

**FINANCE/PERFORMANCE
COMMITTEE MEETING**

ORDER PAPER

Thursday, 22 October 2020, 9.30am

Council Chamber, Rangitīkei District Council
46 High Street, Marton

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Chair - Councillor Nigel Belsham

Deputy Chair – Councillor Fi Dalgety

Membership

Councillors Cath Ash, Brian Carter, Angus Gordon, Tracey Hiroa, Waru Panapa and Dave Wilson.

His Worship the Mayor, Andy Watson

Please Note: Items in this agenda may be subject to amendments or withdrawal at the meeting. It is recommended therefore that items not be reported upon until after adoption by the Council. Reporters who do not attend the meeting are requested to seek confirmation of the agenda material or proceedings of the meeting from the Chief Executive prior to any media reports being filed.

Making this place home.



Rangitikei District Council

Finance and Performance Committee Meeting

Agenda – Thursday 22 October 2020 – 9:30 a.m.

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The quorum for the Finance and Performance Committee is 5.

Council's Standing Orders (adopted 31 October 2019) 11.2 provide: The quorum for Council committees and sub-committees is as for Council, i.e. half the number of members if the number of members (including vacancies) is even or a majority if the number of members is odd.

1 Welcome

2 Council Prayer

3 Public Forum

4 Apologies/Leave of Absence

That the apology for absence of Councillor Duncan be received.

5 Members' Conflict of Interest

Members are reminded of their obligation to declare any conflicts of interest they might have in respect of items on this agenda.

6 Confirmation of order of business

That, taking into account the explanation provided why the item is not on the meeting agenda and why the discussion of the item cannot be delayed until a subsequent meeting, be dealt with as a late item at this meeting.

7 Confirmation of minutes

The minutes from the Finance/Performance Committee meeting held 24 September 2020 are attached.

Recommendation:

That the Minutes of the Finance/Performance Committee meeting held on 24 September 2020 [as amended/without amendment] be taken as read and verified as an accurate and correct record of the meeting.

8 Chair's Report

A report will be tabled at the meeting.

File ref: 3-CT-14-1

Recommendation:

That the tabled 'Chair's Report' to the 22 October 2020 Finance/Performance Committee meeting be received.

9 Follow-up Items from Previous Meetings

A report is attached.

Recommendation:

That the report 'Follow-up Items from Previous Meetings' to the 22 October 2020 Finance/Performance Committee meeting be received.

10 Santoft Domain Management Committee floating fund options

A memorandum is attached.

File: 3-CT-18-4

Recommendations:

- 1 That the memorandum 'Santoft Domain Management Committee floating fund options' to the 22 October 2020 Finance/Performance Committee be received.
- 2 That the Finance/Performance Committee [approve/do not approve] one or more of the options above (1, 2, 3, 4) for the Santoft Domain Management Committee to enable them to purchase goods and services.

11 Financial Snapshot – September 2020

A memorandum is attached.

Recommendation:

That the memorandum 'Financial Snapshot - September 2020' to the 22 October 2020 Finance/Performance Committee meeting be received.

12 Procedure – Rates and Water Debtors

A report is attached.

Recommendation:

That the report 'Procedure - Rates and Water Debtors' to the 22 October 2020 Finance/Performance Committee be received.

13 Property Sales – quarterly report, September

A report is attached.

Recommendation:

That the report 'Property Sales – quarterly report, September 2020' to the 22 October 2020 Finance/Performance Committee meeting be received.

14 Late Items

As agreed at item 6.

15 Future Items for the Agenda

Options for depreciation on new assets

Clarification on petrol tax

Revaluation impact across the sector

16 Next Meeting

Thursday 26 November 2020, 10.30am

17 Meeting Closed

Attachment 1



Rangitikei District Council

Finance and Performance Committee Meeting

Minutes – Thursday 24 September 2020 – 10:30 am

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Present: Cr Nigel Belsham
Cr Fi Dalgety
Cr Cath Ash
Cr Brian Carter
Cr Angus Gordon
Cr Tracey Hiroa
Cr Waru Panapa
Cr Dave Wilson
His Worship the Mayor, Andy Watson

In attendance: Mr Peter Beggs, Chief Executive
Mr Michael Hodder, Community & Regulatory Services Group Manager
Mr Dave Tombs, GM – Finance and Business Support
Ms Kathryn McDonald, Accountant
Mr George Forster, Policy Advisor
Ms Bonnie Clayton, Governance Administrator

Tabled Documents: **Item 7** - Chair's Report
Item 9 - Draft 2019/20 Annual Non-financial Statements

1 Welcome

The chair opened the meeting at 10.40am.

2 Public Forum

Nil

3 Apologies/Leave of Absence

Nil

4 Members' Conflict of Interest

There were no conflicts of interest declared.

5 Confirmation of order of business

There were no changes to the order of business.

6 Confirmation of minutes

The Committee agreed the commentary regarding Councils debt collection process to be amended to:

“Ms Devine advised that Council officers take the first step for debt collection, such as phone calls or payment plans and then decides when to pass the debt on to Debt Management Central, the debt management agency created by MW LASS for its members, in accordance with the Delegations Manual.”

Resolved minute number **20/FPE/015** **File Ref**

That the Minutes of the Finance/Performance Committee meeting held on 30 July 2020 as amended be taken as read and verified as an accurate and correct record of the meeting.

Cr Belsham/Cr Ash. Carried

7 Chair's Report

Councillor Belsham spoke to his tabled report, with verbal additions:

- Pleasure to have Dave Tombs, the new General Manager for Finance and Business Support at the table.
- He is aware of the huge workload the Long Term Plan is for staff, along with the financial impact, and requested committee members to please be mindful of this when making requests to staff.

Resolved minute number **20/FPE/016** **File Ref** **3-CT-14-1**

That the tabled 'Chair's Report' to the 24 September 2020 Finance/Performance Committee meeting be received.

Cr Belsham/Cr Carter. Carried

8 Draft 2019/20 Annual Financial Statements

Mr Tombs spoke to the report, noting:

- The document is still in draft form.
- The report format is specified by Audit, it is not an internal template.
- Depreciation is going up, once it goes up – it does not come down.
- Depreciation starts from the day you use the asset and it must meet audit standards.

His Worship the Mayor queried Councils spending on forestry, noting it is a significant expense with no return.

Resolved minute number **20/FPE/017** **File Ref**

That the report 'Draft 2019/20 Annual Financial Statements' to the 24 September 2020 Finance/Performance Committee be received.

Cr Carter/Cr Gordon. Carried

9 Draft 2019/20 Annual Non-financial Statements

Mr Hodder briefed the committee on the following:

- The reporting is based on actions set from Council in the Long Term Plan performance framework.
- It is Councils decision during the current LTP planning, to remove or adopt performance measures.
- Improvements are needed in reflecting the Annual Plan budget for a project for that current financial year, rather than entire project i.e in the current financial year land to be purchased, consultant fees etc.
- Drinking water – if it is not 100%, then compliance will not be met, therefore not achieved.

Mr Beggs noted that through the ISSP that the Request for Service system will be getting an upgrade.

Resolved minute number **20/FPE/018** **File Ref**

That the Draft 2019/20 Annual Non-financial Statements to the 24 September 2020 Finance/Performance meeting be received.

Cr Wilson/Cr Dalgety. Carried

10 Draft Financial Snapshot – August 2020

Mr Tombs spoke to the report, highlighting that it can be expanded to report on all assets, rather than just new.

