

# STAFF REPORT

**TO:** Enterprise Subcommittee  
**FROM:** Manager Property  
**REFERENCE:** 50000  
**DATE:** 4 December 2006  
**SUBJECT:** Property Manager's Report

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## MAIN OFFICE DEVELOPMENT PROJECT

The final costings for the main office building project are as follows:

<b>Budgeted Income</b>	
Dividend Ex Port Nelson	-\$ 3,000,000.00
Operational Budget 04/05	-\$ 140,000.00
Operational Budget 05/06	-\$ 250,000.00
Interest On Investment	-\$ 400,000.00
Sale Old Building	-\$ 15,000.00
	-\$ 3,805,000.00
<b>Costs</b>	
Building Costs	\$ 3,278,493.74
Building Consent	\$ 55,503.71
Fixtures & Fittings	\$ 237,510.75
Retentions Held	\$ 56,567.83
<b>Total Cost</b>	<b>\$ 3,628,076.03</b>
<b>Under Budget</b>	<b>-\$ 176,923.97</b>

Discussions are still being held with the contractor regarding the final payment specifically relating to claims for the supposed under measurement of certain items in the schedule of quantities. This may mean that the final payment to the contractor is higher than the amount of the retentions held but it should not be significantly so.

## PORT MAPUA LAND

The consultant's brief for the development and disposal of the contaminated site at Mapua is being developed at present and will be made available to the Committee at this meeting.

## **LIBRARIES**

I expect to be able to provide the Committee with a verbal update of progress with these developments, at the meeting.

## **HEADINGLY LANE PROPERTY**

It is noted that the Council property at the end of Headingly Lane is proposed to have a mixture of industrial and open space zonings. Originally it was proposed to dispose of this property after the drainage work had been undertaken and the new access provided. I ask that the Committee give consideration to retaining this property in the meantime and will promote discussion at the meeting.

## **STAFF**

Tracey McNally has resigned her position as Property Officer and has taken up part time duties with the building section. We hope to reemploy her on property duties on a part time basis to assist in managing the workload for the property services section.

Interviews have been scheduled for Tracey's replacement.

J K Frater  
Manager Property

<http://tdctoday:82/shared documents/meetings/council/committees and subcommittees/council enterprises subcommittee/reports/2006/rfn061213ces report manager property.doc>