

FILE NO: A2004-0853

TITLE: PROPERTY INVESTMENT & DEVELOPMENT POLICY

POLICY OWNER: PROPERTY SERVICES SECTION MANAGER

PURPOSE:

The objectives of this policy are to:

- 1) Invest in and maintain a strong property portfolio as a strategy for providing capital growth and a recurrent income source;
- 2) Acquire and maintain an optimum balance of short, medium and long term property investments ensuring achievable growth and the financial capacity to further invest and develop;
- 3) Facilitate the effective management of Council's property assets so as to complement the existing financial investment policy in providing an alternate income source;
- 4) Establish the principles of equity and transparency in Council's commercial property related activities;
- 5) Ensure that all Council's commercial property related activities occur within legislative frameworks.

CONTEXT/BACKGROUND:





This policy provides guidelines for consideration in the acquisition, development and disposal of investment properties. Investment properties can be cited as those properties that provide a financial return and/or provide for future income/profit generation.



The principles of this policy provide a basis to ensure optimum financial return is achieved via appropriate identification, selection and management of Council's investment portfolio, including acquisition, development and disposal of investment properties. The principles also support the basis for recommendation upon which Council may determine to pursue acquisition, development or disposal of its investment properties.

This policy pertains only to land classified by Section 31 of the Local Government Act 1993 as 'operational'. Non-operational properties are addressed separately in Council's Acquisition & Divestment of Land Policy.

The following table provides an indicative process for the acquisition or disposal of a property under the policy:

Portfolio Acquisition & Disposal Flow Chart

Acquisition		Disposal
<ul style="list-style-type: none"> Assess property Offers and counter offers Agree basic terms Confirm source of funds Obtain Council Resolution to purchase 	<p>Identify Disposal / Acquisition Targets</p> 	<ul style="list-style-type: none"> Property formulates sale terms and marketing strategy (ie agent, EOI etc.) Review property information, anticipate issues, devise strategy Procure contract documents pre-marketing for residential only
<ul style="list-style-type: none"> Obtain valuation to confirm purchase price Negotiate contract Instruct Legal Team Conduct surveys and reports 	<p>Pre – Contract</p> 	<ul style="list-style-type: none"> Make available draft contract and access to data via Information Memorandum or similar Negotiate sale
<ul style="list-style-type: none"> Pay deposit 	<p>Exchange</p> 	<ul style="list-style-type: none"> Obtain independent valuation to confirm sale price Obtain Council Resolution to sell Exchange contracts
Parties Committed to Transaction		
<ul style="list-style-type: none"> Pre-completion searches Finalise funding for drawdown/transfer of settlement funds 	<p>Pre – Completion</p> 	<ul style="list-style-type: none"> Continue to manage property (investment only) Prepare requisitions on Title

<ul style="list-style-type: none"> • Pay settlement funds • Assume liability for Property 	<p>Completion</p> 	<ul style="list-style-type: none"> • Discharge borrowing liability (if applicable) • Produce original Title
<ul style="list-style-type: none"> • LPI Title registration • Disseminate property information • Portfolio management 	<p>Post – Completion</p> 	<ul style="list-style-type: none"> • Bank sale proceeds

Council's investment property portfolio has, over the years, helped to achieve Council's sound financial position, a position that can be enhanced by realising further property investment and development opportunities.

The bulk of revenue derived to finance Council activities comes from:

- Annual property rates;
- User fees and charges;
- Other fees and charges (DA fees, inspection and licence fees etc.);
- Borrowings;
- Government grant monies;
- Interest on financial investments.

Ancillary, but of no less importance to the foregoing, are the income streams derived from:

- Property development and sale;
- Property development and lease;
- Rents derived from commercial properties.

Council must provide effective and efficient management of property related activities to fulfil legislative and community obligations.

Council is well placed to have greater involvement in property and entrepreneurial activities to supplement its traditional income base. This has been emphasised in recent years with the continuation of rate pegging, decreased levels of government funding,

limitations on borrowing and increased community expectations on Council's roles and responsibilities.

SCOPE:

This policy applies to:

- Councillors;
- Council employees;
- Council owned businesses.

DEFINITIONS:

An outline of the key definitions of terms included in the policy.

Investment property	This is defined as real estate held, developed or purchased by Council that is discretionary in nature and held by Council to generate current or future income streams, either through rental (offices, shops etc.) or development and sale (building lots or improved properties).
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POLICY STATEMENT:

1) Principles

- To ensure optimum financial return is realised through appropriate identification, selection and management of Council's investment portfolio including development, acquisition and disposal of assets.
- To utilise effective property management techniques and investment practices in the management of Council's assets to ensure maximum long term advantage.
- To satisfy the property investment needs of Council that assist in meeting the requirements and corporate objectives outlined within the existing financial investment policy.