In response to a question, Mr Tombs advised that the Council Animal Control staff working within the shared service assigned to Manawatu District Council are allocated a vehicle from Manawatu District Council, therefore no costs to Council.

Resolved minute number **20/FPE/019** **File Ref**

That the memorandum 'Draft Financial Snapshot – August 2020' to the 24 September 2020 Finance/Performance Committee meeting be received.

His Worship the Mayor/Cr Carter. Carried

11 Heating and Insulation Programme

Mr Forster provided the Committee members history of the programme:

- The programme was extensively advertised, with only three applicants across the district.
- There were further enquiries, however these people were able to apply via the ECCA as they cover 90% of the costs.
- Legally you cannot add to rates, it is effectively a loan – which Council cannot secure against a property.

Resolved minute number **20/FPE/020** **File Ref** **4-EN-5-3**

That the memorandum 'Heating and Insulation Programme' to the 24 September 2020 Finance/Performance Committee be received.

His Worship the Mayor/Cr Wilson. Carried

Resolved minute number **20/FPE/021** **File Ref**

That the Finance/Performance Committee recommend to Council that the Heating and Insulation Programme be revoked and those who enquire at Council are directed towards ECCA and Banks offering up interest free loans.

His Worship the Mayor/Cr Wilson. Carried

12 Floating Funds for Santoft Domain Management Committee

Mr Forster briefed Committee members that the Santoft Domain Management Committee have requested a floating fund up to \$5,000 to pay for any expenses arising from the Domain upgrade. This option was suggested by the Santoft Domain Management Committee as they believe it would be a quicker process than having to request a quote / invoice and staff create a purchase order to get the work done. The fund would be a "float", which would be topped up as money is spent.

His Worship the Mayor suggested this be an update to the delegations register rather than a float as the Committee have their own budget, which is designated for the Santoft Domain.

Resolved minute number **20/FPE/022** **File Ref** **3-CT-18-4**

That the memorandum 'Floating Funds for Santoft Domain Management Committee' to the 24 September 2020 Finance/Performance Committee be received.

Cr Gordon/Cr Hiroa. Carried

Resolved minute number **20/FPE/023** **File Ref**

That the Floating Funds for Santoft Domain Management Committee item lie on the table, and that staff investigate an alternative fund option for the Santoft Domain Management Committee and bring a report back to a subsequent Finance/Performance meeting.

Cr Gordon/Cr Hiroa. Carried

13 Late Items

Nil.

14 Future Items for the Agenda

Options for depreciation on new / existing assets

Policy or process on internal procedures on when debt collection is triggered

Revaluation impact across the sector

15 Next Meeting

Thursday 22 October 2020, 9.30am

16 Meeting Closed

Cr Belsham thanked Mr Hodder as this is his last committee meeting he will attend in his current role. His extensive knowledge and advice has been appreciated.

The meeting closed at 12.14pm.

Confirmed/Chair: _____

Date: _____

UNCONFIRMED

Attachment 2

Report

Subject: **Follow-up Items from Previous Meetings**

To: Finance/Performance Committee

From: Carol Gordon

Date: 16 October 2020

File: 3-CT-14-1

1 Reason for Report

- 1.1 On the list attached are items raised at previous Finance/Performance Committee meetings that staff have followed up on. All items indicate who is responsible for follow up, and a brief status comment. Once the items have been reported back to the Committee they will be removed from the list.

2 Decision Making Process

- 2.1 Staff have assessed the requirements of the Local Government Act 2002 in relation to this item and have concluded that, as this report is for information only, the decision making provisions do not apply.

3 Recommendation

That the report 'Follow-up Items from Previous Meetings' to the 22 October 2020 Finance/Performance Committee be received.

Carol Gordon
Group Manager Democracy and Planning

APPENDIX 1
Follow-up Actions from Finance / Performance Meeting 24 September 2020

Follow-up Action:	Person Assigned:	Status Comment:
Petrol tax - Tax split between RDC and Whanganui DC	Dave Tombs	Email sent to Elected Members 30 September 2020 with this information. [action now closed]
Policy or process on internal procedures on when debt collection is triggered	Dave Tombs	Report included on Agenda for October meeting. [action now closed]
Dog licence arrangements Financial status	Dave Tombs	Report included in Public Excluded Agenda October meeting. [action now closed]
Staff to review Councils Forestry Holdings	Dave Tombs	Report will be included on Agenda for December meeting
Options for depreciation on new / existing assets	Dave Tombs	Report will be included on Agenda for February 2021 meeting
Revaluation impact across the sector	Dave Tombs	Report will be included on Agenda for February 2021 meeting

Attachment 3

Memorandum

To: Finance Performance

From: George Forster

Date: 14 October 2020

Subject: Santoft Domain Management Committee floating fund options

File: 3-CT-18-4

At their last meeting the Finance/Performance Committee requested staff investigate an alternative fund option for the Santoft Domain Management Committee (SDMC). The previous memorandum outlined the floating fund being requested by SDMC, the reason for the request and potential issues that may be faced.

Below are four options for consideration, to decide which could be made available to SDMC that Council could help administer.

Option one: Credit Card

SDMC could be issued with a credit card that would have appropriate limits (transaction and total debt) imposed on it. This would be paid off every month from the domain account, meaning every month the same amount is available again. This would allow for online purchasing as well, which cash wouldn't. A credit card can also be cancelled if necessary.

Option two: Cash

SDMC would be provided cash from the domain account and when something was purchased the invoice could be brought to Council and the money topped up again. Cash does have a few restrictions but could mean the administrator/treasurer issues the cash when necessary and retain the balance in a float and receipts would be required for all purchases. Keeping in mind the Committee requested \$5,000 it would be a large sum of cash, all in one place. A smaller float could be provided as an alternative.

Option three: Business Accounts

The Committee come up with the businesses they think that they might make purchases from and then an account would be set up with those businesses and an invoice would be received each month, paid for from the domain account. With this it would allow for whomever was listed on the account to make purchases etc. These accounts could remain open at the end of a triennium. New accounts could be opened on an ongoing basis.

Option four: Order Book

SDMC could have an order book that will be signed off by two assigned people from the SDMC. This could come to SDMC meeting for their approval and not wait to come back to be proposed by Council.

Both the credit card and cash option would require someone from SDMC to be the administrator/treasurer. In the case of a change of administrator/treasurer SDMC could simply notify the Council. Option four would require two appointed signatories for the signing off of any purchases. At the end of a triennium a credit card, cash or order book would be given back to Council and then handed back again on the formation of the next Committee.

The Chair and Deputy Chair from SDMC have provided staff with their preferred option, which was a credit card, advising this would enable them to make small purchases when necessary.

In approving any of the options clear parameters will be set out for SDMC stating what will and will not be allowed for one or each different option. If SDMC break any agreement and the terms of it, any option provided would need to be reviewed and potentially withdrawn.

Recommendations:

1. That the memorandum 'Santoft Domain Management Committee floating fund options' to the 22 October 2020 Finance/Performance Committee be received
2. That the Finance/Performance Committee [approve/do not approve] one or more of the options above (1, 2, 3, 4) for the Santoft Domain Management Committee to enable them to purchase goods and services.

