

PROPERTY ASSETS



Overview

Council owns or leases buildings and property for administrative, community, strategic, heritage, and investment purposes. Therefore there is a need for these properties to be actively managed and the assets protected and maintained appropriately, and this is undertaken by Property Assets.



Glen Eden Library

Activity Category	Activity Type	Number
Operational		
(24 Assets)	Animal Welfare	2
	Carpark	4
	Civil Defence	4
	Offices	7
	Solid Waste	2
	Vehicle Testing Station	1
	Waikumete Cemetery	4
Cultural & Recreational		
(39 Assets)	Community Centres	8
	Corban Estate	10
	Heritage	10
	Libraries	8
	Lopdell House	1
	West Wave Aquatic Centre	2
Community Delivered		
(42 Assets)	Citizens Advice Bureau	4
	Community Hall	8
	Community House	7
	Community Lease	2
	Other Community Lease	21
Property Management		
(350 Assets)	Commercial Lease	9
	Housing for Older Adults	336
	Residential	5
Special		
(108 Assets)	Project	10
	Project – Non Asset	87
	Transitory	2
	Vacant Land	9
Total Assets		563

Sustainable objectives

To maximize sustainability of buildings through reduced resource use.

Environmental objectives

To reduce waste through utilisation of products with longer lives and ensuing harmful waste is appropriately disposed of.

Cultural objectives

To maintain facilities that are open and accessible for all members of the community.

Economic objectives

To responsibly manage facilities to ensure costs are minimised and benefits are maximized.

Social objectives

To maintain facilities that are safe, healthy and encourage community social interaction.

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Governing regulations

The management of the property portfolio is regulated by a wide list of statutes and regulations. The following are the most significant:

- Building Act 1991
- Resource Management Act 1991
- Local Government Act 2002
- Health & Safety in Employment Act 1992
- Historic Places Act 1993
- Residential Tenancies Act 1986



Bethels Fire Station

Users of the services

The customer base consists of:

- Internal customers such as Leisure Services, Library Services, Animal Welfare, Solid Waste, Aquatic Centre and Parks.
- External customers consist of tenants – in investment and rented properties, in Housing for Older Adult Villages, and tenants using community houses and halls, or recreational properties on reserves.



Sturges West Community Centre

Key services

Key services provided include:

- Asset Management
- Operational Management

These services may relate to buildings occupied by Council staff or they may relate to buildings 'owned' by Council for commercial or community purposes.



McLeod Cottage

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How we contribute to the community outcomes

Community Outcome	Contribution
Strong Communities	Maintaining community facilities which allow for social, community and recreation opportunities.
Strong Economy	Utilisation of locally based companies where practical for maintenance and renewal works.
Sustainable Environment	Managing energy, waste and water use innovatively and responsibly through equipment and product selection.
Urban and Rural Villages	Providing affordable and healthy housing for older adults from our community by way of HFOA villages.
Vibrant Arts and Culture	Maintaining facilities for arts and cultural activities such as Lopdell House , Libraries and Community Centres

Funding Property Assets activities

Expenditure	Funding Strategy
Operating Expenditure	Operating expenditure is funded from operating revenue which includes <ul style="list-style-type: none"> • General Rates • Fees and charges (rent)
Capital Expenditure	Capital expenditure for asset renewals is primarily funded from: <ul style="list-style-type: none"> • Depreciation Provision • Rates - Council may opt to fund renewal capital expenditure from rates where this is in keeping with the principles of prudent financial management.
Capital Expenditure – New Assets	Capital expenditure for new (or substantially upgraded) assets required to meet the required LOS is primarily funded from loans on individual projects. Other sources of funding can include: <ul style="list-style-type: none"> • Rates - Council may opt to fund capital expenditure from rates where this is in keeping with the principles of prudent financial management. • Asset Sales – The Council may apply the proceeds of asset sales to capital expenditure • Development contributions

