

## **CITY PROPERTIES - DRAFT OPERATING BUDGET 9 YEAR PLAN 2025-34**

Department: Property

### **EXECUTIVE SUMMARY**

- 1 This report provides:
  - a summary of the services provided by City Properties
  - an overview of the draft operating (opex) budget for year one of the 9 year plan for City Properties
  - an overview of the variations from the year one budget for years two to nine for City Properties.
- 2 This report includes four attachments:
  - i) Operating budget for 2025/26 (year one) – this details the movements from the 2024-25 year
  - ii) Operating budget for 2025/26 to 2033/34 (nine years) – this details the projected operating budget throughout the nine year period
  - iii) Funding Impact Statement for 2025/26 to 2033/34 (nine years) – this summarises the source and application of funding throughout the nine year period
  - iv) Schedule of Fees and Charges.
- 3 The report asks the Council to adopt the draft operating budget and draft fees and charges for the purposes of developing the 9 year plan 2025-34 and consulting with the community.

### **RECOMMENDATIONS**

That the Council:

- a) **Adopts** for the purposes of developing the 9 year plan 2025-34 and consulting with the community
  - i) The draft operating budgets and funding impact statement for City Properties as shown/amended at Attachments A, B and C.
  - ii) The draft 2025/26 fees and charges schedules for City Properties as shown/amended at Attachment D.

## **BACKGROUND**

### **City Properties – summary of services**

- 4 The 2025/26 draft operating budget for City Properties is \$50.479 million.
- 5 City Properties includes activities and services related to:
  - Tenancy management
  - Property management
  - Reactive and preventive maintenance
  - Land and lease management
  - Property, capital delivery
  - Parking operations (meter and off-street parking)
- 6 City Properties supports all the Council's activities and services and is essential to the Council's influence in economic development, arts and culture, community housing, and libraries and museums.

## **OPERATING BUDGETS – 2025/26**

- 7 The 2025/26 draft operating budget for City Properties is \$50.478 million. This is an increase of \$957k from the 2024/25 year. The following sections explain the revenue and expenditure changes from the previous year.

### **Revenue**

#### ***Rates***

- 8 Rates revenue is \$13.133 million. This is a decrease of \$1.649 million from the 2024/25 year, mainly due to an increase in surplus from Parking Operations, offsetting the rates requirements.

#### ***External revenue***

- 9 The total external revenue is \$28.438 million This is an increase of \$2.616 million from the 2024/25 year.
- 10 Parking operations revenue has increased \$1.053 million due partly to improved data about parking occupancy rates as well as increases to some parking charges. The addition of a new carpark facility in Gt King St has also increased revenue by \$252k.
- 11 Holding property portfolio rental and opex recoveries revenue has increased \$619k, including \$245k recovery of waste levy costs at the Milners Road property at North Taieri which was previously unbudgeted.
- 12 Housing revenue has increased \$380k, reflecting a proposed rent increase of 3.3%. This increase equates to weekly rent increases ranging from \$5 for a single flat (\$142 to \$147), to \$8 for a two bedroom unit (\$253 to \$261).

- 13 Investment property revenue has increased \$318k because several new and renewed leases have been negotiated.

***Development contributions and vested assets***

- 14 The total revenue from development contributions and vested assets is \$295k. This is the same as the 2024/25 year.

***Internal revenue***

- 15 The total internal revenue is \$8.382 million. This is an increase of \$327k from 2024/25 mainly due to an increase in internal property rental charges.

**Expenditure**

***Personnel costs***

- 16 Personnel costs are \$4.165 million. This is a decrease of \$7k from the 2024/25 year. An explanation of changes to personnel costs are discussed in detail in the Chief Executive Overview Report that is on the agenda.

