>	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>Sub Output : Plunket Building - Oxford Terrace</b>		
Operating Costs & Standing Charges		
Maintenance Of Grounds & Buildings	5,000	6,500
Transfer from Suspense - Management Fee	1,344	2,600
Debt Servicing	0	0
Depreciation	100	2,020
<b>TOTAL COSTS</b>	<b>6,444</b>	<b>11,120</b>
 EXTERNAL REVENUE	 12,000	 12,000
INTERNAL RECOVERIES	21,600	43,200
 <b>NET COST - PLUNKET BUILDING</b>	 <b>(27,156)</b>	 <b>(44,080)</b>
 <b>Sub Output : Old Stone House - Cracroft</b>		
Operating Costs & Standing Charges	2,268	2,524
Maintenance Of Grounds & Buildings	5,000	4,000
Transfer from Suspense - Management Fee	1,728	2,160
Depreciation	6,214	5,750
<b>TOTAL COSTS</b>	<b>15,210</b>	<b>14,434</b>
 INTERNAL RECOVERIES	 43,200	 43,200
 <b>NET COST - OLD STONE HOUSE - CRACROFT</b>	 <b>(27,990)</b>	 <b>(28,766)</b>

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

<b>OUTPUT : RESTRICTED PROPERTIES</b>	<b>2002/2003 BUDGET \$</b>	<b>2003/2004 BUDGET \$</b>
<b>Sub Output : Curators House Botanic Gardens</b>		
Operating Costs & Standing Charges	14,419	9,730
Maintenance Of Grounds & Buildings	1,200	1,000
Transfer from Suspense - Management Fee	1,992	2,500
Depreciation	3,008	4,000
	-----	-----
TOTAL COSTS	20,619	17,230
EXTERNAL RECOVERIES	50,000	50,000
	-----	-----
NET COST - CURATORS HOUSE BOTANIC GARDENS	(29,381)	(32,770)
	=====	=====
<b>Sub Output : Nurses Memorial Chapel</b>		
Operating Costs & Standing Charges	4,515	2,343
Maintenance Of Grounds & Buildings	20,000	20,000
Transfer from Suspense - Management Fee	1,488	1,620
Depreciation	0	0
	-----	-----
TOTAL COSTS	26,003	23,963
INTERNAL RECOVERIES	37,200	32,400
	-----	-----
NET COST - NURSES MEMORIAL CHAPEL	(11,197)	(8,437)
	=====	=====

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

**OUTPUT : RESTRICTED PROPERTIES**

**2002/2003**  
**BUDGET**  
**\$**

**2003/2004**  
**BUDGET**  
**\$**

**Sub Output : Rose Historic Chapel**

Operating Costs &amp; Standing Charges

4,822

2,789

Maintenance Of Grounds &amp; Buildings

10,000

10,000

Transfer from Suspense - Management Fee

2,544

3,780

Depreciation

4,909

4,700

TOTAL COSTS

22,275

21,269

INTERNAL RECOVERIES

63,600

75,600

NET COST - ROSE HISTORIC CHAPEL

(41,325)

(54,331)

**Sub Output : Halswell Quarry Managers House**

Operating Costs &amp; Standing Charges

2,719

2,020

Maintenance Of Grounds &amp; Buildings

30,000

30,000

Transfer from Suspense - Management Fee

1,020

1,200

Depreciation

300

200

TOTAL COSTS

34,039

33,420

EXTERNAL RECOVERIES

12,000

12,000

NET COST - HALSWELL QUARRY MANAGERS HOUSE

22,039

21,420

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

**OUTPUT : RESTRICTED PROPERTIES**

<b>2002/2003</b>	<b>2003/2004</b>
<b>BUDGET</b>	<b>BUDGET</b>
<b>\$</b>	<b>\$</b>