George Forster
Policy Analyst

Attachment 4

MEMORANDUM

TO: Finance & Performance Committee

COPIES: Council

FROM: Dave Tombs

DATE: 15 October 2020

SUBJECT: **Financial Snapshot – September 2020**

Appendices: Activity Performance Report for the 3 Months Ended 30 September 2020
Capital Expenditure Report for the 3 Months Ended 30 September 2020

Activity Performance Report

1. Rates revenue is \$5.800 million year to date, which is 1.5% below the budget of \$5.891 million. The difference of \$0.091 million predominantly relates to:
 - Water Metered Supply charges being around \$270k less than budget due to the budgeted income being evenly profiled over the year, but actual invoicing only occurring once every four months; and
 - Penalty rates income being around \$150k over budget - a large proportion of this will be reversed in November (where the penalised ratepayer is on a payment plan)
2. The Subsidies and Grants revenue budget variance of \$0.513 million (unfavourable) is caused by:
 - a timing difference in road subsidy income being \$1.089 million below budget
 - receiving unbudgeted amounts for the Community Recovery Grant (\$250k), Domain Capital Subsidy (\$250k), and Hunterville Bore Subsidy (390k) totalling \$0.890 million
 - a timing difference relating to the Bulls Capital Subsidy being \$0.300 million below budget
3. Other revenue year to date is \$0.935 million against a budget of \$0.767 million, which is above budget by \$0.168 million. This is due to the timing of revenue from dog registration fees, and an increase in demand for resource consents.
4. Personnel costs year to date are \$1.079 million against a budget of \$1.200 million, a favourable variance of \$0.121 million. This variance is due to the timing of staff commencing employment at Council.

5. Other expenses came to \$3.517 million at year to date, which is 23% below the budget of \$4.593 million. This \$1.076 million variance largely relates to the timing of invoices received for Maintenance and use of Professional Services within Roding.
6. Depreciation and amortisation are below budget with a 1% variance of \$0.038 million.

Capital Expenditure Report

7. Capital expenditure is \$3.508 million compared to a year to date budget of \$9.290 million. The capital budget has been evenly profiled over the year.
8. Asset Services has two new Project Managers commencing employment this month who will manage many of the capital projects.
9. The major areas below budget are:
 - Libraries has a variance of \$0.487 million which is largely due to timing of expenditure on the construction of the new Marton Admin and Library building, which will begin after the design has been completed
 - Roding and Footpaths has a variance of \$1.685 million and this predominantly relates to awaiting expenditure on the Mangaweka Bridge project which has only just begun
 - Waste Water has a variance of \$1.709 million, Water Supply has a variance of \$0.846 million, and Swim Centres has a variance of \$0.156 million; all of these are largely dependent on the Project Managers commencing employment.
10. The only area above budget was Halls, with a variance of \$0.189 million relating to the Bulls Community Centre. The budget was evenly distributed throughout the year but this project has now been completed.

Treasury and Debt

11. At 30 September 2020 the Council had \$4.462 million available for immediate needs, this equates to 2.9 months of expenditure.
12. Rangitikei District Council has not drawn down any debt in the 2020/21 financial year. The debt balance at 30th September is \$3 million.

Significance and Engagement Policy

13. This paper is for noting and as such is considered Low in terms of Council's Significance and Engagement Policy.

Recommendation

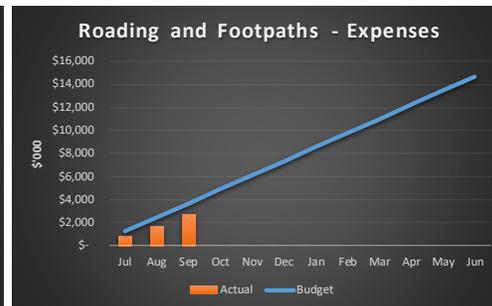
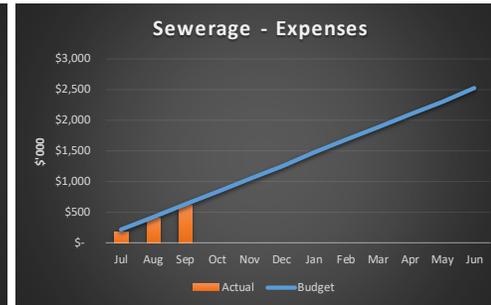
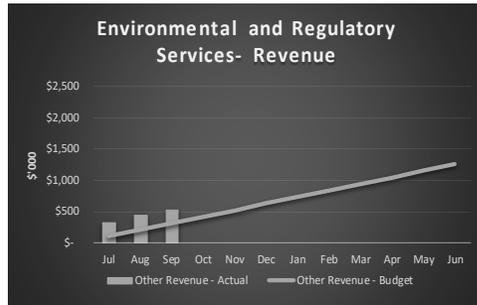
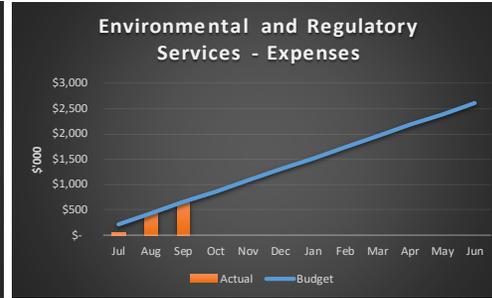
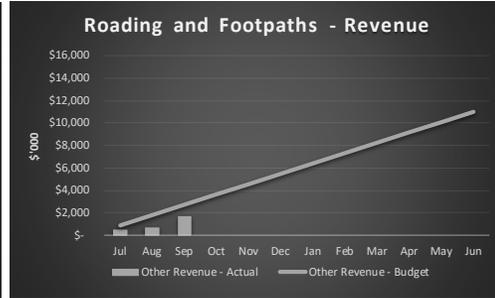
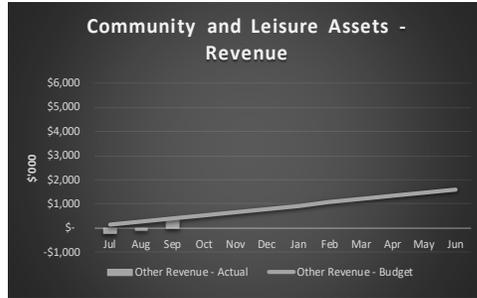
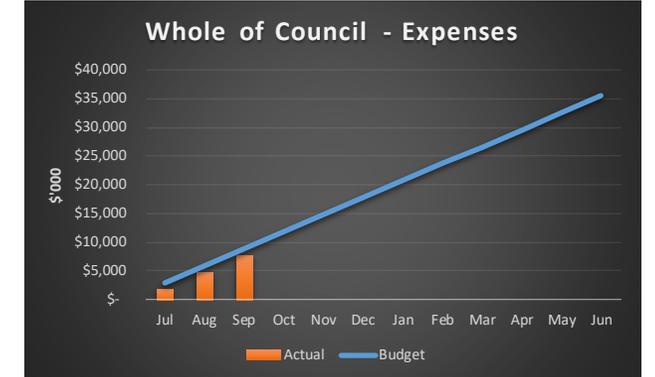
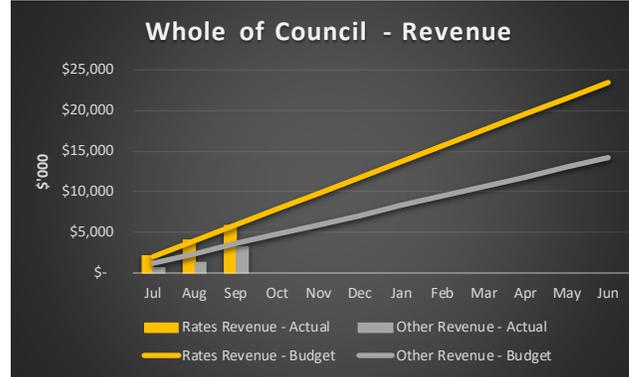
That the memorandum 'Financial Snapshot – September 2020' to the 22 October 2020 Finance/Performance Committee meeting be received.

