

Community Property Management

Waimate 2020

Community Property Management

What Do We Do Now?

Land and buildings currently owned include: public toilets, pensioner flats, the old Waimate post office building (used for Promotions Dept. and Resource Centre), the former “Dawson’s Emporium” building, owner occupier flats, staff houses, the Local Government Centre building, vacant and leased land, land and buildings for Council’s utility operations and in relation to economic development objectives. The Council purchases and holds land for the future provision of community approved facilities.



During the 2005/06 financial year, the accounts for property will be consolidated into a single management account that provides for a longer-term view of this area of operations. This property account is intended to be self-supporting.

Tasks

Tasks are the routine matters that Council will attend to every year, in order to maintain service levels set in agreement with our community.

- Manage Council-owned rental accommodation.
- Manage and maintain rural halls to agreed service levels based on their intended life.
- Manage each parcel of Council owned land under criteria set for identified use.
- Maintain and operate Public Toilets.
- Maintain shareholder status in Alpine Energy.
- Maintain and operate Pensioner Flats and Owner/Occupier Flats.
- Maintain and operate Council vacant and leased land, land and buildings for Council’s utility operations and land which facilitates economic development objectives.
- Maintain and operate staff housing.
- Maintain and operate the Local Government Centre Building.
- Maintain and operate the Old Post Office Building.
- Ensure that all leasable parcels of Council owned property has a current and market related rental agreement in place with any occupiers or tenants.

Why Do We Do It?

Council may own land and buildings for the purposes of conducting its own operations. Office space and space for public meetings is essential to provide for administrative and democratic purposes; other land and buildings are owned to provide community amenities and utilities, or may be owned to provide for future development of community assets.

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Our Service Levels

Public toilets – to be available 24 hours a day, seven days a week in a clean and provisioned condition.

Pensioner flats – to be available for occupancy 365 days per year (excepting scheduled maintenance).

Post Office Building – to be available to community based tenants 365 days per year (excepting scheduled maintenance).

Owner occupier flats – to be available to community based tenants 365 days per year (excepting scheduled maintenance).

Staff housing – to be available firstly to assist with recruitment of District Council staff, then to general public 365 days per year (excepting scheduled maintenance).

Local Government Centre – to be open to members of the public 8am to 4.30pm Monday – Friday (excepting public holidays and Christmas break).

Vacant and leased land – to have current lease contracts based at market rates of rental 365 days per year.

Outcomes Supported By This Activity

This activity supports the following Community Outcomes as described in the second volume of this plan.

- The health needs of the District are adequately provided for.
- The governance provided by the Waimate District Council meets the needs of its citizens.
- The District has successfully fostered non-agricultural growth as part of a complete buoyant community.
- Citizens feel that their recreational needs are satisfied.
- The natural and rural environment is protected.

- The economic infrastructural needs of the District are met.
- The historical and cultural heritage of all citizens is adequately protected.
- Increases in quality of life, well-being and prosperity are shared and accessed by all citizens.

How Do We Get There?

The Council will play its part in achieving the above outcomes by continuing to conduct the relevant tasks that we do now and by extending into new projects as agreed with the community.

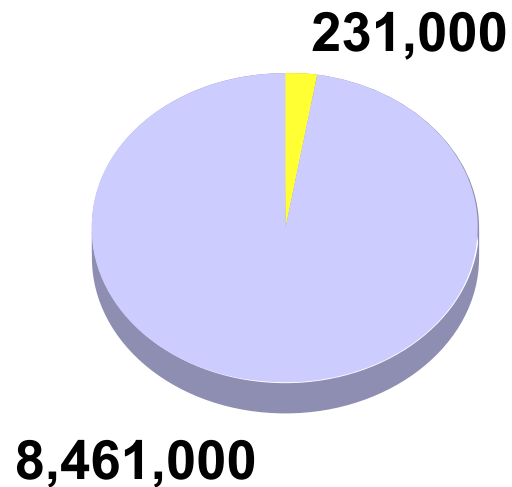
Projects

Projects are special works that are initiated by Council which by their development and ongoing maintenance will enhance community outcomes.

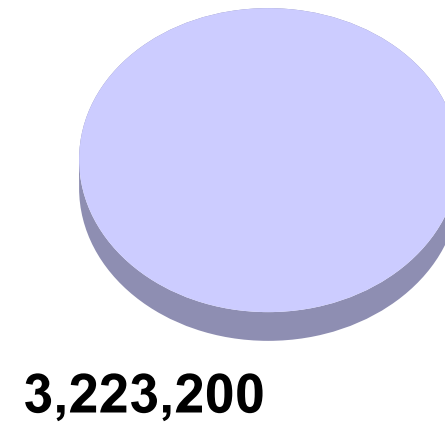
- Redevelop the Stadium as a multi-purpose venue - e.g. for discos, etc.
- Construct a Multi-purpose community centre with catering, education, meeting facilities
- A formal and thorough review to map and identify legal descriptions and current uses of all parcels of council owned land.
- Development of a framework to analyse each parcel into a grouping according to its purpose/use.
- Ensure that all Council land and buildings comply with relevant bylaws and legislation.
- Produce and maintain an advanced Council Property Asset Management Plan.
- Redevelop the building at 84 Queen Street to provide facilities for Community services in accordance with the results of Community consultation.

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Share of Operating Expenditure



Share of Capital Expenditure = \$0



Expected Levels of Expenditure for 2005/2006

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PROSPECTIVE FINANCIAL PERFORMANCE FOR THE YEAR ENDING 30 JUNE 2006													
GROUP - PEOPLE	ACTIVITY :	Estimate	Budget	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast		
	COMMUNITY PROPERTY	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	
		\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	
	Revenue												
	Targeted Rate												
	Transfund Subsidy												
	Revenue from Activities	(132)	(145)	(145)	(212)	(212)	(212)	(212)	(212)	(212)	(212)	(212)	
	Other Revenue												
	Total Revenue	(132)	(145)	(145)	(212)	(212)	(212)	(212)	(212)	(212)	(212)	(212)	
	Expenditure												
	Expenditure on Activities	85	117	108	105	105	105	105	105	105	105	105	
	Interest	54	50	99	89	83	78	73	69	64	59	55	
Depreciation	62	64	76	73	70	69	67	66	65	64	63		
Taxation													
Total Expenditure	201	231	283	267	258	252	245	240	234	228	223		
NET COST OF SERVICE	69	86	138	55	47	40	33	27	22	16	11		
Funded by:													
General Rates	(71)	(52)	(52)	(51)	(50)	(42)	(41)	(41)	(41)	(40)	(40)		
Shortfall (surplus) to balance	(2)	34	87	4	(3)	(2)	(8)	(14)	(19)	(24)	(29)		