**Sub Output : Avebury House**

Operating Costs & Standing Charges	1,984	1,854
Maintenance Of Grounds & Buildings	60,000	13,000
Transfer from Suspense - Management Fee	2,000	2,580
Depreciation	1,450	1,980

## TOTAL COSTS

65,434	19,414
--------	--------

## INTERNAL RECOVERIES

50,000	51,600
--------	--------

## NET COST - AVEBURY HOUSE

15,434	(32,186)
--------	----------

**Sub Output : Youth Hostel Association**

Operating Costs & Standing Charges	7,790	7,790
Maintenance Of Grounds & Buildings	0	0
Transfer from Suspense - Management Fee	2,000	2,000
Depreciation	100	130
Debt Servicing	0	0

## TOTAL COSTS

9,890	9,920
-------	-------

## EXTERNAL REVENUE

50,000	50,000
--------	--------

## NET COST - YOUTH HOSTEL ASSOCIATION

(40,110)	(40,080)
----------	----------

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY</b>

**OUTPUT : RESTRICTED PROPERTIES**

**2002/2003**  
**BUDGET**  
\$

**2003/2004**  
**BUDGET**  
\$

**Sub Output : Robert Mcdougall Art Gallery**

Operating Costs & Standing Charges	0	23,381
Maintenance Of Grounds & Buildings	0	36,450
Transfer from Suspense - Management Fee	0	9,991
Depreciation	0	87,500
Debt Servicing	0	0

## TOTAL COSTS

0 157,322

## EXTERNAL REVENUE

0 199,822

## NET COST - ROBERT MCDOUGALL ART GALLERY

0 (42,500)

**Sub Output : Kapuatohe Historic Reserve**

Operating Costs & Standing Charges	0	5,500
Maintenance Of Grounds & Buildings	0	5,500
Transfer from Suspense - Management Fee	0	1,210
Re-piling the main house (S/P)	0	20,000

## TOTAL COSTS

0 32,210

## EXTERNAL REVENUE

0 12,100

## NET COST - KAPUATOHE HISTORIC RESERVE

0 20,110

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>CAPITAL OUTPUTS</b>

	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008
<b>RENEWALS &amp; REPLACEMENTS</b>					
<b>General</b>					
Lichfield St Parking Building-Lift Gear/ Motor Upgrade	55,000				
Bromley Community Centre - Redevelopment	0				
Tuam St Creche - Toilet Area Refurbishment	20,000				
St Albans Educare Preschool Renewal (Reprogrammed 03/04)	340,000				
Contingencies	350,000	1,100,000	1,500,000	1,500,000	1,800,000
	765,000	1,100,000	1,500,000	1,500,000	1,800,000
<b>Libraries</b>					
Central Library - HVAC Control replacement	50,000				
	50,000	0	0	0	0
<b>Office Buildings</b>					
Air Conditioning - 210 Tuam St					
Window Replacement - Civic Offices (Reprogrammed 03/04)	0	0	2,416,500		
Civic Offices - Contingencies (Reprogrammed 03/04)	364,000				
Civic Offices - Screens	3,000	50,000	30,000		
Civic Office - Boiler Replacement		400,000			
	367,000	450,000	2,446,500	0	0
<b>Office Equipment</b>					
Software Upgrade					
Office Furniture & Equipment					
	0	0	0	0	0
<b>TOTAL RENEWALS &amp; REPLACEMENTS</b>	1,182,000	1,550,000	3,946,500	1,500,000	1,800,000