***Operations and maintenance***

- 17 Operations and maintenance expenditure is \$7.903 million. This is a decrease of \$461k from the 2024/25 year.
- 18 Property management valuation services budget has reduced by \$248k, as 2025/26 is not a valuation year.
- 19 In the Operational Property portfolio, public toilet maintenance is increased \$134k, offset by a \$100k reduction in the reactive maintenance portion of the Municipal Chambers exterior upgrade project (stone pointing work).
- 20 Edgar stadium roofing and ventilation improvement costs have reduced from \$200k to \$100k. This amount reflects the forecasted costs for the work and is in additional to \$300k in the draft capital budget.
- 21 A Building Warrant of Fitness is required under the Building Act 2007 and ensures life safety systems (systems that protect life in the event of a fire) are maintained to a standard. The number of specified systems being maintained in DCC properties has increased because of property purchases, and the cost of remedial work to maintain these systems has also increased. The draft operating and maintenance budget has included an allowance for these increases.

***Occupancy costs***

- 22 Occupancy costs are \$12.085 million This is an increase of \$493k from the 2024/25 year.
- 23 Rates expenditure is increased \$516k across all portfolios. This is partially offset by a \$342k reduction in rent and electricity costs for Burns House due to the expected completion of the Civic Centre upgrade project resulting in the end of the Burns house leases.
- 24 Electricity and gas costs (excluding Burns House) have increased \$244k.

***Consumables and general***

- 25 Consumables and general costs are \$1.876 million. This is an increase of \$868k from the 2024/25 year.
- 26 Consultants' fees for seismic assessments and asbestos management (a legislative requirement) have increased \$480k.
- 27 The \$245k cost of the Ministry for the Environment waste levy relating the property at Milners Road, North Taieri, was previously unbudgeted. These costs are recovered from the property tenant (see revenue comment).
- 28 Telecommunications costs have increased \$71k, mainly due to additional connection costs relating to additional CCTV sites in the central city.
- 29 Software licence fees have increased \$60k for the new lease management software.
- 30 Legal fees which largely relate to contract review costs and costs associated with property sales and acquisitions have increased \$40k.

***Grants and subsidies***

- 31 Grants and subsidy costs are \$464k. This is an increase of \$293k from the 2024/25 year due to the following changes:
- a) A \$100k Regent Theatre ticketing grant previously included in the Community Partnerships budget.
  - b) A \$100k Regent Theatre property arrangement grant previously included in the Community Partnerships budget.
  - c) A \$86k Otago Youth Wellness Trust property arrangement grant previously included in the Community Partnerships budget.
- 32 Note the quantum of these grants have remained for the 2024/25 year.

***Internal charges***

- 33 Internal charge costs are \$3.907 million. This is an increase of \$65k from the 2024/25 year and relates to increased internal corporate and fleet charges.

***Depreciation***

- 34 Depreciation costs are \$15.066. This is a decrease of \$14k from the 2024/25 year.
- 35 Depreciation costs for the non-housing portfolios has increased \$1.157 million, reflecting the latest property revaluations and the proposed capital expenditure programme.
- 36 Offsetting this increase, Housing depreciation has reduced \$1.171 million, mainly due to the latest property revaluation which saw a significant reduction in residential property values since the previous revaluation three years earlier.

***Interest***

- 37 Interest costs are \$5.012 million. This is a decrease of \$280k from the 2024/25 year which reflects lower interest rates and a lower expected debt draw-down requirement to fund capital expenditure.

## **BUDGET TRADEOFFS**

- 38 The draft operating budget includes \$480k to begin work to meet our legislated requirements for seismic assessments, and Asbestos Management plans. The work is required under Earthquake Prone Building Amendment Act 2016 (part of the Building Act 2007) and Health and Safety at Work (Asbestos) Regulations 2016. Remediation work as a result of assessments is not included in draft budgets.
- 39 The rising cost of energy will impact Property Service portfolios. The draft operating budget includes an allowance for forecasted cost increases, however any changes above what is currently forecast are not included in draft budgets. Staff are working with procurement to ensure energy purchasing opportunities are optimised and energy saving initiatives are implemented (e.g. LED lighting replacement and energy system renewals).
- 40 By increasing the level of preventative maintenance and shifting simple maintenance tasks from an outsourced model to a mixed (inhouse and outsourced) model, Property Services have decreased the amount of 'reactive' maintenance by \$480k per. Reduced reactive maintenance expenditure is partially offsetting the anticipated cost increases in other areas.
- 41 As maintenance service agreements have renewed over the past twelve months, Property Services have worked to rationalise the work being carried out to minimise the impact of cost increases. This has included areas such as lawn mowing, window washing, mechanical edging and exterior cleaning.

