CIVIC BUILDING LIMITED

ANNUAL REPORT

For the Year Ended

30 June 2015

CONTENTS

Directory and Statutory Disclosures

Registered Office	53 Hereford Street Christchurch
Directors	J Gough P Lonsdale T Scandrett
Company Secretary	D Brandish
Bankers	Bank of New Zealand Westpac Bank Christchurch
Auditors	Audit New Zealand on behalf of the Auditor General Christchurch

NATURE OF BUSINESS

Civic Building Ltd (the Company) was established on 12 October 2007 in order to carry out the development of the civic building for the Christchurch City Council (Council). On 26 October 2007 the Company entered into an agreement to develop the civic building on the NZ Post site with Ngai Tahu. The 2009 Annual Plan approved the creation of an unincorporated joint venture structure to carry out the development. The Company has a 50% interest in the resulting joint venture.

The Company appoints three representatives to the unincorporated joint venture Board. The Company's representatives on the joint venture board are its directors.

The Company does not have any staff, rather it is managed by the Christchurch City Council.

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DIRECTORS

The persons holding office as Directors of the Company throughout the year and on 30 June 2015 were:
J Gough
P Lonsdale
T Scandrett

DIRECTOR'S INTERESTS

The following Directors as at 30 June 2015 have made general disclosures of interest with respect to any transaction that may be entered into with certain organisations on the basis of their being a Director, Partner, Trustee or Officer of those organisations during the year:

J Gough	Councillor	Christchurch City Council
	Director	Christchurch City Holdings Ltd
	Director	Vbase Ltd
	Director	Gough Holdings Ltd
	Director	Gough Corporation Holdings Ltd
	Director	Gough Gough & Hamer Ltd
	Director	Gough Gough & Hamer Properties Ltd
	Director	Transport Wholesale Ltd
	Director	Transport Specialists Ltd
	Director	Gough Finance Ltd
	Director	Gough Transport Supplies Ltd
	Director	VBL One Ltd
	Director	Gough Group Ltd
	Trustee	Antony Gough Trust
P Lonsdale	Councillor	Christchurch City Council
	Director	Canterbury Development Corporation
	Director	Canterbury Development Corporation Holdings Ltd
	Director	Akaroa Properties 1992 Ltd
	Director	Vbase Ltd
	Director	CRIS Ltd
	Officer	Canterbury Museum Trust Board
T Scandrett	Councillor	Christchurch City Council
	Director	Vbase Ltd
	Director	TPS Event Management Ltd

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REMUNERATION OF DIRECTORS
No remuneration and other benefits were paid or due and payable to directors for services as a director during the year (2014: Nil)

USE OF COMPANY INFORMATION
During the year, the Board received no notices from members or directors of Company requesting to use Company information received in their capacity as Members or Directors which would not otherwise have been available to them.

DONATIONS
There were no donations made by the Company during the year (2014: Nil).

DIVIDENDS
There have been no dividends declared for the year (2014: Nil).

EMPLOYEES' REMUNERATION
The Company has no employees.

AUDITORS
The Auditor-General is the auditor under Section 15 of the Public Audit Act 2001 and Section 70 of the Local Government Act 2002. Audit New Zealand has been appointed to provide these services on behalf of the Auditor-General.

For and on behalf of the Board

Director J. T. GOUGH　　　　*Date* 25/9/15

Director PAUL LONSDALE　　　　*Date* 25/9/15

Statement of Comprehensive Income
For the year ended 30 June 2015

	Note	2015 $000	2014 $000
Revenue	2(a)	4,952	5,066
Finance costs	2(b)	5,420	5,420
Other expenses	2(b)	979	1,068
		6,399	6,488
(Loss) / profit before income tax		(1,447)	(1,422)
Income tax expense/(income)	3	(279)	(562)
(Loss) / profit for the period		(1,168)	(860)
Other comprehensive income		-	-
Total comprehensive income		(1,168)	(860)

The accompanying accounting policies and notes form part of these financial statements.

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Statement of Financial Position
As at 30 June 2015

	Note	2015 $000	2014 $000
Current assets			
Cash and cash equivalents	14	3,276	2,545
Other financial assets		1,800	1,650
Trade and other receivables	5	4,003	4,006
Current tax assets	3(b)	690	946
Total current assets		9,769	9,147
Non-current assets			
Investment property	7	5,120	5,375
Trade and other receivables	6	47,236	47,714
Deferred tax assets	3(c)	-	848
Total non-current assets		52,356	53,937
Total assets		62,125	63,084
Current liabilities			
Trade and other payables	8	400	593
Total current liabilities		400	593
Non-current liabilities			
Borrowings	9	58,888	58,888
Deferred tax liabilities	3(c)	9,892	9,490
Total non-current liabilities		68,780	68,378
Total liabilities		69,180	68,971
Net assets		(7,055)	(5,887)
Equity			
Capital and other equity instruments	10	6,188	6,188
Retained earnings		(13,243)	(12,075)
Total equity	11	(7,055)	(5,887)

The accompanying accounting policies and notes form part of these financial statements.