## 8.9.31

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>CAPITAL OUTPUTS</b>

<b>ASSET IMPROVEMENTS</b>	<b>2003/2004</b>	<b>2004/2005</b>	<b>2005/2006</b>	<b>2006/2007</b>	<b>2007/2008</b>
<b>General</b>					936,000
Provincial Council Buildings	0	0	0	0	0
	0	0	0	0	936,000
<b>Libraries</b>					
Upper Riccarton		510,000	2,645,000		
Upper Riccarton Library - Contributions (Dept of Education)			-550,000		
Parklands Library		510,000			
New South of The City Library	204,000				
	204,000	1,020,000	2,095,000	0	0
<b>Office Buildings</b>					
Contingencies	900,000	900,000	800,000	900,000	900,000
Civic Offices - Additional Office Accomodation		5,500,000	5,500,000		
Linwood Service Centre - Air Conditioning					
	900,000	6,400,000	6,300,000	900,000	900,000
<b>Community Facilities (Requested by Community Bds)</b>					
Community Facilities (Unspecified)	300,000	300,000		300,000	
	300,000	300,000	0	300,000	0
<b>TOTAL ASSET IMPROVEMENTS</b>	<b>1,404,000</b>	<b>7,720,000</b>	<b>8,395,000</b>	<b>1,200,000</b>	<b>1,836,000</b>



RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>CAPITAL OUTPUTS</b>

<b>NEW ASSETS</b>	<b>2003/2004</b>	<b>2004/2005</b>	<b>2005/2006</b>	<b>2006/2007</b>	<b>2007/2008</b>
<b>General</b>					
Cathedral Junction - Property Purchase (Reprogrammed 03/04)	3,000,000				
Museum Capital Expenditure (Old Art Gallery Site)		2,600,000			
Christchurch Art Gallery Building including carpark	838,572				
	<u>3,838,572</u>	<u>2,600,000</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Libraries</b>					
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Community Facilities</b>					
Redcliffs/Sumner Childcare Facility (Reprogrammed 03/04)	293,000				
	<u>293,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Property Contributions</b>					
<b>General</b>					
Christchurch Art Gallery Contributions	-500,000	-273,870			
Christchurch Art Gallery Contribution Expenses					
	<u>-500,000</u>	<u>-273,870</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Property Sales</b>					
<b>General</b>					
Cathedral Junction - Property Sales		-600,000	-600,000	-600,000	-1,200,000
	<u>0</u>	<u>-600,000</u>	<u>-600,000</u>	<u>-600,000</u>	<u>-1,200,000</u>
<b>TOTAL NEW ASSETS</b>	<u>3,631,572</u>	<u>1,726,130</u>	<u>-600,000</u>	<u>-600,000</u>	<u>-1,200,000</u>
<b>TOTAL CAPITAL EXPENDITURE</b>	<u><b>\$6,217,572</b></u>	<u><b>\$10,996,130</b></u>	<u><b>\$11,741,500</b></u>	<u><b>\$2,100,000</b></u>	<u><b>\$2,436,000</b></u>
<b>Annual Plan 2002/2003</b>	<b>26,990,040</b>	4,220,629	10,789,130	9,555,000	2,136,000
				2,136,000	2,208,000

## 8.9.33

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>CAPITAL OUTPUTS</b>

	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008
<b>SUMMARY</b>					
Renewals & Replacements	1,182,000	1,550,000	3,946,500	1,500,000	1,800,000
Asset Improvements	1,404,000	7,720,000	8,945,000	1,200,000	1,836,000
New Assets	4,131,572	2,600,000	0	0	0
Asset Sales / Contributions	-500,000	-873,870	-1,150,000	-600,000	-1,200,000
	<b>\$6,217,572</b>	<b>\$10,996,130</b>	<b>\$11,741,500</b>	<b>\$2,100,000</b>	<b>\$2,436,000</b>
<b>SUMMARY PER ACTIVITY</b>					
General	4,103,572	2,826,130	900,000	900,000	1,536,000
Libraries	254,000	1,020,000	2,095,000	0	0
Office Buildings	1,267,000	6,850,000	8,746,500	900,000	900,000
Community Facilities	593,000	300,000	0	300,000	0
Office Equipment	0	0	0	0	0
<b>TOTAL CAPITAL OUTPUTS</b>	<b>\$6,217,572</b>	<b>\$10,996,130</b>	<b>\$11,741,500</b>	<b>\$2,100,000</b>	<b>\$2,436,000</b>
	<b>YEAR 6</b>	<b>YEAR 7</b>	<b>YEAR 8</b>	<b>YEAR 9</b>	<b>YEAR 10</b>
<b>UNSPECIFIED</b>					
<b>RENEWALS &amp; REPLACEMENTS</b>	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
<b>ASSET IMPROVEMENTS</b>	900,000	900,000	900,000	900,000	900,000
<b>NEW ASSETS</b>	0	0	0	0	
	<b>\$2,700,000</b>	<b>\$2,700,000</b>	<b>\$2,700,000</b>	<b>\$2,700,000</b>	<b>\$2,700,000</b>