## **FEES AND CHARGES – 2025/26**

### ***DCC Community Housing***

- 42 The budget for Community Housing in year one of the draft 9 Year Plan 2025-34 City Properties operating budget is based on a 3.3% (\$5 - \$8 per week) increase in rent.
- 43 The proposed 3.3% increase aligns with Council's Revenue and Financing Policy of funding this activity 10% from rates and 90% from fees and charges. The rent increase covers all increased costs to operate the Community Housing portfolio and aligns with inflation (CPI) in the June 2024 quarter.
- 44 The Community Housing portfolio gets valued every three years. It was valued in 2021 at \$75.46m and most recently in 2024 at \$59.97m. The value of the Community Housing portfolio determines the depreciation which is an operating expense.
- 45 The 2024 valuation and the subsequent calculation of depreciation has resulted in the depreciation expense decreasing by 30% (\$1.17m), and this has positively impacted compliance with the Revenue and Financing Policy.

### ***Parking Operations***

- 46 In 2023, parking zones were simplified into an Inner and Outer Zone with adjusted fees, and in 2024 the introduction of technology like License Plate Recognition (LPR) and the Parking Meter Insights Dashboard has improved overall parking management.
- 47 In 2025/26, the proposed parking fees reflect an ongoing effort to create consistency across zones and parking types, and to charge at an appropriate rate.
- 48 The on-street, Outer Zone parking, hourly rate is proposed to increase from \$1.50 to \$2.00. On-street, Inner Zone parking, hourly rate has remained the same.
- 49 Off-street parking fees, particularly for areas like Filleul Street, Railway Station North and South, and Frederick Street, are proposed to increase by \$0.50 per hour.
- 50 The 2025/26 proposed parking fees also include adjustments to Inner Zone Leased Parking and Parking Permits. These increases reflect an increase in demand for parking spaces and costs to maintain car park buildings and surfaces.
- 51 Leased parking fees are proposed to rise by \$5 per week.
- 52 Parking permits are used mostly by tradespeople to park for half/full days in CBD metered car parks. Permit rates are proposed to increase to a rate slightly below the hourly rates for the Inner Zone.
- 53 Saturday parking fees for Car Parking Buildings at Wall Street, Lower Moray Place and Great King Street are proposed to increase from \$1.50 to \$2.00 per hour.
- 54 The proposed fees are consistent and competitive with other cities, such as Christchurch (\$4.80 per hour) and Invercargill (\$5 per hour, first half hour free) and Meridian Mall (\$5.00 per hour, first half hour free).
- 55 The new Pacific Radiology building at 34 Great King Street will add 33 bays to Council's public parking and estimated annual revenue of \$232,090 (excl. GST). The hourly rate at this site is proposed to be higher (\$5 first hour, \$6 per hour thereafter) to offset the cost to Council to lease the site.

## **OPERATING BUDGETS – YEARS 2-9**

- 56 The 2025/26 operating budget has been inflation adjusted for years two to nine. Explanations of any further variations are explained below.
- 57 Staff have been working with Ministry for the Environment and Otago Regional Council to develop remediation options for the Tarwell at Hillside Road. A remediation approach has been developed and will be presented to Council for consideration soon. An allowance of \$1.2m in year 9 (2033/34) for the initiation of remediation has been included in the draft operational budget.
- 58 Allowance has been made for tri-annual asset valuations. This includes \$93k in year 2 (2026/24), \$100k in year 5 (2029/30) and \$107k in year 8 (2032/33).

**ZERO CARBON**

- 59 The draft operating budget for this group is likely to reduce DCC emissions and marginally reduce city emissions. This group's operational activities form part of the DCC's emissions footprint. The City Properties team is leading several Zero Carbon Plan/ DCC Emissions Management and Reduction Plan projects, primarily focused on reducing emissions from DCC facilities.
- 60 The draft operational and capital budget includes provision for projects that will improve energy efficiency and emissions reduction at certain facilities. This, along with alignment with the Zero Carbon Policy, will reduce emissions from operations over the term of the 9 year plan. The 'Zero Carbon Investment Options' report (under separate cover) sets out additional investment options that would add operational expenditure for this group to further reduce emissions from DCC facilities.

