

**From:** Rebecca Van Orden rebecca.vanorden@ruapehudc.govt.nz

**Subject:** FW: Info from staff Housing business case-CIP application

**Date:** 9 April 2020 at 4:08 PM

**To:** Ree Anderson ree@reeanderson.co.nz

**Cc:** Warren Furner Warren.Furner@ruapehudc.govt.nz, Margaret Hawthorne Margaret.Hawthorne@ruapehudc.govt.nz, Pauline Welch Pauline.Welch@ruapehudc.govt.nz, Tessa Owen Tessa.Owen@ruapehudc.govt.nz

RV

Hi Ree,

Please see below for the information requested, as discussed there is just the highlighted query to go.

An estimate is \$43,250 for total portfolio for just salaries at .7 FTE plus 0.05 of my FTE

Assumption that this does not include overheads for other activities e.g. finance, leadership and office overheads.

I would allocate out at		
4-6 Taumarunui Street	(8 units)	\$9,351
45 Taumarunui Street	(25 units)	\$29,224
6 Miriama Street	(4 units)	\$4,675

Thanks, and I will let you know if I get the extra information over the weekend.  
Rebecca

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Rebecca Van Orden BMS (Hons)  
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**Ruapehu District Council**

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**From:** Ree Anderson <[ree@reeanderson.co.nz](mailto:ree@reeanderson.co.nz)>  
**Sent:** Monday, 6 April 2020 11:00 AM  
**To:** Warren Furner <[Warren.Furner@ruapehudc.govt.nz](mailto:Warren.Furner@ruapehudc.govt.nz)>; Margaret Hawthorne <[Margaret.Hawthorne@ruapehudc.govt.nz](mailto:Margaret.Hawthorne@ruapehudc.govt.nz)>  
**Cc:** Rebecca Van Orden <[rebecca.vanorden@ruapehudc.govt.nz](mailto:rebecca.vanorden@ruapehudc.govt.nz)>; Pauline Welch <[Pauline.Welch@ruapehudc.govt.nz](mailto:Pauline.Welch@ruapehudc.govt.nz)>; Tessa Owen <[Tessa.Owen@ruapehudc.govt.nz](mailto:Tessa.Owen@ruapehudc.govt.nz)>  
**Subject:** Info from staff Housing business case-CIP application

Hi Warren and Margaret

This is other information that would be required from staff to complete the business case for the CIP

application. We would need this information by COB 9 April. Is that possible?

Please could you let me know.

Most appreciated, Kind regards, Ree

## Inputs from Ruapehu District Council officers

1. For each target occupied property at 6 Miriama St – 4 units, 4 Taumarunui Street – 8 units and 45 Taumarunui Street – 16 units, provide the following data, current as at the last reporting date (all values excluding GST):
  - a) Book value (land, buildings and chattels), which may be at Cost or at Fair Value (Fair), according to the election of the reporting entity [Table below](#)

Property	5 yr Avg Annual Maintenance costs	5 yr Avg Other Operating costs	Book Value (Fair Value)
Cherry Grove	\$2,999	\$35,319	\$840,000
Miriama St	\$2,951	\$14,738	\$330,000
Taumarunui St Flats	\$4,572	\$79,758	\$1,114,000

b) Size (sqm), number of beds & bath, heat pump / other means heating or cooling, weekly rental and basis of review [see attached spreadsheet](#) Basis of review is comparison with other similar Councils every few years in line with LTP. There was work to get information on market rentals early last year, and a draft report has been prepared for Council for an increase to market rates, but waiting on timing from Management for this to go to Council. Have attached market valuation report FYI.

c) Average annual maintenance cost per property (past five years) [Table above](#)

d) Any deferred maintenance / unrepaired tenant damage, and if so estimated cost to complete

[No current deferred maintenance](#)

e) Healthy housing assessment (e.g. insulated walls, floors & ceilings? Natural ventilation to kitchens, bathrooms and laundry? Thermal backed curtains or other window coverings? Hard wired smoke alarms? General cleanliness and condition free from mould internally / damp?)

[See attached spreadsheet](#)

f) Seismic rating of the dwellings

4-6 Taumarunui Street 90%

45 Taumarunui Street 33%

6 Miriama Street 90%

**g) Estimated tenancy management cost to Council (per annum per property)**

h) Other annual property ownership costs e.g. (Insurance & loss of property excess (\$10,000) / self-insured? Notional rates if privately owned, other outgoings met by Council)

[Power to communal areas \(laundry in Rochfort\), and lines charges for any empty flats \(none at moment\).](#)

Insurance Premiums 2019

4-6 Taumarunui Street \$6,126.82

45 Taumarunui Street \$8,633.20

6 Miriama Street \$2,282.02

- i) site and survey data (if any), e.g. topographical, geotechnical, contamination reporting **only topographical information (see attached)**
- j) Risk assessment in regard to stormwater / flooding **None**
- 2. For the vacant land at 14 Cherry Grove Road , provide the following data, current as at the last reporting date (all values excluding GST):
  - a) Book value of the bare land **\$19,000**
  - b) site and survey data (if any), e.g. topographical, geotechnical, contamination reporting **only topographical information (see attached)**
  - c) Risk assessment in regard to stormwater / flooding **None**
- 3. Outline the current Council requirements for:
  - a) a) Development contributions – calculator / table **As per Fees & Charges on RDC website – snip of table below.**
  - b) b) Growth charges / infrastructure levies and basis of calculation **As above**
  - c) c) Average per dwelling building consent processing fee **\$3,000**

### Development Contributions

2019/20 Fees	Land Transport \$	Water Supply \$	Wastewater \$	Stormwater and Flood Protection \$	DC 2019/20 \$
All areas of the District (other than those stated below)	1,374	0	0	0	1,374
National Park (Urban)	1,374	564	1,786	0	3,724
Ohakune (Urban)	1,374	1,158	2,499	697	5,728
Raetihi (Urban)	1,374	552	3,899	0	5,825

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Market Rental Report...19.pdf    Social Housing Survey Data.xlsx