For and on behalf of the Board

Director J. T. GOUGH

Date 25/9/15

Director

Date 25/9/15

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Statement of Changes in Equity
For the year ended 30 June 2015

	Capital $000	Retained Earnings $000	Total $000
Balance at 1 July 2013	6,188	(11,215)	(5,027)
Total comprehensive income for the period			
Profit or (loss)	-	(860)	(860)
Total comprehensive income for the period	-	(860)	(860)
Transactions with owners, recorded directly in equity			
Total contributions by and distributions to owners	-	-	-
Balance at 30 June 2014	6,188	(12,075)	(5,887)
Balance at 1 July 2014	6,188	(12,075)	(5,887)
Total comprehensive income for the period			
Profit or (loss)	-	(1,168)	(1,168)
Total comprehensive income for the period	-	(1,168)	(1,168)
Transactions with owners, recorded directly in equity			
Total contributions by and distributions to owners	-	-	-
Balance at 30 June 2015	6,188	(13,243)	(7,055)

The accompanying accounting policies and notes form part of these financial statements.

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Cashflow Statement
For the year ended 30 June 2015

	Note	2015 $000	2014 $000
Cash flows from operating activities			
Operating revenue		5,235	5,278
Insurance proceeds received		-	25
Payments to suppliers		(704)	(1,013)
Receipts / (Payments) for remedial works regarding earthquake claim			213
Income tax received (paid)		1,785	-
Net GST movement		20	(221)
Net cash provided by/(used in) operating activities	14	6,336	4,282
Cash flows from investing activities			
Interest received		199	200
Maturities of term deposits		6,900	7,200
New term deposits		(7,050)	(6,950)
Net cash (used in)/provided by investing activities		49	450
Cash flows from financing activities			
Interest paid		(5,654)	(5,420)
Net cash provided by/(used in) financing activities		(5,654)	(5,420)
Net increase in cash and cash equivalents		731	(688)
Cash and cash equivalents at beginning of year		2,545	3,233
Cash and cash equivalents at end of year	14	3,276	2,545

The accompanying accounting policies and notes form part of these financial statements.

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Notes to the Financial Statements

1. Accounting policies

Reporting Entity
These are the financial statements of Civic Building Limited (the "Company")

The Company is registered under the Companies Act 1993 and is domiciled in New Zealand. The Company is a Council Controlled Trading Organisation as defined by section 6 of the Local Government Act 2002.

The Company was established on 12 October 2007 in order to carry out the development of the civic building for the Council. On 26 October 2007 the Company entered into an agreement to develop the civic building on the NZ Post site with Ngai Tahu. The Council's 2009 Annual Plan approved the creation of an unincorporated joint venture structure to carry out the development. The Company has a 50% interest in the resulting joint operations.

Accordingly, the Company has designated itself as a profit orientated entity for the purposes of New Zealand Equivalent to International Financial Reporting Standards (NZ IFRS). The Company is not considered 'large' for the purposes determining the appropriate reporting tier and has consequently opted to report as a Tier 2 entity applying NZ IFRS with Reduced Disclosure Requirements.

The financial statements of the Company have been prepared in accordance with the Financial Reporting Act 2013, the Companies Act 1993 and the Local Government Act 2002.

The financial statements of the Company are for the year ended 30 June 2015. The financial statements were authorised for issue by the Board of Directors on 25 September 2015.

Basis of financial statement preparation

The financial statements have been prepared in accordance with the New Zealand generally accepted accounting practice as appropriate for Tier 2 for-profit entities

The financial statements have been prepared on an historical cost basis except for the revaluation of investment properties.

The functional and presentation currency is New Zealand dollars. All values are rounded to the nearest thousand dollars ($000).

<u>Judgements, estimates and assumptions</u>
In preparing these financial statements the Company has been required to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and other factors that are believed to be reasonable under the circumstances. These estimates and assumptions form the basis for making judgements about the carrying values of assets and liabilities, where these are not readily apparent from other sources. Actual results may differ from these estimates.

Estimates and underlying assumptions are regularly reviewed. Any change to estimates is recognised in the year if the change affects only that year, or into future years if it also affects future years. In the process of applying the Company's accounting policies, management has made the following judgements estimates and assumptions that have had the most significant impact on the amounts recognised in these financial statements. The determination of the fair value of investment property is regarded as a critical estimate and is valued at least on an annual basis. This requires the estimation of current market values by an independent registered valuer, refer to note 7.

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Notes to the Financial Statements

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

a. Joint Operations

A joint operation is a joint arrangement whereby the parties have joint control of the arrangements and have rights to the assets, and obligatons for the liabilities relating to the arrangement.