2) Policy Statement

The overall mix and nature of investment properties will provide a balanced source of income that complement existing finances.

All future investment and development activities will provide a return on investment greater than achievable cash rates at any given time. If a decision is made to accept a return less than achievable cash rates, then the reasons for that decision must be outlined in the resolution relating to that investment and development activity.

In respect to investment return decisions, Council will apply the following matrix in determining the appropriateness of investment and development activities:-

Risk Determination Matrix

Level of Risk	Benchmark Above 90 Day Bank Bill Swap Rate (BBSW)
Low	< 2%
Medium	2% to 5%
High	5% to 10%
Speculative	> 10%

In determining the level of risk Council is to consider the following as a minimum:

- Council experience in the proposed type of development.
- Nature of tenancies.
- Funding sources.
- Term asset is to be held.

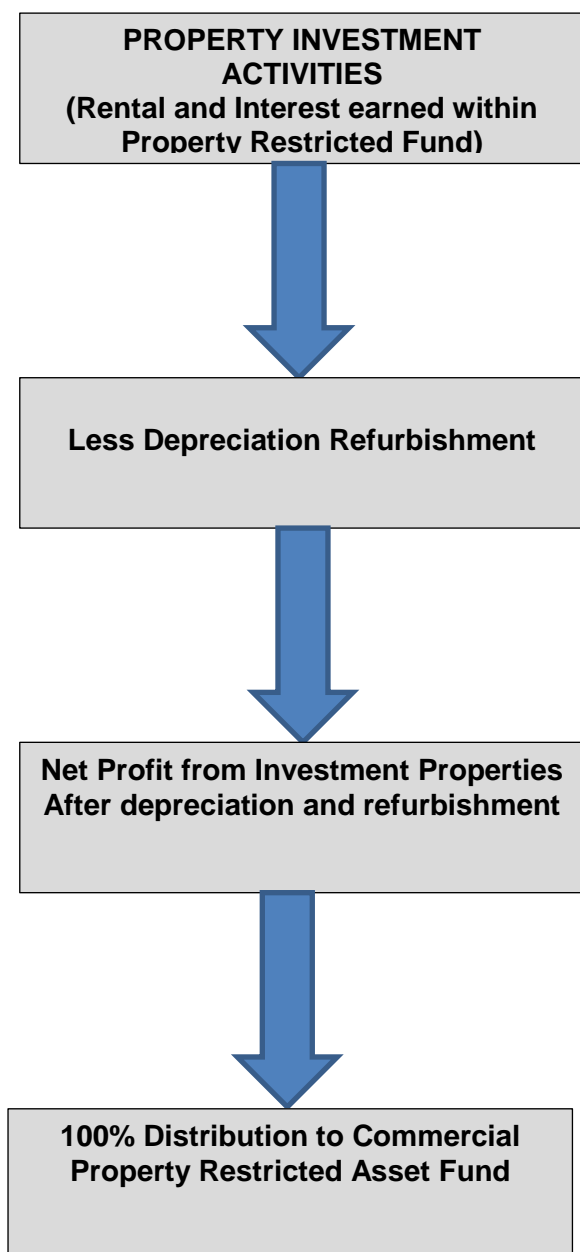
Council will systematically assess and review the performance of its investment portfolio and use the information derived to determine when and how to preserve or increase each property's value and usefulness, or otherwise dispose of individual properties.

Decisions in this regard will be based on analysis of cost information for individual properties and will reflect the viability of Council's commitment of financial resources to specific projects. Priority will be given to projects with a positive effect on investment returns without imposing on short term cash availability.