**Signatories**

Author:	Anna Nilsen - Group Manager, Property Services
Authoriser:	Robert West - General Manager Corporate Services

**Attachments**

	<b>Title</b>	<b>Page</b>
A	Draft Operating Budget 2025/26 (year 1)	
B	Draft Operating Budget 2025-34 (9 years)	
C	Draft Funding Impact Statement 2025-34 (9 years)	
D	Draft fees and charges 2025/26	

## SUMMARY OF CONSIDERATIONS

### ***Fit with purpose of Local Government***

This decision enables democratic local decision making and action by, and on behalf of communities and promotes the social, economic, environmental and cultural well-being of communities in the present and for the future.

### ***Fit with strategic framework***

	Contributes	Detracts	Not applicable
Social Wellbeing Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Economic Development Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Environment Strategy	<input type="checkbox"/>	<input type="checkbox"/>	✓
Arts and Culture Strategy	<input type="checkbox"/>	<input type="checkbox"/>	✓
3 Waters Strategy	<input type="checkbox"/>	<input type="checkbox"/>	✓
Future Development Strategy	<input type="checkbox"/>	<input type="checkbox"/>	✓
Integrated Transport Strategy	<input type="checkbox"/>	<input type="checkbox"/>	✓
Parks and Recreation Strategy	<input type="checkbox"/>	<input type="checkbox"/>	✓
Other strategic projects/policies/plans	<input type="checkbox"/>	<input type="checkbox"/>	✓

City Properties activities contribute primarily to the objectives and priorities of the above strategies.

### ***Māori Impact Statement***

Council budgets impact broadly across all Dunedin communities including Māori. The adoption of Te Taki Haruru – Māori Strategic Framework signals Council's commitment to mana whenua and to its obligations under the Treaty of Waitangi. Mana whenua and Mataawaka will have the opportunity to engage in the 9 year plan consultation process.

### ***Sustainability***

City Properties activities take into account the Council's approach to sustainability.

### ***Zero carbon***

The draft operating budget for this group is likely to reduce DCC emissions and marginally reduce city emissions.

### ***LTP/Annual Plan / Financial Strategy /Infrastructure Strategy***

This report provides draft budgets for City Properties to include in the 9 year plan.

### ***Financial considerations***

Financial considerations are detailed in this report.

### ***Significance***

The draft budgets are included in the development of the 9 year plan 2025-34, which is consulted on using the special consultative procedure.

### ***Engagement – external***

There has been no external engagement in developing the draft budgets for City Properties.

### ***Engagement - internal***

Councillors and staff from across council have been involved in development of the draft budgets.



**SUMMARY OF CONSIDERATIONS*****Risks: Legal / Health and Safety etc.***

There are no identified risks.

***Conflict of Interest***

There are no known conflicts of interest.

***Community Boards***

Project identified in Community Board plans have been considered in the development of the draft budgets. Community Boards will be consulted on the 9 year plan 2025-34.

