

5.5b.0

*FACILITY ASSETS
PROPERTY
ASSET MANAGEMENT*

5.5b.i

RESPONSIBLE COMMITTEE:	PROPERTY & MAJOR PROJECTS COMMITTEE
BUSINESS UNIT:	FACILITY ASSETS – PROPERTY ASSET MANAGEMENT
ACTIVITY:	BUSINESS UNIT SUMMARY

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.

5.5b.ii

RESPONSIBLE COMMITTEE:	PROPERTY & MAJOR PROJECTS COMMITTEE
BUSINESS UNIT:	FACILITY ASSETS – PROPERTY ASSET MANAGEMENT
ACTIVITY:	BUSINESS UNIT SUMMARY

Key Changes*Committed Costs (Operating)*

• Harvard Lounge & Wigram Gym -Direct Operating costs (28,131) less External Income(10,000 Rent + 4320 Rates/Insurance)	13,811
• Hillsborough Community Centre, Cashmere Childrens Library & South Hornby Preschool Buildings removed during 03/04 (9339 costs less 5067 External Income)	(4,272)
• General Housing (operational) contingency – No longer required.	(5,100)
• Halswell Library – provision for holding costs associated with proposed land purchase discontinued, due to contamination issues.	(15,200)
• Somerfield Play Centre - previously represented as an internal tenant now shown as an external tenant	(18,000)
• Civic Offices – Following Accommodation review and Council decision operational works associated with structural work no longer required	(271,739)

Restructuring Budgets

• RMF lease relocated from Commercial to Operational cost centre - merged with surrendered garden centre lease.	0
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5.5b.1

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

NET COST SUMMARY**2003/2004
BUDGET****2004/2005
BUDGET**

\$

\$

COMMERCIAL PROPERTY

Miscellaneous Properties	87,612	260,148
Endowment Farms	(9,830)	(9,726)
Sockburn Testing Stations	(52,008)	(51,555)
Tram Barn	(55,753)	(76,234)
Clarence Street Tavern	(57,802)	(63,924)
Parkroyal Carpark	(176,000)	(175,800)
Cathedral Square Kiosks	1,042	(26,238)
Sockburn Yard	20,514	15,284
Riccarton Yard	30,321	28,557
Wigram Shingle Pits	(25,920)	(18,385)
Templeton Sewerage Farm	3,200	0
Ferrymead Land	0	(18,456)
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Balance C/Fwd	(234,624)	(136,328)

5.5b.2

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

NET COST SUMMARY (Continued)	2003/2004 BUDGET	2004/2005 BUDGET
	\$	\$
Balance B/Fwd	(234,624)	(136,328)
SERVICE DELIVERY PROPERTY		
Civic Offices Tuam Street	(1,069,133)	(1,306,222)
210 Tuam Street	(26,710)	(27,198)
Cathedral Square Toilets	(83,728)	(111,050)
Energy Showhome	(9,874)	(8,390)
Works Depots	(389,028)	(303,234)
Drainage Farms	(198,720)	(197,685)
Libraries	(1,098,229)	(1,338,789)
Car Parking Buildings	(2,546,190)	(2,358,141)
Refuse Stations	(711,112)	(763,133)
Service Centres	(531,679)	(398,231)
Community Centres	(746,539)	(923,110)
Christchurch Pier	239,576	112,418
OPERATIONAL HOUSING	(4,859)	(7,426)
RESTRICTED PROPERTY		
Sign of the Takahe	82,214	(18,452)
Scarborough Tea Rooms	(6,475)	(8,688)
Sumner Tea Rooms	(20,738)	(20,617)
Old Municipal Chambers	60,843	118,935
Thomas Edmonds Restaurant	5,632	45,679
Mona Vale Homestead	(5,895)	(12,852)
Balance C/Fwd	(7,295,266)	(7,662,513)

5.5b.3

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

NET COST SUMMARY (Continued)	2003/2004 BUDGET	2004/2005 BUDGET
	\$	\$
Balance B/Fwd	(7,295,266)	(7,662,513)
RESTRICTED PROPERTY (CONTD.)		
Mona Vale Gatehouse	(5,127)	12,695
Canterbury Provincial Chambers	232,465	242,750
Chokebore Lodge	(12,294)	66,425
Plunket Building - Oxford Tce	(44,080)	(34,669)
Old Stone House - Cracroft	(28,766)	(23,149)
Curators House Botanic Gardens	(32,770)	(27,490)
Nurse Memorial Chapel	(8,437)	(23,297)
Rose Historic Chapel	(54,331)	(52,703)
Halswell Quarry Managers House	21,420	92,886
Avebury House	(32,186)	(14,139)
Youth Hostel Association	(40,080)	(39,246)
Robert Mcdougall Art Gallery	(42,500)	(79,995)
Kapuatohe Historic Reserve	20,110	16,311
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	(26,575)	136,378
Property Management	67,491	113,421
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TOTAL NET COST	(7,254,351)	(7,412,714)
	=====	=====
COST OF CAPITAL EMPLOYED	7,997,710	8,352,650
FIXED ASSETS	3,827,572	7,606,700
RESTRICTED ASSETS	0	0
TOTAL CAPITAL	3,827,572	7,606,700
	=====	=====
FINANCING TRANSFERS	0	0