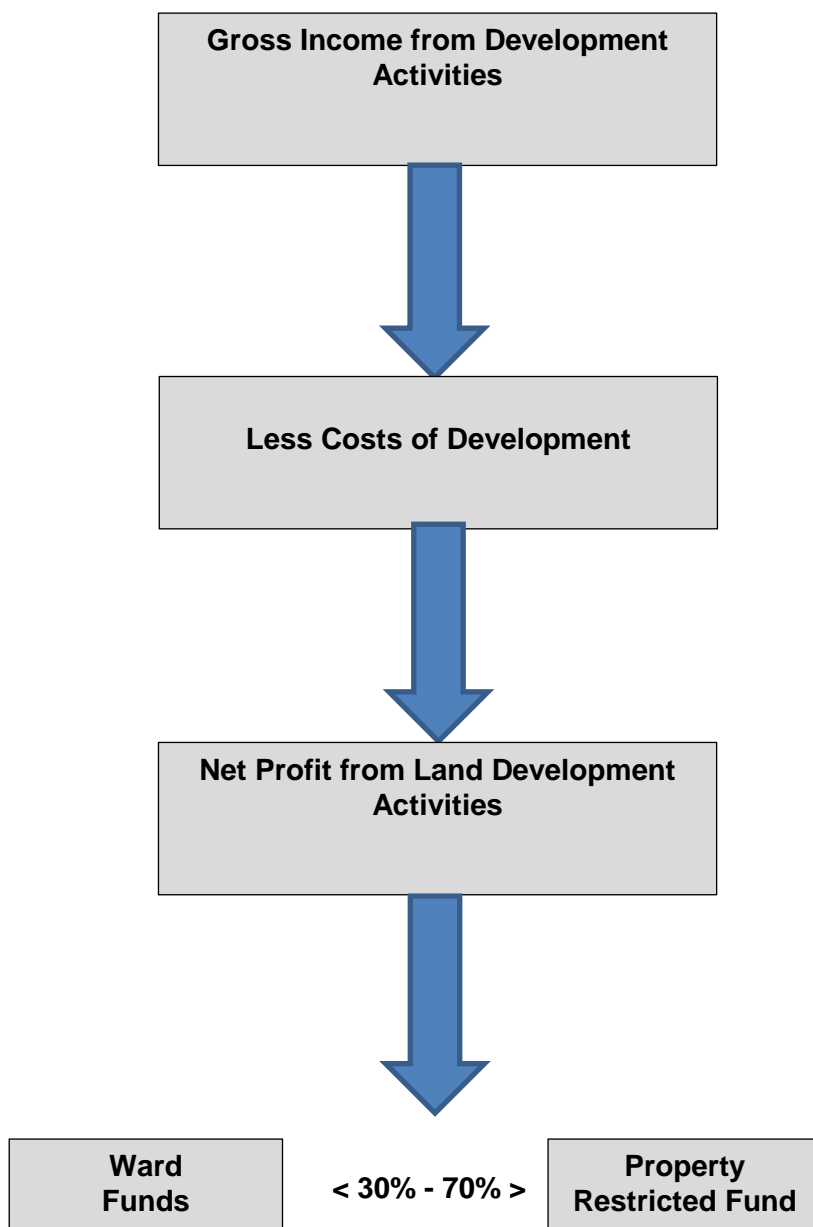
All property investment activities will be undertaken in accordance with Council's operational plan and will reflect Council's ongoing commitment to financial sustainability.

The distribution of funds received from Council's investment portfolio is to be carried out in accordance with the following:

INVESTMENT PROPERTY



DEVELOPMENT PROPERTY



1) Sustainability Implications

Social

- Increased employment opportunities via the development and sale of commercial and industrial land.
- Improved social amenity.
- Community facilities.
- Enhancement of open space including environmental protection areas.

Economic

- The efficient management of the acquisition, development and disposal of investment and properties will provide an ongoing income stream which reduces the call on rate revenue and provides funds for further investment.
- Public land must be managed so as to maximise its usefulness (eg development potential) whilst at the same time minimising costs (eg maintenance).
- Council's property activities can be seen as an agent to promote economic growth.

Environmental

- The impact on the environment will be assessed as part of any property development decision.

2) Political Implications

- Council has two separate and distinct roles in its property activities, one as developer; the other as consent authority. Particular care must be exercised to ensure the two roles are clearly separated.
- The desire of Council to generate alternative forms of income stemming from increasing demands on the budget by the community and increasing financial constraints imposed by government must be balanced with Council's other obligations.
- In asset managing both public land and funds in its property role, Council is likely to be subject to increased public scrutiny.
- Change in political focus and direction can influence past and present decision making.

POLICY RESPONSIBILITIES:

- 1) Property Services Section Manager.
- 2) Land Acquisition & Development Manager.
- 3) Investment & Asset Manager.

RELATED DOCUMENTS:

Council's property related activities will be managed within the legislative parameters provided by (ie including, but not necessarily limited to):

- 1) Local Government Act.
- 2) Minister for Local Government's Investment Order.
- 3) Valuation of Land Act.
- 4) Residential Tenancies Act.
- 5) Retail Leases Act.
- 6) Real Property Act.
- 7) Environmental Planning and Assessment Act.
- 8) Crown Lands Act.

Related Council Policies

- 1) Property Reserves Policy.
- 2) Investment Policy.
- 3) Property Investment & Development Guidelines.

CONTROLLED DOCUMENT INFORMATION:

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RM8 container No	A2004-0853	RM8 record No	17/123768
Audience	Staff		
Process owner	Property Services Section Manager		
Author	Property Services Section Manager		

Review timeframe	Two years	Next review date	##/##/##
Adoption date	#		

VERSION HISTORY:

Version	Date	Author	Details	Minute No.
1	23 May 2017	Property Services Section Manager	<p>New policy created to supersede the Property Investment Policy.</p> <p>The new policy includes content from the previous Property Investment Policy and reflects current practices.</p> <p>Guidelines have been developed.</p>	