Dave Tombs
Group Manager, Finance and Business Support

APPENDIX 1

Activity Performance Report for the 3 Months Ended 30 September 2020

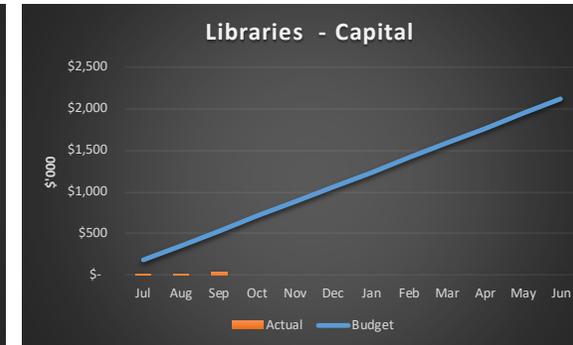
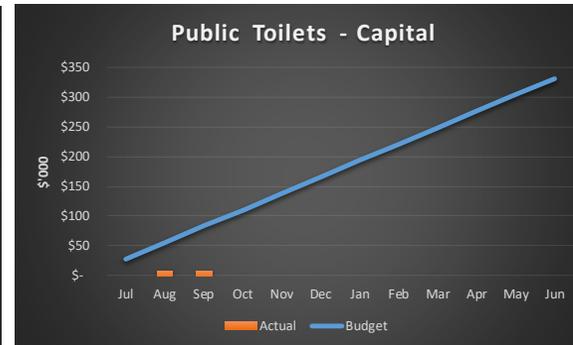
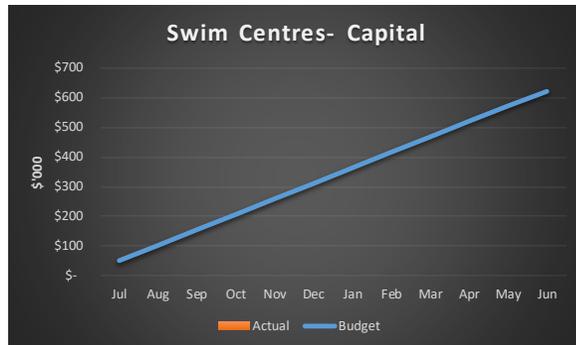
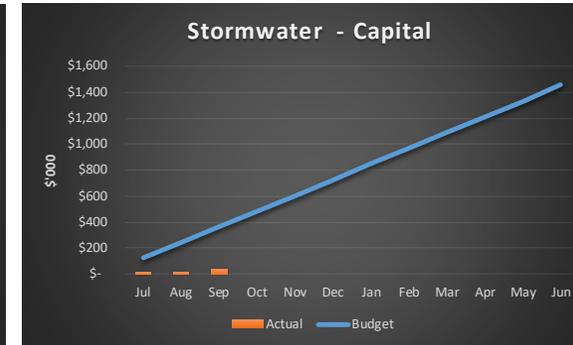
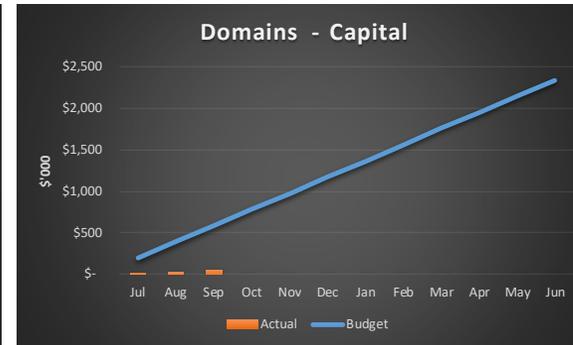
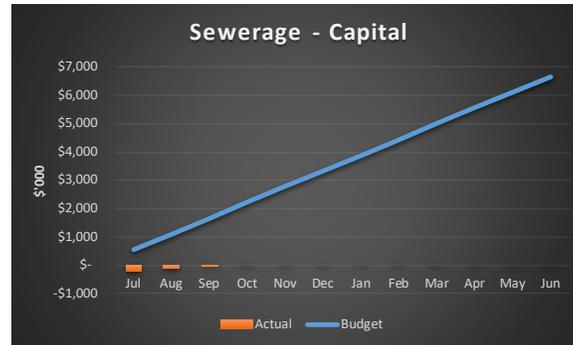
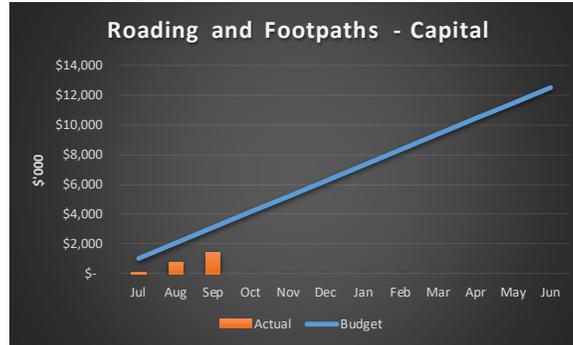
Rangitikei District Council				
Activity Performance Report				
For the 3 months ended 30 September 2020				
	2021	2021	Variance	
	Budget YTD	Actual YTD	\$	%
	\$000	\$000	\$000	
Revenue				
Rates Revenue	\$ 5,890,875	\$ 5,800,005	-\$ 90,870	-2%
Subsidies & Grants	\$ 2,781,251	\$ 2,268,566	-\$ 512,685	-18%
Other Revenue	\$ 767,043	\$ 935,064	\$ 168,021	22%
Expenses				
Personnel Costs	\$ 1,200,354	\$ 1,078,886	\$ 121,468	10%
Other Expenses	\$ 4,593,199	\$ 3,517,043	\$ 1,076,156	23%
Depreciation & Amortisation	\$ 3,107,437	\$ 3,069,008	\$ 38,429	1%
Net Surplus	\$ 538,179	\$ 1,338,698	\$ 800,519	149%



Capital Expenditure Report for the 3 Months Ended 30 September 2020

APPENDIX 2

Rangitikei District Council Capital Expenditure For the 3 months ended 30 September 2020				
	2020		Variance	
	Budget YTD	Actual YTD	\$	%
	\$'000	\$'000	\$'000	
Roading and Footpaths	\$ 3,137,721	\$ 1,452,696	-\$ 1,685,025	-54%
Water Supply	\$ 1,470,597	\$ 624,176	-\$ 846,421	-58%
Halls	\$ 964,563	\$ 1,153,892	\$ 189,329	20%
Sewerage	\$ 1,663,836	\$ 45,562	-\$ 1,709,398	-103%
Domains	\$ 585,528	\$ 50,002	-\$ 535,526	-91%
Stormwater	\$ 363,819	\$ 30,047	-\$ 333,772	-92%
Swim Centres	\$ 156,069	\$ -	-\$ 156,069	-100%
Waste Transfer	\$ -	\$ -	\$ -	0%
Public Toilets	\$ 83,001	\$ 6,739	-\$ 76,262	-92%
Libraries	\$ 530,031	\$ 42,735	-\$ 487,296	-92%
Fleet Management	\$ 33,750	\$ 21,850	-\$ 11,900	-35%
Cemeteries	\$ 51,426	\$ 10,560	-\$ 40,866	-79%
Business Groups	\$ 207,369	\$ 159,630	-\$ 47,739	-23%
Community Housing	\$ 42,048	\$ 1,299	-\$ 40,749	-97%
Total	\$ 9,289,758	\$ 3,508,064	-\$ 5,781,694	-62%



Attachment 5

Report

Subject: **Procedure – Rates and Water Debtors**

To: Finance/Performance Committee

From: Dave Tombs

Date: 14 October 2020

1 Executive Summary

1.1 Purpose of the report

In response to a request at the previous Finance and Performance Committee meeting, this report provides the procedures attached as **Appendix 1** that are followed in respect of rates/water debtors, including those that relate to the triggering of formal debt collection.