## City Properties

# Income Statement

## for the Year Ended 30 June 2026

Actual 2024 \$000	Approved Budget 2025 \$000	Draft Budget 2026 \$000	Budget Inc (Dec) \$000	Budget Inc (Dec) %
<b>Revenue</b>				
12,108 Rates revenue	14,782	13,133	(1,649)	-11%
23,538 External revenue	25,822	28,438	2,616	10%
- Grants and subsidies revenue	-	-	-	-
170 Development contributions revenue	295	295	-	0%
- Vested assets	-	-	-	-
7,720 Internal revenue	8,055	8,382	327	4%
<b>43,536 Total revenue</b>	<b>48,954</b>	<b>50,248</b>	<b>1,294</b>	<b>3%</b>
<b>Expenditure</b>				
4,339 Personnel costs	4,172	4,165	(7)	0%
7,894 Operations and maintenance	8,364	7,903	(461)	-6%
10,018 Occupancy costs	11,592	12,085	493	4%
6,639 Consumables and general	1,008	1,876	868	86%
161 Grants and subsidies	171	464	293	171%
3,602 Internal charges	3,842	3,907	65	2%
14,964 Depreciation and amortisation	15,080	15,066	(14)	0%
3,563 Interest	5,292	5,012	(280)	-5%
<b>51,180 Total expenditure</b>	<b>49,521</b>	<b>50,478</b>	<b>957</b>	<b>2%</b>
<b>(7,644) Net surplus/(deficit)</b>	<b>(567)</b>	<b>(230)</b>	<b>337</b>	<b>-59%</b>
<b>Expenditure by Activity</b>				
9,052 Community Housing	10,413	9,404	(1,009)	-10%
5,934 Community Property	6,571	6,460	(111)	-2%
1,142 Holding Property	1,755	2,454	699	40%
10,370 Investment Property	5,096	5,243	147	3%
16,794 Operational Property	16,119	17,155	1,036	6%
2,313 Parking Operations	2,678	2,912	234	9%
5,575 Property Management	6,889	6,850	(39)	-1%
<b>51,180 Total expenditure</b>	<b>49,521</b>	<b>50,478</b>	<b>957</b>	<b>2%</b>

**City Properties**
**Income Statement  
for the Years Ended 30 June 2025 - 2034**

Actual	Approved	Draft	Draft	Draft	Draft	Draft	Draft	Draft	Draft	Draft
2024	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
\$000	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
<b>Revenue</b>										
12,108 Rates revenue	14,782	13,133	14,906	16,421	17,039	19,100	21,491	22,173	22,748	24,527
23,538 External revenue	25,822	28,438	28,954	29,607	30,228	30,839	31,438	32,025	32,597	33,182
- Grants and subsidies revenue	-	-	-	-	-	-	-	-	-	-
170 Development contributions revenue	295	295	295	295	295	295	295	295	295	295
- Vested assets	-	-	-	-	-	-	-	-	-	-
7,720 Internal revenue	8,055	8,382	8,633	8,867	9,088	9,306	9,520	9,730	9,934	10,143
<b>43,536 Total revenue</b>	<b>48,954</b>	<b>50,248</b>	<b>52,788</b>	<b>55,190</b>	<b>56,650</b>	<b>59,540</b>	<b>62,744</b>	<b>64,223</b>	<b>65,574</b>	<b>68,147</b>
<b>Expenditure</b>										
4,339 Personnel costs	4,172	4,165	4,289	4,404	4,514	4,622	4,728	4,832	4,933	5,037
7,894 Operations and maintenance	8,364	7,903	8,140	8,360	8,569	8,775	8,976	9,174	9,367	10,773
10,018 Occupancy costs	11,592	12,085	12,580	13,029	13,570	14,129	14,709	15,273	15,855	16,359
6,639 Consumables and general	1,008	1,876	2,025	1,984	2,034	2,183	2,131	2,177	2,330	2,270
161 Grants and subsidies	171	464	473	483	492	502	512	522	533	545
3,602 Internal charges	3,842	3,907	4,024	4,132	4,236	4,337	4,437	4,535	4,630	4,727
14,964 Depreciation and amortisation	15,080	15,066	16,003	17,440	17,923	18,853	21,346	22,163	22,861	23,959
3,563 Interest	5,292	5,012	4,959	5,063	5,017	5,844	5,610	5,252	4,770	4,182
<b>51,180 Total expenditure</b>	<b>49,521</b>	<b>50,478</b>	<b>52,493</b>	<b>54,895</b>	<b>56,355</b>	<b>59,245</b>	<b>62,449</b>	<b>63,928</b>	<b>65,279</b>	<b>67,852</b>
<b>(7,644) Net surplus/(deficit)</b>	<b>(567)</b>	<b>(230)</b>	<b>295</b>	<b>295</b>	<b>295</b>	<b>295</b>	<b>295</b>	<b>295</b>	<b>295</b>	<b>295</b>
<b>Expenditure by Activity</b>										
9,052 Community Housing	10,413	9,404	9,974	10,426	10,741	11,106	11,623	11,954	12,336	12,803
5,934 Community Property	6,571	6,460	8,084	8,518	8,632	9,174	9,241	9,751	9,708	9,775
1,142 Holding Property	1,755	2,454	2,500	2,616	2,638	2,840	2,905	2,910	2,889	4,094
10,370 Investment Property	5,096	5,243	6,428	6,620	6,775	7,257	7,350	7,392	7,391	7,334
16,794 Operational Property	16,119	17,155	15,412	16,488	17,232	18,184	20,597	20,938	21,619	22,370
2,313 Parking Operations	2,678	2,912	2,951	3,002	2,935	3,008	2,987	3,067	3,146	3,222
5,575 Property Management	6,889	6,850	7,144	7,225	7,402	7,676	7,746	7,916	8,190	8,254
<b>51,180 Total expenditure</b>	<b>49,521</b>	<b>50,478</b>	<b>52,493</b>	<b>54,895</b>	<b>56,355</b>	<b>59,245</b>	<b>62,449</b>	<b>63,928</b>	<b>65,279</b>	<b>67,852</b>