Where such an arrangement exists the Company will recognise its share of the assets, liabilities, revenue and expenses including its share of any held or incurred jointly.

b. Financial Assets

Term deposits with maturities greater than three months are measured at amortised cost and have been designated as loans and receivables.

c. Trade and other receivables

Trade and other receivables are initially measured at fair value and subsequently measured at amortised cost using the effective interest method, less any provision for impairment.

d. Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits, and other short-term highly liquid investments with maturities of three months or less. Bank overdrafts that are repayable on demand and form an integral part of the Company's cash management are included as a component of cash and cash equivalents for the purpose of the statement of cash flows, and in current liabilities on the statement of financial position.

e. Investment Property

The land leased to third parties under operating leases is classed as investment property.

Investment property is measured initially at cost, including transaction costs. After initial recognition, the investment property is measured at fair value as determined annually by an independent valuer.

Gains or losses arising from a change in fair value of the investment property are recognised in the statement of comprehensive income.

f. Share capital

(i) Ordinary share capital

Ordinary shares are classified as equity.

Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction, net of tax, from the proceeds.

(ii) Preference share capital

Preference share capital is classified as equity if it is non-redeemable and any dividends are discretionary, or is redeemable but only at the company's option. Dividends on preference share capital classified as equity are recognised as distributions within equity.

Preference share capital is classified as a liability if it provides for mandatory redemption by the issuer for a specific amount at a specific date (or gives the holder the right to requires such redemption from the issuer), or if it gives the holder the right to put it back to the issuer for cash or another financial asset. Dividends thereon are recognised in the statement of comprehensive income as interest expense.

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Notes to the Financial Statements

g. Interest-bearing borrowings

Interest-bearing borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method.

h. Provisions

A provision is recognised in the statement of financial position when the Company has a present legal or constructive obligation as a result of a past event, and it is probable that an outflow of expenditures, the amount of which can be reliably estimated, will be required to settle the obligation. If the effect is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

i. Leases

(i) Finance leases

Leases in which substantially all of the risks and rewards of ownership of an asset transfer to the lessee are classified as finance leases whether or not title is eventually transferred. At inception, finance leases are recognised in the statement of financial position at the present value of the minimum lease payments plus the present value of any unguaranteed residual value expected to accrue at the end of the lease term.

Amounts due from lessees under finance leases are recorded as receivables. Finance lease payments are allocated between interest revenue and reduction of the lease receivable over the term of the lease in order to reflect a constant rate of return on the net investment outstanding in respect of the lease.

(ii) Operating leases

An operating lease is a lease that does not transfer substantially all the risks and rewards incidental to ownership of an asset.

j. Revenue

Revenue is measured at the fair value of consideration received.

(i) Interest Income

Interest income is recognised in the statement of comprehensive income as it accrues, using the effective interest method.

(ii) Finance lease income

Finance lease income is allocated over the lease term on a systematic and rational basis. This income allocation is based on a pattern reflecting a constant periodic return on the Company's net investment in the finance lease.

(iii) Operating lease Income

Operating lease income is recognised in the statement of comprehensive income on a straight-line basis over the term of the lease.

(iv) Insurance proceeds

Insurance proceeds are recognised in the statement of comprehensive income when the compensation becomes receivable.

k. Financing costs

Financing costs comprise interest payable on borrowings calculated using the effective interest rate method. All interest payable on borrowings is recognised as an expense in the statement of comprehensive incomes as it occurs.

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Notes to the Financial Statements

l. Income tax

Income tax on the profit or loss for the year comprises current and deferred tax. Income tax is recognised in the statement of comprehensive income except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable profit for the year, using tax rates enacted or substantively enacted at the balance date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided using the statement of financial position liability method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Temporary differences arising from the initial recognition of assets or liabilities that affect neither accounting nor taxable profit are not provided for.

The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted or substantively enacted at the balance date.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

m. Trade and Other Payables

Trade and other payables are initially measured at fair value and subsequently measured at amortised cost using the effective interest method. They represent liabilities for goods and services received by the Company during and up to the end of the financial year and which remain unpaid as at balance date. The amounts are exclusive of GST.

n. Goods and Services Tax

The financial statements are prepared exclusive of GST with the exception of receivables and payables that are shown inclusive of GST. Where GST is not recoverable as an input tax it is recognised as part of the related asset or expense. The net amount of GST recoverable from, payable to, the Inland Revenue Department is included as part of receivables or payable in the statement of financial position.