5.5b.4

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

	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009
RENEWALS & REPLACEMENTS					
General					
Miscellaneous projects (prioritisation / pricing) & contingencies	300,000	800,000	1,300,000	1,800,000	1,800,000
	300,000	800,000	1,300,000	1,800,000	1,800,000
Libraries					
Central Library - WC Renewals	55,000				
	55,000	0	0	0	0
TOTAL RENEWALS & REPLACEMENTS	355,000	800,000	1,300,000	1,800,000	1,800,000
ASSET IMPROVEMENTS					
General					
Museum Capital Expenditure (Old Art Gallery Site)	150,000	200,000	250,000	536,000	50,000
	2,700,000				
	2,850,000	200,000	250,000	536,000	50,000
Libraries					
Parklands Library	460,000				
	460,000	0	0	0	0
Office Buildings					
Miscellaneous projects (prioritisation / pricing) & contingencies	500,000	600,000	700,000	900,000	900,000
Civic Offices - Additional Office Accommodation	2,274,970	7,994,970	13,032,500	13,280,000	14,936,980
	2,774,970	8,594,970	13,732,500	14,180,000	15,836,980
Community Facilities (Requested by Community Bds)					
Shirley Community Centre - Structural Strengthening (Reprogr	460,000				
Riccarton Town Hall - Disabled Access (Reprogrammed 04/05	30,600				
	490,600	0	0	0	0
TOTAL ASSET IMPROVEMENTS	6,575,570	8,794,970	13,982,500	14,716,000	15,886,980

5.5b.5

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

NEW ASSETS	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	
General						
	0	0	0	0	0	
Libraries						
Upper Riccarton	530,000	2,670,000				
Upper Riccarton Library - Contributions (Dept of Education)		-550,000				
	530,000	2,120,000	0	0	0	
Community Facilities						
Redcliffs/Sumner Childcare Facility (Reprogrammed 04/05)	280,000					
Upper Riccarton Community Centre (Reprogrammed 04/05)	140,000					
	420,000	0	0	0	0	
Property Contributions						
General						
Christchurch Art Gallery Contributions	(273,870)					
	(273,870)	0	0	0	0	
TOTAL NEW ASSETS	676,130	2,120,000	0	0	0	
TOTAL CAPITAL EXPENDITURE	\$7,606,700	\$11,714,970	\$15,282,500	\$16,516,000	\$17,686,980	
Annual Plan 2003/2004	3,827,572	11,526,130	12,341,500	2,700,000	3,636,000	2,700,000

5.5b.6

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

2004/2005 2005/2006 2006/2007 2007/2008 2008/2009

SUMMARY

Renewals & Replacements	355,000	800,000	1,300,000	1,800,000	1,800,000
Asset Improvements	6,575,570	9,344,970	13,982,500	14,716,000	15,886,980
New Assets	950,000	2,120,000	0	0	0
Asset Sales / Contributions	(273,870)	(550,000)	0	0	0
	\$7,606,700	\$11,714,970	\$15,282,500	\$16,516,000	\$17,686,980

SUMMARY PER ACTIVITY

General	2,876,130	1,000,000	1,550,000	2,336,000	1,850,000
Libraries	1,045,000	2,120,000	0	0	0
Office Buildings	2,774,970	8,594,970	13,732,500	14,180,000	15,836,980
Community Facilities	910,600	0	0	0	0
Office Equipment	0	0	0	0	0
TOTAL CAPITAL OUTPUTS	\$7,606,700	\$11,714,970	\$15,282,500	\$16,516,000	\$17,686,980

YEAR 6 YEAR 7 YEAR 8 YEAR 9 YEAR 10

UNSPECIFIED

RENEWALS & REPLACEMENTS	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
ASSET IMPROVEMENTS	3,150,000	950,000	950,000	950,000	950,000
NEW ASSETS					
	\$4,950,000	\$2,750,000	\$2,750,000	\$2,750,000	\$2,750,000