1.2 Major recommendations

That the Committee receives and notes the report.

2 Context

2.1 Significance

This report is considered Low with respect to Council’s Significance and Engagement Policy as it is for noting only.

3 Analysis

3.1 Options

As this report is for noting no options have been provided.

4 Recommendation

4.1 That the report ‘Procedure - Rates and Water Debtors’ to the 22 October 2020 Finance/Performance Committee be received.

Dave Tombs
Group Manager Corporate Services

Finance Procedure

Rates and Water Debtors

Document Control

Procedure owner	Team Leader Finance
Procedure sponsor	GM Corporate Services
Date	October 2020
Approved by	Chief Executive Officer

1. Introduction

- 1.1. Rangitikei District Council (RDC) will, from time to time, seek to write off rates and water debts and to waive related penalties.
- 1.2. These debts and penalties can only be written off/waived in accordance with these Procedures and in accordance with the Delegations Manual.

2. Definitions

- 2.1. In this policy, unless the context otherwise requires:

Mortgagee means a financial institution, who can be pursued for unpaid rates where ratepayer does not pay.

3. Scope

- 3.1. All RDC employees and other authorised persons will comply with this Procedure at all times.
- 3.2. The Chief Executive may approve departures from this Procedure in accordance with the Delegations Manual.

4. Rates and Water Debtors

Due Dates

- 4.1. After each rates instalment 'due date' the Finance Officer (Rates):
 - Writes to each ratepayer who has missed the latest due date but also has a good credit history advising that their rates penalty will be waived if they make full payment within ten days; and
 - Writes to all other ratepayers who have rates arrears advising of their updated rates debt to Council.
- 4.2. After each water instalment 'due date' the Finance Officer (Revenue):
 - Sends arrears invoices, that include the current penalty, to each ratepayer who has missed the latest due date advising that payment is due within ten days; and
 - Sends another invoice after these ten days to any outstanding debtors advising that legal action may be taken
- 4.3. The Finance Officer (Revenue) will review identify ratepayers with good history and apply waivers as per S4.1 where the system enables such review to be conducted efficiently and effectively.

Annual Reviews

- 4.4. In, or around, August each year the Finance Officer (Rates) writes to the Mortgagee of each rates/water debtor who does not have a payment plan with Council advising that their client (ie our rates/water debtor) has 3 months to agree a payment plan with Council.
- 4.5. In, or around, November each year the Finance Officer (Rates) writes to the Mortgagee of each rates debtor who does not have a payment plan with Council demanding payment as per Local Govt (Rating) Act 2002 (s62 ss1 – see Appendix).
- 4.6. Finance Officers may also refer a rates debtor to Council's debt collector at any other time where considered appropriate.

5. Other

- 5.1. Finance Officers may identify other rates and water debtor amounts that they consider appropriate for write off/waiver. Such debts can be written off/waived subject to the following approval limits:

Amount	Approved by
Up to \$90	Finance Officers (*see below)
Up to \$1,000	Team Leader Finance
Up to \$10,000	Group Manager Corporate Services
Up to \$50,000	CEO
Over \$50,000	Council or Finance & Performance Committee

*The Finance Officers may waive penalties where ratepayers agree to enter into a payment plan or on compassionate/hardship grounds.

- 5.2. The Maori Land Rates Remission Sub-Committee can approve the waiving of rates and water charges on Maori land.

6. Remissions

- 6.1. Council has different types of remissions, each with different conditions.
- 6.2. Amounts that are written off as Remissions under a Council Policy (eg \$5,000 for new/relocated home) or in accordance with S4.1 above can be administered by council officers.
- 6.3. Ratepayers who incur excess water charges can apply for a remission. Where the ratepayer can provide satisfactory written evidence of mitigating circumstances a 50% remission can be granted as follows:

Amount	Approved by
Up to \$1,000	Team Leader Finance
Up to \$10,000	Group Manager Corporate Services
Up to \$50,000	CEO
Over \$50,000	Council or Finance & Performance Committee

7. Review

- 7.1. This Procedure will be reviewed at intervals not exceeding two years.

Appendix

Local Government (rating) Act 2002: 62 Recovery of rates if owner in default

- (1) If an owner defaults in paying the rates, the local authority may—
 - (a) notify persons with an interest in the rating unit for which the rates are payable (including an interest as first mortgagee) of—
 - (i) the fact of the default; and
 - (ii) the provisions of this section; and
 - (b) accept payment of the rates from the persons referred to in paragraph (a); or
 - (c) recover, as a debt from the first mortgagee of a rating unit, the rates payable in respect of the rating unit that remain unpaid on a date that is—
 - (i) not less than 3 months after notice has been given to that person under paragraph (a); and
 - (ii) not earlier than 1 November in the financial year following the year in which the rates were first assessed.
- (2) A person (other than a mortgagee) who pays the unpaid rates under subsection (1) may—
 - (a) recover that amount from the owner as a debt; or
 - (b) retain that amount from any money that that person pays to the owner in respect of a debt other than that relating to unpaid rates.
- (3) If a mortgagee pays the unpaid rates under subsection (1), the amount paid must be treated as part of the money secured by the mortgage until it is repaid to the mortgagee, and the provisions of the mortgage apply to that amount.
- (4) This section does not affect any agreement between persons about their liability as between themselves to pay the rates for a rating unit.

Attachment 6

Report

Subject: **Property Sales – quarterly report, September 2020**

To: Finance and Performance Committee

From: Dave Tombs

Date: 15 October 2020

1 Executive Summary

1.1 Purpose of the report

This report includes an overview of property sales within the District for the quarter ended 30 September 2020.

1.2 Major recommendations

That the Committee notes the report

2 Context

2.1 Significance

This report is considered Low with respect to Council’s Significance and Engagement Policy as it is for noting only.