**Dunedin City Council**  
**Funding Impact Statement**  
**for the Years Ended 30 June 2025 - 2034 for City Properties**

2024 Actual	2025 Annual Plan	2026 Draft Budget \$000	2027 Draft Budget \$000	2028 Draft Budget \$000	2029 Draft Budget \$000	2030 Draft Budget \$000	2031 Draft Budget \$000	2032 Draft Budget \$000	2033 Draft Budget \$000	2034 Draft Budget \$000
\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
<b>Sources of operating funding</b>										
12,108 General rates, uniform annual general charges, rates penalties	14,782	13,133	14,906	16,421	17,039	19,100	21,491	22,173	22,748	24,527
- Targeted rates	-	-	-	-	-	-	-	-	-	-
- Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-	-
23,538 Fees and charges	25,822	28,438	28,954	29,607	30,228	30,839	31,438	32,025	32,597	33,182
7,720 Internal charges and overheads recovered	8,055	8,382	8,633	8,867	9,088	9,306	9,520	9,730	9,934	10,143
- Local authorities fuel tax, fines, infringement fees, and other receipts	-	-	-	-	-	-	-	-	-	-
<b>43,366 Total operating funding</b>	<b>48,659</b>	<b>49,953</b>	<b>52,493</b>	<b>54,895</b>	<b>56,355</b>	<b>59,245</b>	<b>62,449</b>	<b>63,928</b>	<b>65,279</b>	<b>67,852</b>
<b>Application of operating funding</b>										
23,900 Payments to staff and suppliers	25,307	26,492	27,507	28,260	29,179	30,210	31,055	31,979	33,019	34,984
3,563 Finance costs	5,292	5,012	4,959	5,063	5,017	5,844	5,610	5,252	4,770	4,182
3,602 Internal charges and overheads applied	3,842	3,907	4,024	4,132	4,236	4,337	4,437	4,535	4,630	4,727
- Other operating funding applications	-	-	-	-	-	-	-	-	-	-
<b>31,065 Total application of operating funding</b>	<b>34,441</b>	<b>35,411</b>	<b>36,490</b>	<b>37,455</b>	<b>38,432</b>	<b>40,391</b>	<b>41,102</b>	<b>41,766</b>	<b>42,419</b>	<b>43,893</b>
<b>12,301 Surplus/(deficit) of operating funding</b>	<b>14,218</b>	<b>14,542</b>	<b>16,003</b>	<b>17,440</b>	<b>17,923</b>	<b>18,854</b>	<b>21,347</b>	<b>22,162</b>	<b>22,860</b>	<b>23,959</b>
<b>Sources of capital funding</b>										
- Subsidies and grants for capital expenditure	-	-	-	-	-	-	-	-	-	-
170 Development and financial contributions	295	295	295	295	295	295	295	295	295	295
26,199 Increase/(decrease) in debt	23,232	936	-	-	1,500	3,600	(6,007)	(8,306)	(10,975)	(14,601)
- Gross proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-
- Lump sum contributions	-	-	-	-	-	-	-	-	-	-
- Other dedicated capital funding	-	-	-	-	-	-	-	-	-	-
<b>26,369 Total sources of capital funding</b>	<b>23,527</b>	<b>1,231</b>	<b>295</b>	<b>295</b>	<b>1,795</b>	<b>3,895</b>	<b>(5,712)</b>	<b>(8,011)</b>	<b>(10,680)</b>	<b>(14,306)</b>
<b>Application of capital funding</b>										
Capital expenditure										
347 - to meet additional demand	1,766	-	-	-	-	-	-	-	-	-
18,686 - to improve the level of service	21,526	1,005	-	-	-	-	-	-	-	-
17,620 - to replace existing assets	14,453	14,768	13,426	15,285	19,788	22,757	15,637	9,520	9,838	9,448
- Increase/(decrease) in reserves	-	-	-	-	-	-	-	-	-	-
2,017 Increase/(decrease) of investments	-	-	2,872	2,450	(70)	(8)	(2)	4,631	2,342	205
<b>38,670 Total application of capital funding</b>	<b>37,745</b>	<b>15,773</b>	<b>16,298</b>	<b>17,735</b>	<b>19,718</b>	<b>22,749</b>	<b>15,635</b>	<b>14,151</b>	<b>12,180</b>	<b>9,653</b>
<b>(12,301) Surplus/(deficit) of capital funding</b>	<b>(14,218)</b>	<b>(14,542)</b>	<b>(16,003)</b>	<b>(17,440)</b>	<b>(17,923)</b>	<b>(18,854)</b>	<b>(21,347)</b>	<b>(22,162)</b>	<b>(22,860)</b>	<b>(23,959)</b>
<b>- Funding balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