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2. Profit from operations

(a) Revenue

	2015 $000	2014 $000
Rental revenue:		
Operating lease rental revenue - Investment Property	400	385
Recovery of property expenses	702	801
	1,102	1,186
Interest revenue:		
Finance lease interest revenue	3,656	3,688
Bank deposits	194	190
	3,850	3,878
Material damage and insurance proceeds received / receivable	-	2
Total revenue	4,952	5,066

(b) Expenses

	Note	2015 $000	2014 $000
Finance costs:			
Interest on loans		5,420	5,420
		5,420	5,420
Direct operating expenses of investment properties:			
Audit fees	4	15	15
Management fees		22	23
Property management costs		664	841
Building remediation costs		-	-
Repairs and Maintenance		19	186
Other		4	3
		724	1,068
Loss on revaluation of investment property		255	-
		255	-
Total expenses		6,399	6,488

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Civic Building Limited
Annual Report Year Ended 30 June 2015

Notes to the Financial Statements

3 Income taxes

a. Income tax recognised in profit or loss

	2015 $000	2014 $000
Tax expense/(income) comprises:		
Current tax expense/(income)	(690)	(946)
Adjustments recognised in current year in relation to the current tax of prior years	(839)	782
Adjustments recognised in current year in relation to the deferred tax of prior years	848	
Deferred tax expense/(income)	402	(398)
Total tax expense/(income)	(279)	(562)

Reconciliation of prima facie income tax:

	2015 $000	2014 $000
Profit/(loss) from operations	(1,447)	(1,422)
Income tax expense calculated at 28% (2014: 28%)	(405)	(398)
Correction to prior year tax calculation	(839)	(163)
Correction to prior year deferred tax	848	
Revaluation of land	-	-
Deferred tax adjustment	402	449
Building lease classified as operating lease for tax purposes	(285)	(450)
	(279)	(562)

b. Current tax assets and liabilities

	2015 $000	2014 $000
Current tax assets:		
Subvention Receivable	690	946
	690	946

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c. Deferred tax balances

Taxable and deductible temporary differences arise from the following:

	2015 $000	2014 $000
Deferred tax assets		
Tax losses	-	848
	-	848

	2015 $000	2014 $000
Deferred tax liabilities		
Temporary differences	9,892	9,490
	9,892	9,490

Taxable and deductible temporary differences arise from the following:

Year ended 30 June 2015	Opening balance $000	Charged to income $000	Closing balance $000
Deferred tax liabilities:			
Investment Property	9,490	402	9,892
	9,490	402	9,892
Deferred tax assets:			
Tax losses	848	(848)	-
	848	(848)	-
Net deferred tax balance	8,642	1,250	9,892

Taxable and deductible temporary differences arise from the following:

Year ended 30 June 2014	Opening balance $000	Charged to income $000	Closing balance $000
Deferred tax liabilities:			
Investment Property	9,040	450	9,490
	9,040	450	9,490
Deferred tax assets:			
Tax losses	-	848	848
	-	848	848
Net deferred tax balance	9,040	(398)	8,642

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Notes to the Financial Statements

d. Imputation credit account balances

	2015 $000	2014 $000
Imputation credits available for use in subsequent periods	-	-

4 Remuneration of auditors

	2015 $000	2014 $000
Auditor of the entity:		
Audit of the financial statements	11	11
Audit of the financial statements - other auditor	4	4
	15	15

5 Current trade and other receivables

	Note	2015 $000	2014 $000
Finance lease receivable - current portion	6	3,980	3,980
Trade receivables		17	22
Sundry Receivable		6	4
		4,003	4,006

The carrying value of debtors and other receivables approximate their fair value.

The carrying value of receivables that would otherwise be past due or impaired whose terms have been renegotiated amount to $nil (2014: $nil)

6 Finance lease receivable

	Minimum future lease payments		Present value of minimum future	
	2015 $000	2014 $000	2015 $000	2014 $000
No later than one year	4,135	4,135	3,980	3,980
Later than one year and not later than five years	17,610	17,063	14,212	13,786
Later than five years	76,560	81,241	33,024	33,928
Minimum lease payments	98,304	102,439	51,215	51,694
Unguaranteed residual	-	-	-	-
Gross finance lease receivables	98,304	102,439	51,215	51,694
Less unearned finance income	(47,089)	(50,744)	-	-
Present value of minimum lease payments	51,215	51,694	51,215	51,694

	2015 $000	2014 $000
Included in the financial statements as:		
Current trade and other receivables	3,980	3,980
Non-current trade and other receivables	47,236	47,714
	51,215	51,694

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Notes to the Financial Statements

The Company and Ngai Tahu Property (CCC-JV) have leased the Civic Building at 53 Hereford Street to the Council. The lease commenced on 24 August 2010 and is for a period of 24 years, with three rights of renewal, giving a total lease life of 96 years.

Rental on the building (including land) was initially set at $8,233,776 per annum, with the following rental increases specified in the contract:

1. a 3 per cent increase per annum which is payable on the third anniversary of commencement, compounded on an annual basis.
2. a market rental increase on every sixth anniversary of commencement, set at the greater of five per cent or market rental.
3. a further 3 per cent per annum payable on the sixth anniversary of the increase in point 1.