<b>Annual Plan 2002/2003</b>	2,208,000	2,808,000	2,808,000	2,808,000
------------------------------	-----------	-----------	-----------	-----------

## 8.9.34

RESPONSIBLE COMMITTEE:		PROPERTY & MAJOR PROJECTS COMMITTEE				
BUSINESS UNIT:		PROPERTY - ASSET MANAGEMENT				
ACTIVITY:		FEES SCHEDULE				
Fees Description	2002/2003 Present Charge	2002/2003 Revenue from Present Charge	2003/2004 Proposed Charge	2003/2004 Projected Revenue From Proposed Charge	2003/2004 Projected Revenue As a Percentage of Total Cost See Note 10	Notes
Endowment Farms		\$14,400		\$10,760		
Sockburn Testing Station		\$69,500		\$69,500		(3)
Brag Enterprises						
Sockburn Yard		\$12,187		\$12,187		
Riccarton Yard		\$71,790		\$71,790		(3)
Milton St Depot		\$389,257		\$389,257		
Cathedral Square Kiosk		\$10,000		\$10,000		(2)
Papanui Library		\$5,460		\$5,460		
Tram Barn				\$10,800		
Wigram Shingle Pit		\$27,000		\$27,000		
Templeton Sewerage farm		\$22,000		\$0		
Ferrymead Land				\$0		
Halswell Quarry Managers House		\$12,000		\$12,000		(6)
Parkhouse Refuse Station		\$23,100		\$23,100		(3)
- Recovered Material Foundation		\$122,477		\$122,477		
Carparking Buildings		\$23,708				
Lichfield Street (1228)				\$23,908		(3)
Tuam St		\$7,300		\$7,300		(3)
Bus Interchange		\$67,000		\$42,000		
Clarence Street Tavern		\$89,000		\$86,250		(3)
Hei Hei Community Centre		\$2,310		\$2,310		(3)
Park Royal Carpark		\$180,000		\$180,000		
Y.H.A. - Rolleston Ave		\$50,000		\$50,000		
Canterbury Provincial Chambers		\$128,239		\$128,490		
- Vacant		\$7,800		\$7,800		(6)
Sign of the Takahe		\$60,000		\$60,000		(1)
		\$25,000 or 6% of GTO				

