
From: official information
Sent: Thursday, 20 May 2021 11:09
To: [REDACTED]
Cc: official information
Subject: RESPONSE: LGOIMA 21160 - [REDACTED] - Extension of LGOIMA 20231 / Investment; Real Estate Property Transactions (purchases and sales) with dollar values each year 1998 to 2010.

Attachments: Sale and Purchase - Municipal and Domain Endowment Funds - 1998-2010.DOCX

Kia Ora,

I refer to your **information request below**, Hamilton City Council is able to provide the following response.

Please see the attached document which holds the information you have requested.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

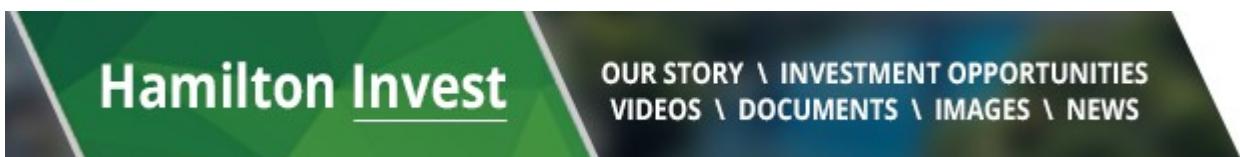
Kind Regards,

Tatiyana | Official Information & Legal Support Advisor
Legal Services & Risk | People and Organisational Performance
Email: officialinformation@hcc.govt.nz



Hamilton City Council | Private Bag 3010 | Hamilton 3240 | www.hamilton.govt.nz

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From: [REDACTED] >
Sent: Tuesday, 11 May 2021 4:21 PM
To: official information <officialinformation@hcc.govt.nz>
Subject: Re: LGOIMA 20231 - Municipal Endowment Fund and 'investment' real estate property transactions.

Following on from my request and your response last year (as attached):
Will you please provide me with a list of all 'investment; real estate property transactions (purchases and sales) with dollar values, year by year from 1998 to 2010.
Many thanks

On Mon, Sep 21, 2020 at 10:53 AM official information <officialinformation@hcc.govt.nz> wrote:

Kia ora

Further to your information request of 25 August 2020 in respect of the Municipal Endowment Fund and investment real estate property transactions, I am now able to provide Hamilton City Council's response.

You requested:

Please provide me with the legal purpose of the Municipal Endowment Fund plus the Domain Endowment Fund.

Our response:

Legal Purpose of the Municipal and Domain Endowment Funds

1. **Municipal Endowment Fund** – the fund is governed under s 140-141 of the Local Government Act 2002. The legislative and common law obligations in respect to the endowment fund is that Council must:
 - Preserve the capital of endowment property in so it is available in perpetuity as assured source of income; and
 - Ensure that the capital of, and income from, the endowment property is utilised for the purposes for which it was endowed.

That purpose is for municipal benefit.

2. **Domain Endowment Fund** - the fund is governed by the Hamilton Domain Endowment Act 1979 which vests certain land in Council in trust as an endowment for reserves (domain endowment land).

- (i) Section 4 of the Act provides Council with the power to lease domain endowment land under the Public Bodies Leases Act 1969.
- (ii) Section 5 allows the Council to sell or transfer to the lessee the fee simple estate of the land.
- (iii) Section 6 provides for the freehold of the land to be sold to a lessee, the sale proceeds may be applied by the Council for the following three purposes;
 - a. By transfer to the Domain Board to meet the costs of improvements or development of recreation reserves;
 - b. In or towards the purchase of land to be acquired for recreation reserve;
 - c. In the purchase of land to be acquired in the name of the Council for the purposes of the Act.

You requested:

Please provide me with a list of all 'investment' real estate property transactions (purchases and sales) with dollar values, year by year from 2010, plus current holdings (at 1 July 2020).

Our response:

Please find **attached** a schedule of the information you requested.

We trust this information is of assistance to you.

If you have any concerns with the decision referred to in this response, you have the right to request an investigation and review by the Ombudsman under section 27(3) of the Local Government Official Information and Meetings Act 1987.