No contingent rent is payable under the lease.

7 Investment property

	2015 $000	2014 $000
Balance at beginning of financial year	5,375	5,375
Revaluation	(255)	-
Balance at end of financial year	5,120	5,375

On entering into the lease with the Council for the Civic Building, the building has been reclassified as a finance lease receivable. The land portion remains classified as investment property.

The carrying value of investment property is the fair value of the property as determined by an independent valuation report prepared by registered valuers Colliers International Limited as at 30 June 2015 combining discounted future cash flows and capitalising the potential income that the properties can generate.

The fair value of the Joint Venture's investment property at 30 June 2015 has been arrived at on the basis of the valuations performed by Colliers International Limited, who have an appropriate recognised professional qualification and recent experience in the location and category of the properties being valued.

Colliers International Limited (Valuation)

The valuations prepared by Colliers International Limited have been prepared in accordance with International Valuation Standards IVA 1 – Valuation for Financial reporting, API/PINZ Valuation Guidance Notes NZVGN1 – Valuation for Use in New Zealand Financial Reports, and the New Zealand Institute of Chartered Accountants NZ IAS 40 Investment Properties.

The valuation has been prepared by capitalising the potential income that the property can generate. This is tested against a discounting of future cash flows arising from the property.

The valuer has provided for a recovering investment property market with record low property yields being achieved through a strong local economy, relatively high liquidity and a low interest rate environment. This is reflected in a firming of the capitalisation rate by 80 basis points from 7.95% in June 2014 to 7.15% at balance date. The quality of the tenant and the lease terms are again highlighted. The discount rate applied to future cash flows also firmed from 10.00% in June 2014 to 9.00% for the same reasons.

The fair value of the investment property is considered to be categorised as Level 3 on the fair value hierarchy as it has been determined used a number of unobservable valuation inputs (2014: Level 3).

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Notes to the Financial Statements

8 Current trade and other payables

	2015 $000	2014 $000
Trade payables	209	199
Related party payables	130	353
GST payable	61	41
	400	593

9 Non-current borrowings

	2015 $000	2014 $000
Unsecured:		
Loans from Parent entity	58,888	58,888
	58,888	58,888

The Company has entered into a cash advance facility agreement with Council. Repayment will be made in 2038. Interest is payable at a weighted average of 9.20% quarterly (2014: 9.20% quarterly).

The terms of the cash advance facility allow the Company to make prepayments of principal repayments. During the year the Company made no repayments (2014: nil).

The fair value of the borrowings is $86,295,244 (2014: $89,869,082) based on cash flows discounted using the market rate of 5.6% (2014: 5.82%). The fair value was calculated on the basis that the loan will be paid back at the end of the loan agreement in 2038 less the effect of planned capital repayments before maturity.

The fair value of the loan is considered to be categorised as Level 2 on the fair value hierarchy as it has been determined used a number of observable valuation inputs such as the market interest rate (2014: Level 2).

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Notes to the Financial Statements

10 Capital and other equity instruments

	2015 $000	2014 $000
Fully paid ordinary shares	-	-
Fully paid redeemable preference shares (A)	6,188	6,188
	6,188	6,188

Fully paid ordinary shares		
Issue of shares	10,000	10,000
Less: uncalled portion of shares issued	(10,000)	(10,000)
Closing balance of paid up capital	-	-

Fully paid redeemable preference shares (A)		
Balance at beginning of financial year	6,188	6,188
Issue of shares	-	-
Balance at end of financial year	6,188	6,188

Redeemable preference shares do not carry entitlement to vote at general meetings of the Company, and are not transferable. The shares are redeemable at the option of the Company in its sole discretion or upon the winding up of the Company or on expiry at 20 June 2038. In all other respects redeemable preference shares rank pari passu with ordinary shares.

The shares do not carry fixed dividend rights.

11 Equity

	2015 $000	2014 $000
Balance at 1 July	(5,887)	(5,027)
Net shares issued	-	-
Total comprehensive income	(1,168)	(860)
Balance at 30 June	(7,055)	(5,887)

12 Commitments for expenditure

There were no commitments for development expenditure that were not otherwise accrued at 30 June 2015 (2014: $nil).

No further earthquake building remediation work is required on the Civic Building property. (2014: $nil).

13 Contingent liabilities and contingent assets

There were no contingent assets as at 30 June 2015 (2014: $20,066) relating to the Company's share of the Joint Venture's insurance claims for broken windows.

There are no contingent liabilities at 30 June 2015 (2014: $nil).