## 8.9.35

RESPONSIBLE COMMITTEE:		PROPERTY & MAJOR PROJECTS COMMITTEE				
BUSINESS UNIT:		PROPERTY - ASSET MANAGEMENT				
ACTIVITY:		FEES SCHEDULE				
Fees Description	2002/2003 Present Charge	2002/2003 Revenue from Present Charge	2003/2004 Proposed Charge	2003/2004 Projected Revenue From Proposed Charge	2003/2004 Projected Revenue As a Percentage of Total Cost See Note 10	Notes
Scarborough Tearooms		\$14,500		\$19,000		(1)
On The Beach Restaurant (1461)		\$23,000		\$24,000		
Thomas Edmonds		\$15,000		\$15,000		
Mona Vale		\$52,000		\$52,000		
		or 7% of GTO				
Plunket Building		\$12,000		\$12,000		(3)
Curators House Botanic Gardens		\$50,000		\$50,000		
Hillsborough Community Centre		\$5,067		\$5,067		
Pages Road Yard		\$140,450		\$140,450		
Restricted Asset Housing		\$14,400		\$16,333		
Pier Retail.		\$53,000		\$53,000		
South City Library / Service Centre				\$9,000		
Cathedral Junction Rentals ( 6 months)		\$150,000		\$150,000		
<b>Creche Rentals</b>						
New Brighton Creche		\$16,800		\$18,000		
Bishopdale Community Centre		\$30,000		\$30,000		
St Albans Creche		\$15,600		\$15,600		
Linwood Community Creche		\$38,400		\$40,800		
Hoon Hay Community Creche		\$14,400		\$16,800		
Springs Road Creche		\$33,600		\$33,600		
Woolston Creche		\$36,000		\$40,800		
Rainbow Creche		\$26,400		\$26,400		
Redwood Community Creche		\$28,800		\$28,800		
Sumner Redcliffs Creche				\$38,925		
North Beach Community Creche		\$26,400		\$27,600		
Sydenham Creche		\$26,400		\$26,400		

## 8.9.36

RESPONSIBLE COMMITTEE:		PROPERTY & MAJOR PROJECTS COMMITTEE				
BUSINESS UNIT:		PROPERTY - ASSET MANAGEMENT				
ACTIVITY:		FEES SCHEDULE				
Fees Description	2002/2003 Present Charge	2002/2003 Revenue from Present Charge	2003/2004 Proposed Charge	2003/2004 Projected Revenue From Proposed Charge	2003/2004 Projected Revenue As a Percentage of Total Cost See Note 10	Notes
Operational Housing		\$17,600		\$20,239		
Robert McDougall Art Gallery		\$0		\$199,822		
Kaputohe Historic Reserve		\$0		\$12,100		
External Asset Management Service Provision				\$19,000		
		-----		-----		
		\$2,234,345		\$2,493,125		
<b>NOTES</b> 1. Rental inclusive of outgoing recoveries. 2. NZ Police rental. Council have subsidised rental by \$20,000 pa. 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. 6. Currently Vacant. - Will be finding tenant, prospects may vary with uncertain determined in the rental nominated.						

RESPONSIBLE COMMITTEE:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY - ASSET MANAGEMENT</b>

**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:	<b>PROPERTY &amp; MAJOR PROJECTS COMMITTEE</b>
BUSINESS UNIT:	<b>PROPERTY - ASSET MANAGEMENT</b>
OUTPUT CLASS:	<b>PROPERTY - ASSET MANAGEMENT</b>

**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>
<b>Costs and Modifications</b>							
<i>Costs</i>							
0.00% General Benefits	-	-	-	-	-		- 0
100.00% Direct Benefits	11,255,951	-	-	-	-		11,255,951 TableC
0.00% Negative Effects	-	-	-	-	-		- 0
<i>Total Costs</i>	11,255,951	-	-	-	-	-	11,255,951
<i>Modifications</i>							
Transfer User Costs to Rating	7,383,291	(5,366,055)	(1,456,669)	(197,220)	(363,347)		- CapValAll
Non-Rateable	-	(277,743)	(75,396)	(10,208)	363,347		- CapValGen
<i>Total Modifications</i>	7,383,291	(5,643,798)	(1,532,065)	(207,428)	-	-	-
Total Costs and Modifications	18,639,242	(5,643,798)	(1,532,065)	(207,428)	-	-	11,255,951

**Funded By**

165.59% User Charges	18,639,242						18,639,242
0.00% Grants and Subsidies		-	-	-	-		- 0
0.00% Net Corporate Revenues		-	-	-	-		- 0
-65.59% Capital Value Rating	-	(5,643,798)	(1,532,065)	(207,428)	-	-	(7,383,291)
0.00% Uniform Annual Charge		-	-	-			-
Total Funded By	18,639,242	(5,643,798)	(1,532,065)	(207,428)	-	-	11,255,951