### 9 year plan grouping - City Properties

	2024/25 fees	2025/26 proposed fees	\$ change	% change
<b>Community property</b>				
<b>Community Art Gallery</b>				
Commercial Organisations (commercial venture/selling) (Minimum weekly rate or 10% greater than Gross Revenue)	1,165.00	1,165.00	0.00	0.0%
Commercial Organisations (display purposes only) (per week)	1,165.00	1,165.00	0.00	0.0%
Community Groups (non-commercial/display only) (per day)	25.00	25.00	0.00	0.0%
Community Groups (non-commercial/display only) (per week)	165.00	165.00	0.00	0.0%
Community Groups (non-commercial/sell products) (per day)	49.00	49.00	0.00	0.0%
Community Groups (non-commercial/sell products) (per week)	330.00	330.00	0.00	0.0%
<b>Housing</b>				
<b>Housing</b>				
1 Bedroom	216.00	223.00	7.00	3.2%
2 Bedroom	253.00	261.00	8.00	3.2%
Bedsit	142.00	147.00	5.00	3.5%
Double (partitioned flat)	199.00	206.00	7.00	3.5%
Double (separate flat)	205.00	212.00	7.00	3.4%
Single (partitioned flat)	145.00	150.00	5.00	3.4%
Single (separate flat)	151.00	156.00	5.00	3.3%
<b>Parking Operations</b>				
<b>Car Park Building Fees (hourly) Monday to Friday between 6pm and closing</b>				
Great King Street	1.50	1.50	0.00	0.0%
Lower Moray Place	1.50	1.50	0.00	0.0%
<b>Car Park Building Fees (hourly) Monday to Friday between opening and 6pm</b>				
Great King Street	3.00	3.00	0.00	0.0%
Long stay parks: hourly rate applies. Once parking costs \$12 allocate 8 hours parking.				
Lower Moray Place	3.00	3.00	0.00	0.0%
Wall Street	3.00	3.00	0.00	0.0%
<b>Car Park Building Fees (hourly) Saturday</b>				
Great King Street	1.50	2.00	0.50	33.3%
Lower Moray Place	1.50	2.00	0.50	33.3%
Wall Street	1.50	2.00	0.50	33.3%
<b>Car Park Building Fees (hourly) Sunday and Public Holidays between opening and closing - free</b>				
Great King Street	0.00	0.00	0.00	
Lower Moray Place	0.00	0.00	0.00	
Wall Street	0.00	0.00	0.00	
<b>Car Park Buildings Leased Parking Fees (weekly)</b>				
Great King Street	50.00	55.00	5.00	10.0%
Wall Street	66.50	66.50	0.00	0.0%
<b>Off-Street Car Parks Metered Parking Flat Fee (per day)</b>				
Railway North	8.00	8.00	0.00	0.0%
St Andrew Street	8.00	8.00	0.00	0.0%
Thomas Burns	8.00	8.00	0.00	0.0%
<b>Off-Street Leased Parking Fees (weekly)</b>				
Crawford Street	50.00	55.00	5.00	10.0%
Filleul Street	50.00	55.00	5.00	10.0%
Lorne Street	25.00	25.00	0.00	0.0%
Station	35.00	35.00	0.00	0.0%
Thomas Burns	35.00	35.00	0.00	0.0%
York Place	50.00	55.00	5.00	10.0%