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Notes to the Financial Statements

14 Notes to the cash flow statement

	2015 $000	2014 $000
Cash and cash equivalents		
Cash and cash equivalents	3,276	2,545
	3,276	2,545
Reconciliation of profit for the period to net cash flows from operating activities		
Net profit for the period	(1,169)	(860)
Changes in net assets and liabilities		
Increase / (decrease) in income tax receivable	256	-
(Increase) / decrease in receivables	3	313
Increase / (decrease) in payables	(193)	44
Decrease in lease receivable	479	(36)
Interest received classed as investing	(199)	(200)
Interest paid classed as financing	5,654	5,420
Non cash items:		
Loss / gain on revaluation of investment property	255	-
Increase / decrease in deferred tax	1,250	(399)
Finance lease income	-	-
Net changes in net assets and liabilities	7,505	5,142
Net cash from operating activities	6,336	4,282

Notes to the Financial Statements

15 Related-party transactions

Council is the ultimate controlling party of the Company. The following transactions were carried out with related parties during the year:

	2015 $000	2014 $000
Receipts from related parties		
Rent received from the Council	4,344	4,331
Subvention payments received from Council group entities	1,784	-
Recovery of property expenses from the Council	702	801
Payments to related parties		
Interest paid to the Council	5,420	5,420
Management fees charged by the Council	20	20
Rates paid to Council	204	244
Year end balances (GST exclusive)		
Loan advances from Council	58,888	58,888
Accrued interest payable to Council	119	148
Subvention payments receivable from group companies	690	946
Accounts Payable to Council	11	205

The Company expects to transfer tax losses of $2,463,411 to other members of the Council group (2014: $3,377,280) by way of a subvention payment of $689,755 (2014: $945,638) which has been accrued and a loss offset of $1,773,656 (2014: $2,431,642).

Key Management Personnel

All transactions occurred on normal trading terms and conditions.

Key management personnel includes the Directors.

The Company paid no Directors fees in the 2014/2015 financial year (2013/2014: nil).
The Company paid no joint venture board fees in 2015 (2014: $nil).

16 Operating Leases

	Minimum Lease Payments	
	2015 $000	2014 $000
Operating lease as lessor		
Within one year	390	390
Between 1 and 5 years	1,669	1,615
Over 5 years	7,259	7,703
	9,318	9,708

The terms of the lease are detailed in note 6.

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Notes to the Financial Statements

17 Financial Instruments

Classification of financial instruments

2015	Loans & receivables $000	Other amortised cost $000	Total carrying amount $000
Current assets			
Cash and cash equivalents	3,276	-	3,276
Trade and other receivables	4,003	-	4,003
Other financial assets	1,800	-	1,800
	9,079	-	9,079
Non current assets			
Other (finance lease receivable)	47,236	-	47,236
	47,236	-	47,236
Total Financial Assets	56,315	-	56,315
Current liabilities			
Trade and other payables	-	400	400
	-	400	400
Non current liabilities			
Borrowings	-	58,888	58,888
	-	58,888	58,888
Total Financial Liabilities	-	59,288	59,288

2014	Loans & receivables $000	Other amortised cost $000	Total carrying amount $000
Current assets			
Cash and cash equivalents	2,545	-	2,545
Trade and other receivables	4,006	-	4,006
Other financial assets	1,650	-	1,650
	8,201	-	8,201
Non current assets			
Finance lease receivable	47,714	-	47,714
	47,714	-	47,714
Total Financial Assets	55,915	-	55,915
Current liabilities			
Trade and other payables	-	593	593
	-	593	593
Non current liabilities			
Borrowings	-	58,888	58,888
	-	58,888	58,888
Total Financial Liabilities	-	59,481	59,481

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Notes to the Financial Statements

Contractual Maturity Analysis

as at 30 June 2015	Carrying amount $000	Contractual cashflows $000	Less than 1 year $000	1 - 2 years $000	3 - 5 years $000	More than 5 years $000
Financial assets:						
Cash and cash equivalents	3,276	3,276	3,276	-	-	-
Trade and other receivables	4,003	4,141	4,141	-	-	-
Other financial assets	1,800	1,817	1,817	-	-	-
Finance lease receivables	47,236	94,168	-	4,299	13,310	76,559
	56,315	103,402	9,234	4,299	13,310	76,559
Financial liabilities:						
Trade and other payables	400	400	400	-	-	-
Related party borrowings	58,888	183,641	5,435	5,420	16,275	156,511
	59,288	184,041	5,835	5,420	16,275	156,511

as at 30 June 2014	Carrying amount $000	Contractual cashflows $000	Less than 1 year $000	1 - 2 years $000	3 - 5 years $000	More than 5 years $000
Financial assets:						
Cash and cash equivalents	2,545	2,545	2,545	-	-	-
Trade and other receivables	4,006	4,139	4,139	-	-	-
Other financial assets	1,650	1,672	1,672	-	-	-
Finance lease receivables	47,714	98,303	-	4,134	12,928	81,241
	55,915	106,659	8,356	4,134	12,928	81,241
Financial liabilities:						
Trade and other payables	593	593	593	-	-	-
Related party borrowings	58,888	184,662	6,620	5,835	16,261	155,946
	59,481	185,255	7,213	5,835	16,261	155,946

Finance lease receivables due in less than one year are included in the Trade and other receivables balance.