Annual Plan 2003/2004

2,700,000 2,700,000 2,700,000 2,700,000

5.5b.7

RESPONSIBLE COMMITTEE:		PROPERTY & MAJOR PROJECTS COMMITTEE				
BUSINESS UNIT:		FACILITY ASSETS - PROPERTY ASSET MANAGEMENT				
ACTIVITY:		FEES SCHEDULE				
Fees Description	2003/2004 Present Charge	2003/2004 Revenue from Present Charge	2004/2005 Proposed Charge	2004/2005 Projected Revenue From Proposed Charge	2004/2005 Projected Revenue As a Percentage of Total Cost See Note 10	Notes
Endowment Farms		\$10,760		\$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		\$379,487		
Cathedral Square Kiosk		\$10,000		\$10,000		(2)
Papanui Library		\$5,460		\$5,460		
Tram Barn		\$10,800		\$10,800		
Wigram Shingle Pit		\$27,000		\$27,000		
Ferrymead Land		\$0		\$28,750		
Parkhouse Refuse Station		\$23,100		\$23,100		(3)
- Recovered Material Foundation		\$122,477		\$122,477		
Carparking Buildings						
Lichfield Street (1228)		\$23,908		\$23,908		(3)
Tuam St		\$7,300		\$7,300		(3)
Bus Interchange		\$42,000		\$40,000		
Clarence Street Tavern		\$86,250		\$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		\$128,490		\$138,490		
- Vacant		\$7,800				(6)
Sign of the Takahe		\$60,000		\$60,800		(1)

5.5b.8

RESPONSIBLE COMMITTEE:		PROPERTY & MAJOR PROJECTS COMMITTEE				
BUSINESS UNIT:		FACILITY ASSETS - PROPERTY ASSET MANAGEMENT				
ACTIVITY:		FEES SCHEDULE				
Fees Description	2003/2004 Present Charge	2003/2004 Revenue from Present Charge	2004/2005 Proposed Charge	2004/2005 Projected Revenue From Proposed Charge	2004/2005 Projected Revenue As a Percentage of Total Cost See Note 10	Notes
Scarborough Tearooms		\$19,000		\$19,000		(1)
On The Beach Restaurant (1461)		\$24,000		\$24,000		
Old Municipal Chambers (1212)		\$0		\$1,000		
Thomas Edmonds		\$15,000		\$17,000		
Mona Vale		\$52,000		\$52,000		
Plunket Building		\$12,000		\$12,000		
Curators House Botanic Gardens		\$50,000		\$51,700		
Hillsborough Community Centre		\$5,067		\$0		
Pages Road Yard		\$140,450		\$133,688		
Restricted Asset Housing		\$16,333		\$16,363		(3)
Pier Retail.		\$53,000		\$46,500		
South City Library / Service Centre		\$9,000		\$9,000		
Creche Rentals						
New Brighton Creche		\$18,000		\$18,000		
Bishopdale Community Centre		\$30,000		\$30,000		
St Albans Creche		\$15,600		\$15,600		
Linwood Community Creche		\$40,800		\$40,800		
Somerfield Community Creche		\$0		\$18,000		
Hoon Hay Community Creche		\$16,800		\$16,800		
Springs Road Creche		\$33,600		\$33,600		
Woolston Creche		\$40,800		\$40,800		
Rainbow Creche		\$26,400		\$26,400		
Redwood Community Creche		\$28,800		\$28,800		
Sumner Redcliffs Creche		\$38,925		\$38,925		
North Beach Community Creche		\$27,600		\$27,600		
Sydenham Creche		\$26,400		\$26,400		

5.5b.9

RESPONSIBLE COMMITTEE:		PROPERTY & MAJOR PROJECTS COMMITTEE				
BUSINESS UNIT:		FACILITY ASSETS - PROPERTY ASSET MANAGEMENT				
ACTIVITY:		FEES SCHEDULE				
Fees Description	2003/2004 Present Charge	2003/2004 Revenue from Present Charge	2004/2005 Proposed Charge	2004/2005 Projected Revenue From Proposed Charge	2004/2005 Projected Revenue As a Percentage of Total Cost See Note 10	Notes
Harvard Lounge & Wigram Gym (2556)		\$0		\$14,320		
Operational Housing		\$20,239		\$23,800		
Robert McDougall Art Gallery		\$199,822		\$199,822		
Kapuatohe Historic Reserve		\$12,100		\$14,820		
External Asset Management Service Provision		\$19,000		\$19,000		
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		\$2,331,125		\$2,376,107		
NOTES 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.						