3 Analysis

3.1 Options

As this report is for noting no options have been provided

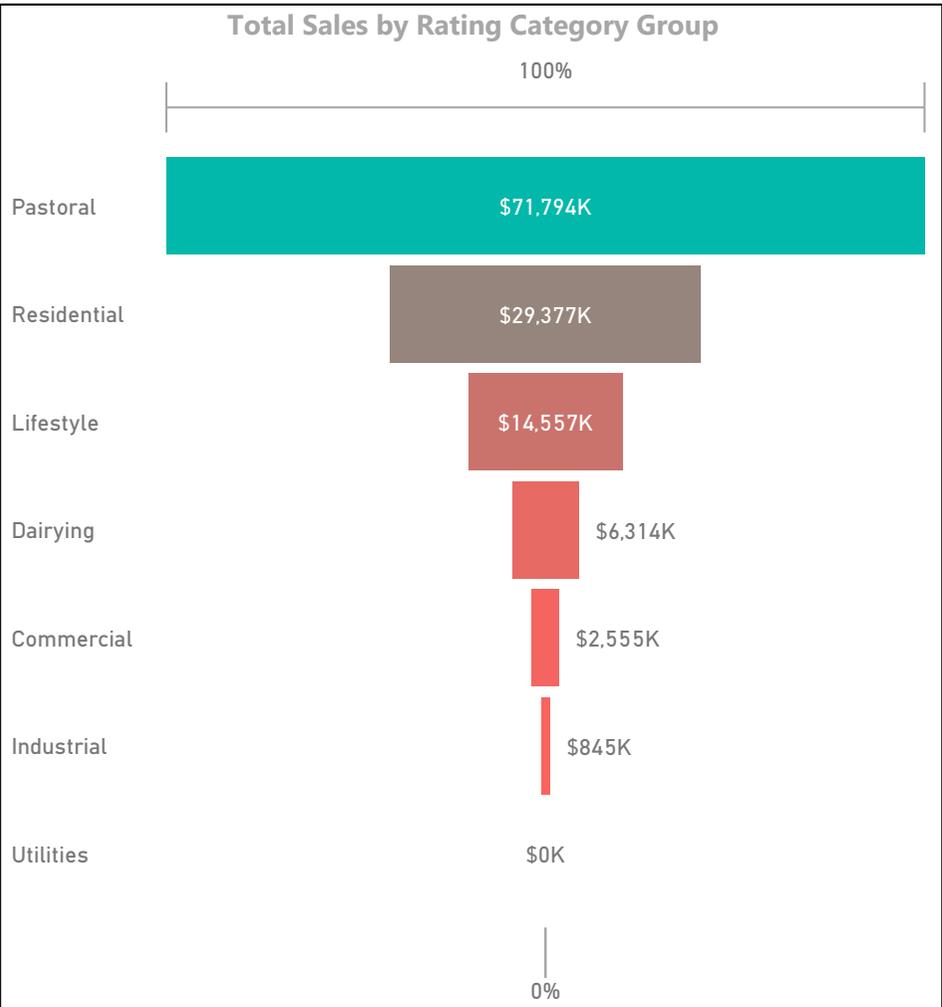
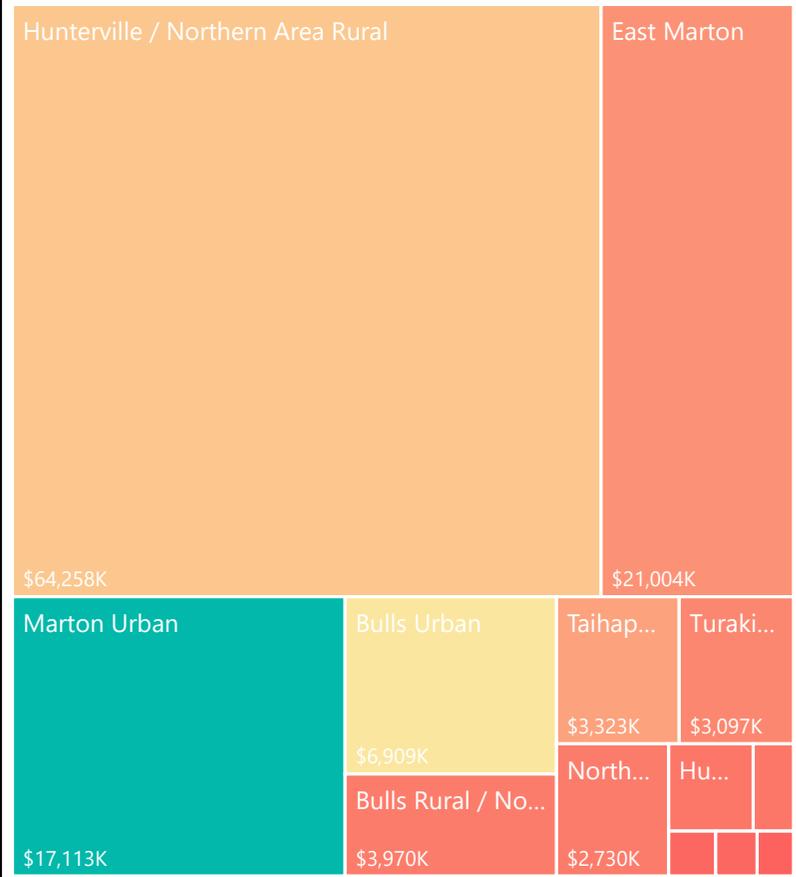
4 Recommendation

4.1 That the report ‘Property Sales – quarterly report, September 2020’ to the 22 October 2020 Finance/Performance Committee be received.