Financial instrument risk

The Company has a series of policies to manage the risks associated with financial instruments. The Company is risk averse and seeks to minimise exposure from its financing activities.

Credit risk management

The credit quality of financial assets that are neither past due nor impaired can be assessed by reference to Standard and Poor's credit ratings (if available) or to historic information about counterparty default rates.

Financial instruments that potentially subject the Company to concentrations of credit risk consist principally of cash and accounts receivable. The Company places its cash with banking institutions that have a Standard and Poor's rating of AA.

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Notes to the Financial Statements

	2015 $000	2014 $000
Counterparties with credit ratings		
Cash and cash equivalents		
AA	3,276	2,545
Other financial assets		
AA	1,817	1,672
Finance lease receivable		
AA	51,215	-
A	-	51,694

Liquidity risk management
Liquidity risk is the risk that the company will not be able to meet its financial obligations as they fall due.

The Company manages liquidity risk by continuously monitoring forecast and actual cash flows and maintaining adequate reserves with the maturity profile of financial assets being matched to the financial liabilities.

Market risk management
Market risk is the risk that changes in market prices, such as interest rates and foreign exchange rates and market prices, will affect the Company's profit or the value of its holdings in financial instruments.

Interest rates
Interest rate risk is the risk that the cash flows from a financial instrument will fluctuate because of changes in market interest rates. Borrowings and investments issued at variable interest rates expose the Company to interest rate risk.

The Company's borrowing liability with its parent is at a weighted fixed interest rate of 9.20% (2014: 9.20%). The Company is not sensitive to movements in interest rates in respect of its borrowing obligations. Interest rate movements would, however, affect the amount of interest income received by the Company on surplus cash. A 1% movement either way would have the effect of increasing/decreasing the Company's profit before tax by $44,388 or $31,960 after tax (2014: $46,289 or $33,325 after tax).

Foreign exchange
The Company has no exposure to foreign exchange risk.

18 Capital Management

The Company's capital comprises share capital and retained earnings. The Company manages its revenues, expenses, assets, liabilities, investments and general financial dealings prudently and in a manner that promotes the current and future interest of the community.

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Notes to the Financial Statements

19 Joint Arrangements

The Company has a 50% interest in Christchurch Civic Building Joint Venture (CCB-JV) with Ngai Tahu Property (CCC-JV) Limited. The CCB-JV is an unincorporated partnership in which both partners share equally in the assets and liabilities of the operations. The CCB-JV board is comprised of three members appointed by each of the partners.

The CCB-JV owns and leases the Civic Building in Hereford Street to the Christchurch City Council.

The nature of the arrangement is such that it is considered a joint operation for accounting purposes. As a result the financial results of the Company incorporate its 50% share of the CCB-JV on line by line basis.

20 Events after balance date

There have been no material events known to the Directors occurring subsequent to balance date that would have a significant impact on the financial statements for the year ended 30 June 2015.

21 Legislative requirements

The Local Government Act 2002 requires the Company to submit half year accounts and a Statement of Intent to its Board and to its shareholder within specified timeframes. For the 2014/15 financial year the Company met the specified timeframes as set out in the legislation for the submission of documents to its shareholder.

Statement of Service Performance

Reporting against the Statement of Intent

	Target $000	Actual $000	Variance $000
Income			
Interest - Finance Lease	3,656	3,656	-
Interest - Other	129	194	65
Other income	1,333	1,102	(231)
Total Income	5,118	4,952	(166)
Expenses			
Interest	5,312	5,420	(108)
Other expenses	854	979	(125)
Total Expenses	6,166	6,399	(233)
Net Surplus (deficit) before tax	(1,048)	(1,447)	(399)
Taxation	(345)	(279)	66
Net Surplus (deficit) after tax	(703)	(1,168)	(465)
Capital Structure			
Uncalled capital	10,000	10,000	-
RPS Shares	6,188	6,188	-
Borrowings from Council	57,688	58,888	(1,200)
Finance Lease assets	51,215	51,216	-
Total Assets	61,587	62,125	538
Ratio of shareholder funds to total assets	-10.7%	-11.4%	

Key performance targets
To ensure that the Company meets the financial targets contained within the Statement of Intent.

Financial performance targets

Total actual income is slightly lower than plan due to a reduction in property expenses recoveries as a result of lower actual property related expenses. This is despite a small increase in interest income.

The total asset balance is higher than planned figure is due to term deposits planned to be used to repay $1.2 million of borrowings from Council which did not occur.