For your information, the Ombudsman's contact details are:

Email: info@ombudsman.parliament.nz

Post: PO Box 10152, Wellington 6143

Telephone: 0800 802 602

Kind regards,

Michelle van Straalen

Official Information Advisor | Legal Services

DDI: 07 974 0589 | Michelle.vanStraalen@hcc.govt.nz



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From: official information

Sent: Wednesday, 26 August 2020 10:37 AM

To: [REDACTED]

Cc: official information <officialinformation@hcc.govt.nz>

Subject: LGOIMA 20231 - Municipal Endowment Fund and 'investment' real estate property transactions.

Kia ora

I write to acknowledge your information request of 25 August 2020 in respect of the Municipal Endowment Fund and 'investment' real estate property transactions.

Please be advised that your request has been passed on to the relevant team within Council and you will be informed of the outcome.

The Local Government Official Information and Meetings Act 1987 requires that we advise you of our decision on whether the Council will provide the requested information or not "as soon as reasonably practicable", no later than 20 working days after the day we received your request. We will respond to you no later than 22 September 2020.

Kind regards,

Michelle van Straalen

Official Information Advisor | Legal Services | Governance Unit

DDI: 07 974 0589 | Michelle.vanStraalen@hcc.govt.nz



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From: Hamilton City Council <do.not.reply@hcc.govt.nz>
Sent: Tuesday, 25 August 2020 11:46 AM
To: official information <officialinformation@hcc.govt.nz>
Subject: HCC Website - Official Information Request ref: HCC-QF-200825-6TMZA-12JG

HCC Website - Official Information Request

Reference: HCC-QF-200825-6TMZA-12JG

Attachment: not attached

Name: [REDACTED]

Email address: [REDACTED]

Phone number: [REDACTED]

Detailed Description of Request

1. Please provide me with the legal purpose of the Municipal Endowment Fund plus the Domain Endowment Fund.
2. Please provide me with a list of all 'investment' real estate property transactions (purchases and sales) with dollar values, year by year from 2010, plus current holdings (at 1 July 2020).

Organisation: not supplied

Schedule of Property Transaction Relating to Municipal Endowment Fund (MEF), Municipal Investment Property (MIP) & Domain Endowment Fund (DEF) from 1998 to 2010

Year	Value
1998 - Acquisitions	
1998 - Disposals	
35 Pembroke St (MEF)	\$76,000
220 Clyde St (MEF)	\$195,000
137 Grey St (MEF)	\$57,000
13 Wiremu St (MEF)	\$55,000
275 Grey St (MEF)	\$168,000
97-105 Rostrevor St (MEF)	\$520,000
21 Vialou St (MEF)	\$140,000
132 Rostrevor St (MEF)	\$230,000
533 Anglesea St (MEF)	\$225,000
19 Vialou St (MEF)	\$142,500
66 MacFarlane St (DEF)	\$128,000
11 Anglesea St (DEF)	\$78,000
222-226 Tristram St (MEF)	\$285,000
700 Victoria St (MEF)	\$156,000
7 Vialou St (MEF)	\$148,500
121 Rostrevor St (MEF)	\$263,000
96 Rostrevor St (MEF)	\$172,000
108 Rostrevor St (MEF)	\$205,000
547 Grey St (MEF)	\$108,000
Cnr Rostrevor & Vialou Streets (MEF)	251,750
437-441 Victoria St (MEF)	\$453,000
10 Alma Street (MEF)	88,000
8 Alma Street (MEF)	\$87,700
533 Grey St & 16 Von Tempsky St (MEF)	\$194,000
39 Von Tempsky (MEF)	\$75,000
48 Willoughby St (MEF)	\$55,000
44 Willoughby St (MEF)	\$55,000
49 Willoughby St (MEF) - possibly 48 Willoughby St	\$55,000
527 Anglesea St (MEF)	\$218,000
27 Vialou St (MEF)	\$150,000
23 Liverpool St (MEF)	\$150,000
31 Liverpool St (MEF)	\$144,000
25 & 27 Liverpool St (MEF)	\$282,000
113 Rostrevor St (MEF)	\$194,750
133 Rostrevor St (MEF)	\$382,500
60 Anglesea St (MEF)	\$160,000
214 Clyde St (MEF)	\$54,000
6 Nelson (MEF)	\$54,000
20 Cassidy St (MEF)	\$42,000
306 Tristram St (MEF)	\$175,000
96 Clyde Str (MEF)	\$53,000
10 Von Tempsky St (MEF)	\$180,000