Dave Tombs
Group Manager Corporate Services

APPENDIX 1
Quarter 1: 1 July 2020 - 31 September 2020

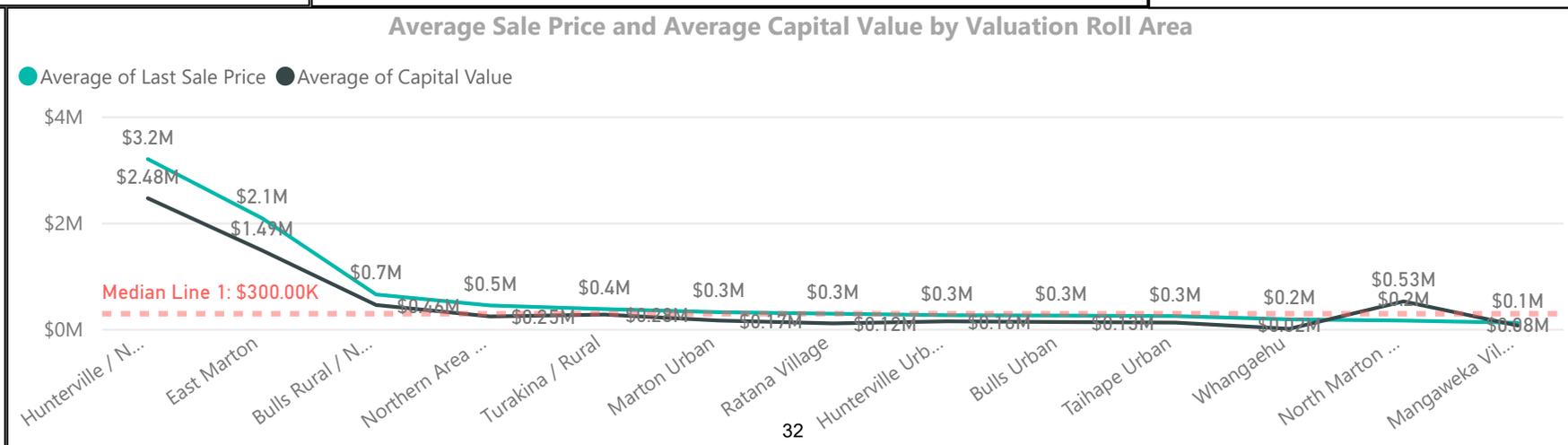
Total Sales by Valuation Roll Area



Total Sales

156

Count of Last Sale Price



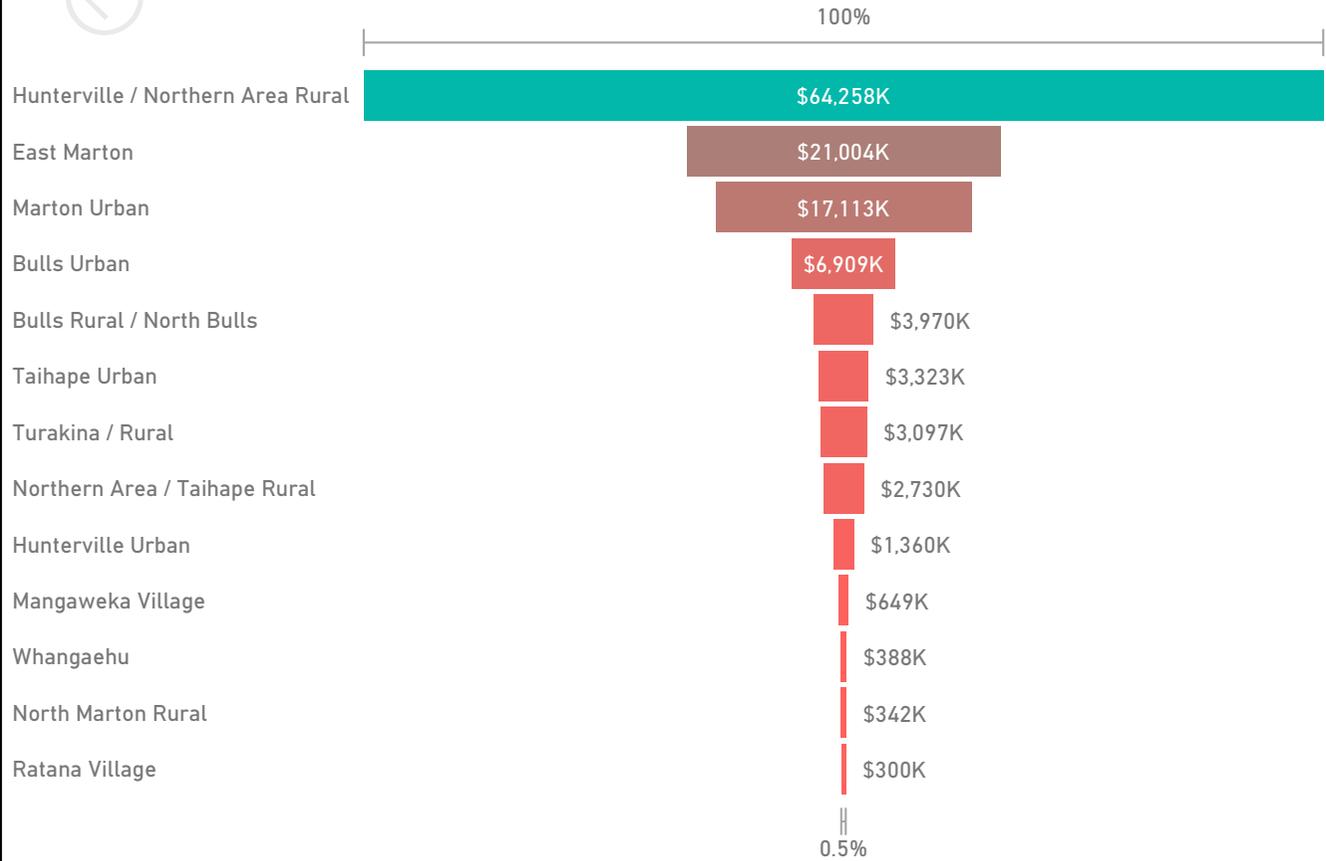
Total Sales

\$125M

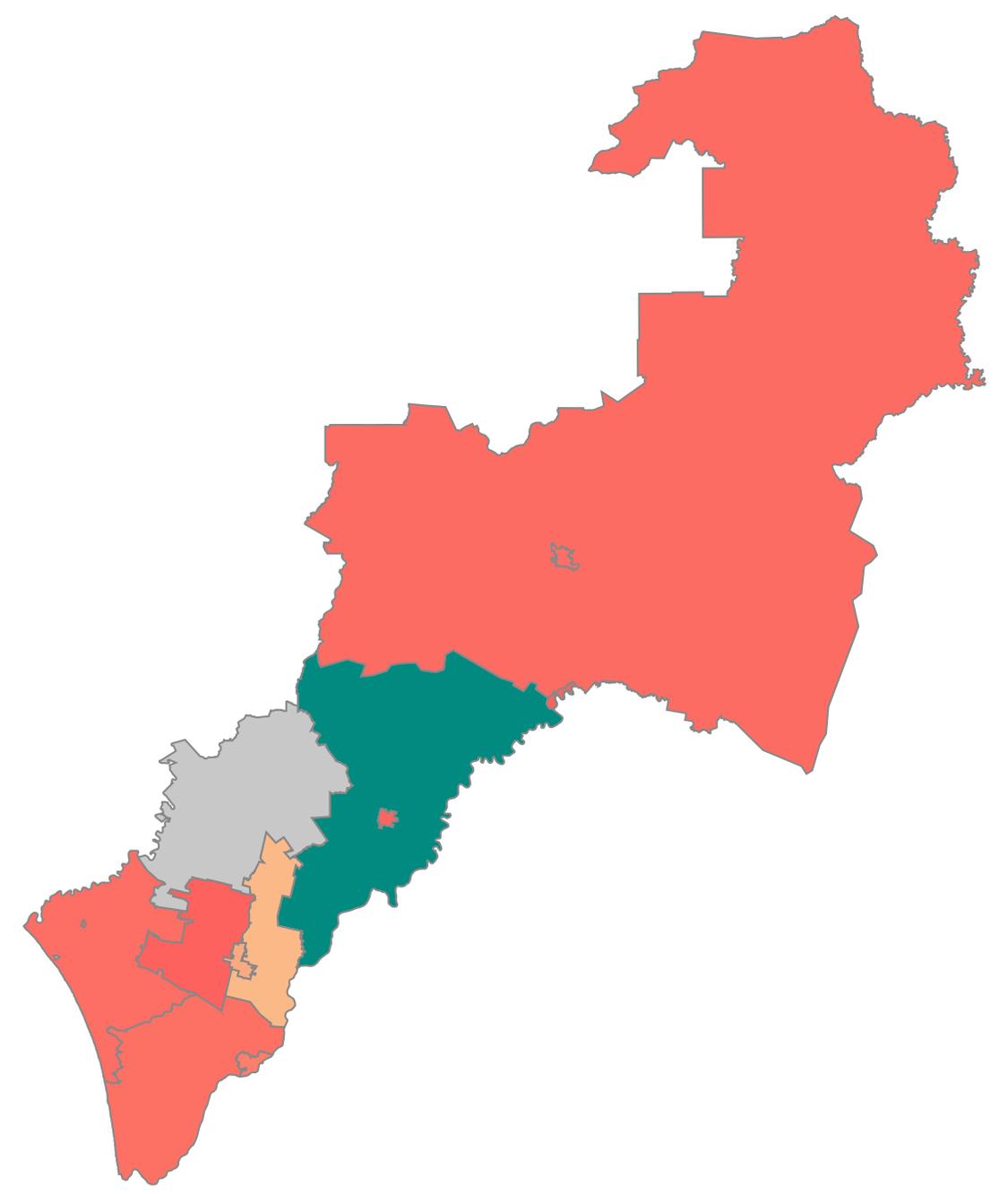
Last Sale Price



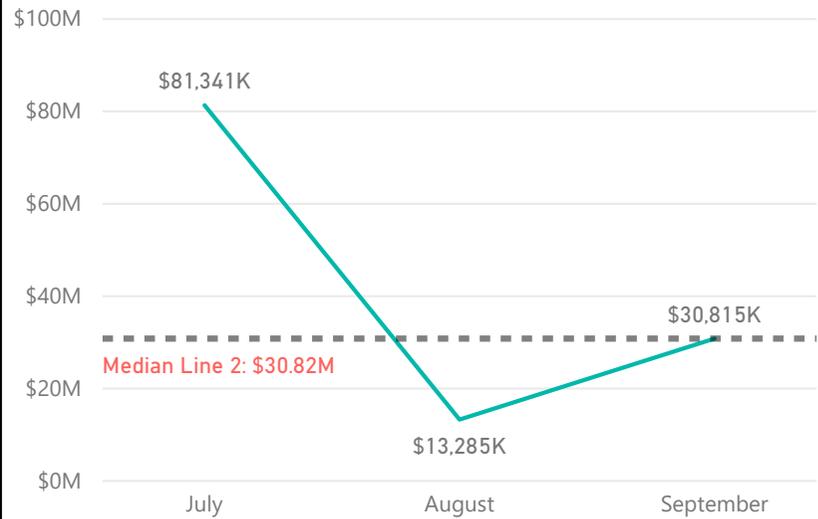
Total Sales by Valuation Roll Area



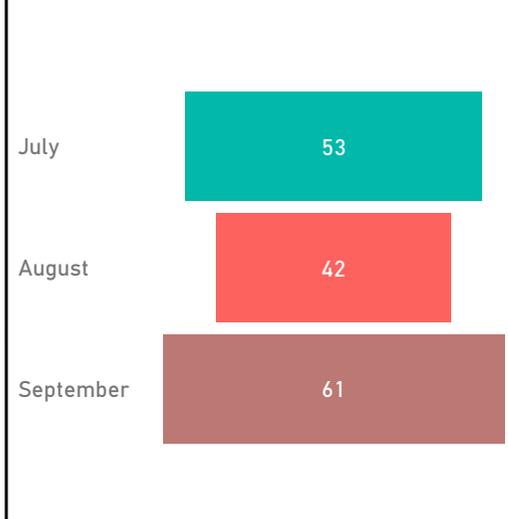
Total Sales by Valuation Roll Area (Sum)



Sales by Month (Sum)



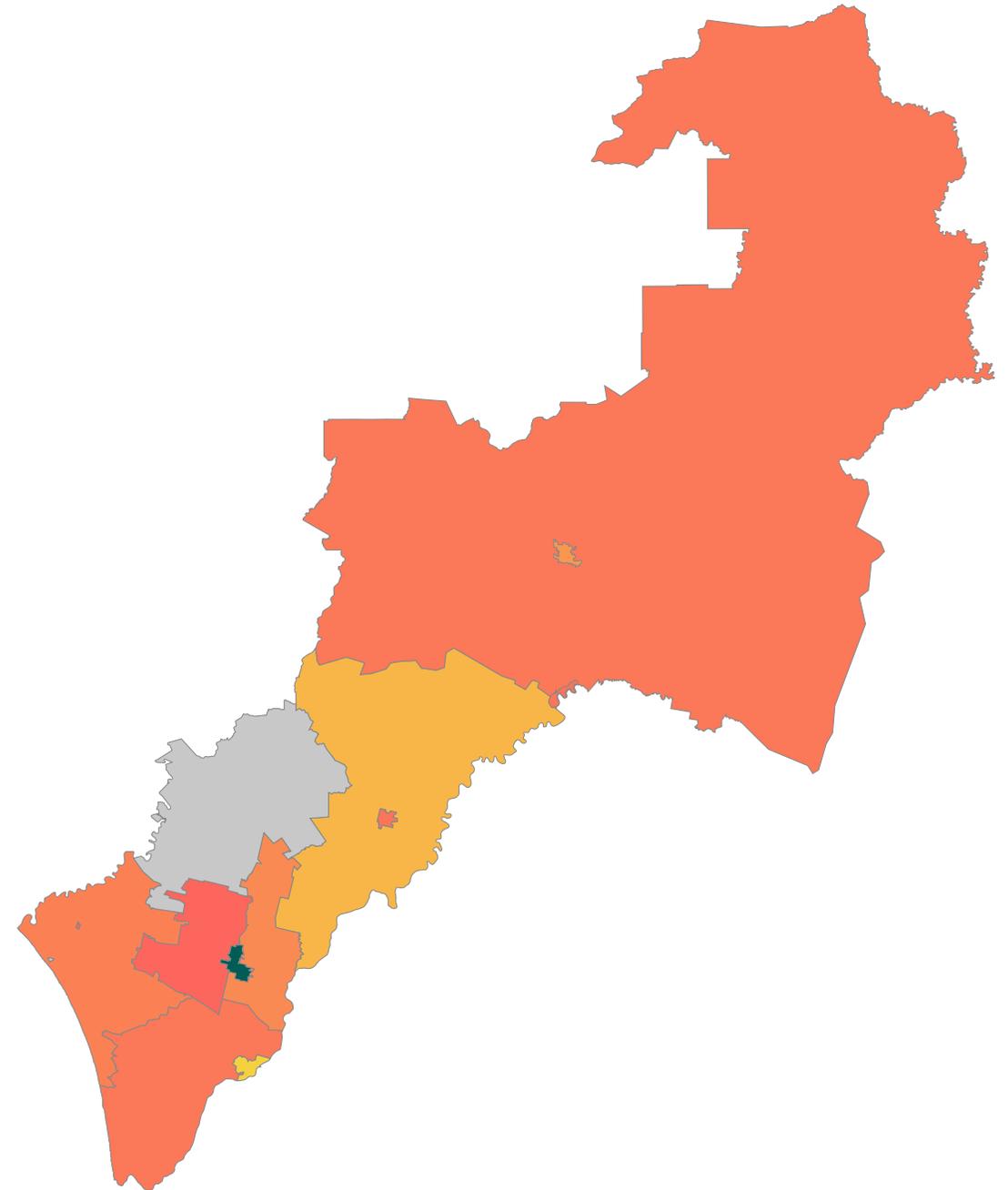
Sales by Month (Count)



Quarterly Property Sales in the Rangitikei

Valuation Roll Area	Capital Value	Sale Price	Number Of Sales	Sale Price % difference from Capital Value
Whangaehu	\$32,000	\$388,000	2	1112.50%
Ratana Village	\$118,000	\$300,000	1	154.24%
Taihape Urban	\$1,727,500	\$3,323,495	13	92.39%
Marton Urban	\$8,932,600	\$17,112,666	52	91.58%
Bulls Urban	\$3,726,100	\$6,909,000	26	85.42%
Northern Area / Taihape Rural	\$1,492,000	\$2,730,000	6	82.98%
Huntermville Urban	\$782,000	\$1,360,000	5	73.91%
Mangaweka Village	\$382,000	\$648,760	5	69.83%
Bulls Rural / North Bulls	\$2,785,000	\$3,969,500	6	42.53%
East Marton	\$14,932,000	\$21,003,500	10	40.66%
Turakina / Rural	\$2,271,000	\$3,097,000	8	36.37%
Huntermville / Northern Area Rural	\$49,508,000	\$64,257,615	20	29.79%
North Marton Rural	\$1,064,000	\$342,000	2	-67.86%
Total	\$87,752,200	\$125,441,536	156	42.95%

Sales by Valuation Roll Area (Count)



Sale Price % difference from Capital Value by Valuation Roll Area