The planned early loan repayment to Council did not occur. The additional costs from the early partial repayment of the loan no longer made this cost effective and the funds will be invested until the first contractual repayment is due 2019.

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Performance Measures

Operational Performance Targets

Objective and Strategy	Performance Measure	Result
Meet the financial targets contained within this SOI	Budgeted key performance indicators are met or exceeded	No debt repayment was made however lease income was met and all other performance indicators were met or exceeded.
Manage the investment in a commercially astute and prudent manner.	Ensure the Civic building is managed in accordance with the management agreement.	The building is being managed in accordance with the management agreement.

Environmental and Social Performance Targets

Performance Target	Performance Measure	Result
The Civic Building was designed to achieve a high standard in terms of environmental and energy sustainability.	Ensure the Civic building operates in a manner that preserves Green Star 6 accreditation features.	Council facilities management team considers that the building is operating in a manner consistent with a star 6 facility.

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Independent Auditor's Report

To the readers of Civic Building Limited's financial statements and statement of service performance for the year ended 30 June 2015

The Auditor-General is the auditor of Civic Building Limited (the company). The Auditor-General has appointed me, Julian Tan, using the staff and resources of Audit New Zealand, to carry out the audit of the financial statements and statement of service performance of the company on her behalf.

Opinion on the financial statements and the statement of service performance

We have audited:

- the financial statements of the company on pages 5 to 25, that comprise the statement of financial position as at 30 June 2015, the statement of comprehensive income, statement of changes in equity and cash flow statement for the year ended on that date and the notes to the financial statements that include accounting policies and other explanatory information; and

- the statement of service performance of the company on pages 26 and 27.

In our opinion:

- the financial statements of the company:
  - present fairly, in all material respects:
    - its financial position as at 30 June 2015; and
    - its financial performance and cash flows for the year then ended; and
  - comply with generally accepted accounting practice in New Zealand and have been prepared in accordance with the New Zealand equivalents to International Financial Reporting Standards with reduced disclosure requirements.

- the statement of service performance of the company presents fairly, in all material respects, the company's achievements measured against the performance targets adopted for the year ended 30 June 2015.

Our audit was completed on 25 September 2015. This is the date at which our opinion is expressed.

The basis of our opinion is explained below. In addition, we outline the responsibilities of the Board of Directors and our responsibilities, and explain our independence.

Basis of opinion

We carried out our audit in accordance with the Auditor-General's Auditing Standards, which incorporate the International Standards on Auditing (New Zealand). Those standards require that we comply with ethical requirements and plan and carry out our audit to obtain reasonable assurance about whether the financial statements and the statement of service performance are free from material misstatement.

Material misstatements are differences or omissions of amounts and disclosures that, in our judgement, are likely to influence readers' overall understanding of the financial statements and the statement of service performance. If we had found material misstatements that were not corrected, we would have referred to them in our opinion.

An audit involves carrying out procedures to obtain audit evidence about the amounts and disclosures in the financial statements and in the statement of service performance. The procedures selected depend on our judgement, including our assessment of risks of material misstatement of the financial statements and the statement of service performance, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the preparation of the company's financial statements and statement of service performance in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.

An audit also involves evaluating:

- the appropriateness of accounting policies used and whether they have been consistently applied;
- the reasonableness of the significant accounting estimates and judgements made by the Board of Directors;
- the adequacy of the disclosures in the financial statements and in the statement of service performance; and
- the overall presentation of the financial statements and the statement of service performance.

We did not examine every transaction, nor do we guarantee complete accuracy of the financial statements and the statement of service performance.

We believe we have obtained sufficient and appropriate audit evidence to provide a basis for our audit opinion.

Responsibilities of the Board of Directors

The Board of Directors is responsible for the preparation and fair presentation of the financial statements for the company that comply with generally accepted accounting practice in New Zealand and the New Zealand equivalents to International Financial Reporting Standards with reduced disclosure requirements. The Board of Directors is also responsible for preparation of the statement of service performance for the company.

The Board of Directors' responsibilities arise from the Local Government Act 2002.

The Board of Directors is responsible for such internal control as it determines is necessary to enable the preparation of financial statements and statement of service performance that are

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free from material misstatement, whether due to fraud or error. The Board of Directors is also responsible for the publication of the financial statements and the statement of service performance, whether in printed or electronic form.

Responsibilities of the Auditor

We are responsible for expressing an independent opinion on the financial statements and the statement of service performance and reporting that opinion to you based on our audit. Our responsibility arises from section 15 of the Public Audit Act 2001.

Independence

When carrying out the audit, we followed the independence requirements of the Auditor-General, which incorporate the independence requirements of the External Reporting Board.

Other than the audit, we have no relationship with or interests in the company.

Julian Tan
Audit New Zealand
On behalf of the Auditor-General
Christchurch, New Zealand