509 Grey Street (MEF)	\$160,000
87 Clarence St (MIP)	\$69,564
34 Liverpool St (MEF)	\$127,164
36 Liverpool St (MEF)	\$94,162
38 Liverpool St (MEF)	\$85,966
9A Willoughby (MEF)	\$65,728
23 Mill St (DEF)	\$82,500
83 MacFarlane St (DEF)	\$73,000
20 Hunter St (DEF)	\$75,000
93 Naylor St (DEF)	\$83,000
112 Naylor St (DEF)	\$68,000
29 Somerset St (DEF)	\$650,000
109 Cambridge Rd (MIP)	\$202,500
1171 Victoria St (MEF)	\$111,000
52 Willoughby St (MEF)	\$58,000
54 Willoughby St (MEF)	\$55,000
23 Richmond St (MEF)	\$47,000
23 Willoughby St (MEF)	\$56,000
15A, B & C Edgecumbe St (MEF)	\$52,500
33 & 35 Willoughby St (MEF)	\$106,000
513 Anglesea St (MEF)	\$210,000
456 Tristram St (MEF)	\$56,000
1999 - Acquisitions	
Alma St Carpark (MIP)	\$240,000
1999 - Disposals	
7 Union St (MEF)	\$151,000
185 Clyde St (DEF)	\$80,000
62 MacFarlane (DEF)	\$84,500
118 Wellington St (DEF)	\$80,000
110 Wellington St (DEF)	\$85,000
104 Cook St (DEF)	\$178,000
223 Fox St (DEF)	\$81,000
2000 - Acquisitions	
2000- Disposals	
5 Union St (MEF)	\$240,000
2001 - Acquisitions	
Avalon Drive (now 378 Wairere Drive) (MIP)	\$1,9444,444
2001 - Disposals	
221 Fox St (DEF)	\$64,000
16 Mary St (DEF)	\$25,000
13 Anglesea St (DEF)	\$96,312.50
67 Wellington St (DEF)	\$77,500
95 Cook St (MEF)	\$54,000
157 & 161 Ward St (MEF)	\$470,000

2002 - Acquisitions	
2002 - Disposals	
3 Nelson St (MEF)	\$55,000
29 Grey St (DEF)	\$100,000
15 Richmond St (MEF)	\$60,000
25A Mill St (DEF)	\$96,000
89 MacFarlane St (DEF)	\$58,500
2003 - Acquisitions	
2003 - Disposals	
11 Edgecumbe St (DEF)	\$78,500
251 Fox St (MEF)	\$65,000
21 Willoughby St (MEF)	\$114,500
62 Willoughby St (MEF)	\$62,000
2004 - Acquisitions	
2004 - Disposals	
229 Fox St (DEF)	\$75,000
100 Wellington St (DEF)	\$100,000
104 Clyde St (MEF)	\$72,250
10 Palmerston St (MEF)	\$217,600
9 Willoughby St (DEF)	\$230,000
37 Thackeray St (DEF)	\$152,000
229 Fox St (MEF)	\$175,000
2005- Acquisitions	Nil
2005 – Disposals	
219 Fox Street (DEF)	\$175,000.00
122 Fox Street (DEF)	\$122,000.00
67 Dey Street (DEF)	\$195,000.00
2006 – Acquisitions	
2006 – Disposals	
2007 – Acquisitions	
2007 – Disposals	
2008 - Acquisitions	
2008 – Disposals	
2009 - Acquisitions	Nil
2009 – Disposals	
37 Sillary Street (MEF)	\$372,000.00
2010 – Acquisitions	Nil
2010 – Disposals	Nil

Current Holdings

MEF (no change)

Category	Income
3 ground leases	\$ 119,072pa
3 Commercial Investment Properties	\$1,138,715pa

DEF (no change)

Category	Income
5 Domain Endowment Properties	\$ 56,600pa
3 Domain Investment Properties	\$238,478 pa