<b>Off-Street Metered Car Parks – Sunday and Public Holidays</b>				
Filleul Street - free	0.00	0.00	0.00	
Frederick Street (four hours maximum) - free	0.00	0.00	0.00	
Railway Station North - free	0.00	0.00	0.00	
Railway Station South - free	0.00	0.00	0.00	
St Andrew Street - free	0.00	0.00	0.00	
<b>Off-Street Metered Car Parks (hourly) between the hours of 9am and 6pm</b>				
Filleul Street	2.50	3.00	0.50	20.0%
Frederick Street (four hours maximum)	2.50	3.00	0.50	20.0%
Railway Station North	2.50	3.00	0.50	20.0%
Railway Station South	2.50	3.00	0.50	20.0%
<b>Off-Street Metered Car Parks (hourly) between the hours of 9am and 6pm Saturday</b>				
Filleul Street	1.50	2.00	0.50	33.3%
Frederick Street (four hours maximum)	1.50	2.00	0.50	33.3%
Railway Station North	1.50	2.00	0.50	33.3%
Railway Station South	1.50	2.00	0.50	33.3%
<b>On-Street Meters (hourly) Monday to Saturday between the hours of 9am to 6pm</b>				
Core Zone (one hour maximum stay)	3.50	3.50	0.00	0.0%
Inner Zone (variable maximum stay)	3.50	3.50	0.00	0.0%
Outer Zone (four hours maximum stay)	1.50	2.00	0.50	33.3%
Outer Zone All Day Parking (per day)	10.00	11.00	1.00	10.0%
Outer Zone All Day Parking (per hour)	1.50	2.00	0.50	33.3%
<b>Parking Permit Charges (minimum charge 1/2 day)</b>				
Permit (1 day) except Octagon and George Street (Octagon – Albany Street)	25.00	28.00	3.00	12.0%
Permit (1 day) Octagon and George Street (Octagon – Albany Street)	37.00	40.00	3.00	8.1%
Permit (6 days) except Octagon and George Street (Octagon – Albany Street)	119.50	140.00	20.50	17.2%
Permit (6 days) Octagon and George Street (Octagon – Albany Street)	180.00	200.00	20.00	11.1%
Permit (month) except Octagon and George Street (Octagon – Albany Street)	497.00	560.00	63.00	12.7%
Permit (month) Octagon and George Street (Octagon – Albany Street)	745.50	840.00	94.50	12.7%
<b>Car Park Building Fees Monday to Saturday (Hour 1)</b>				
Pacific Radiology Carpark		5.00	5.00	
<b>Car Park Building Fees Monday to Saturday (Hour 2 +)</b>				
Pacific Radiology Carpark		6.00	6.00	
<b>Property management</b>				
<b>Encroachments on road reserve (per annum)</b>				
All other encroachment types (8% of adjacent unimproved rated value \$/m2)	200.00	200.00	0.00	0.0%
Commercial Use (fee is negotiated)	200.00	200.00	0.00	0.0%
New application establishment administration fee	69.00	80.00	11.00	15.9%
Residential – Double garage <50m <sup>2</sup>	295.00	400.00	105.00	35.6%
Residential – Single garage <25m <sup>2</sup>	148.00	200.00	52.00	35.1%