

Role of the Board in Hawksbury Village Management Ltd

Hawksbury Village Management Limited (HVML) is an infrastructure company set up to manage Hawksbury Village services to all property owners within the village.

What the board manage on a day to day basis:

- prepare budgets and set levies to provide and manage the following services -
- waste water (via sewage treatment plant)
- stormwater
- water supply
- electricity supply
- private roading (Truby King Drive and Crocombe Dr)
- open spaces (Kennard Cres, Crocombe Dr and the centre green space).

Billing for rates and water will come directly from the business email and electricity is billed through Simply Energy.

Upkeep for the roading and other infrastructure systems is handled by the directors but contracted for service to outside businesses who have expertise in these areas and who can provide cost effective, professional management of maintenance issues.

The business and affairs of the company are managed by the elected Board. The Board makes business decisions about how the company is run and day to day management of contractors etc. Issues and problems arising are dealt with by delegated people.

HVML acts like a mini council in that it oversees the aforementioned infrastructure.

Board meetings are held regularly where infrastructure issues are discussed and decisions are made. The smooth running of any company is only as good as the people in charge. Board members make valuable contributions and give their time voluntarily.

Ideally, each board member should have a skill that can help the board.

The Memorandum of Encumbrance

The memorandum of encumbrance is a document detailing the terms for which HVML (Encumbrancee) has agreed to provide the above services, in perpetuity, to the landowners (Encumbrancer) at Hawksbury Village, to DCC or the Appropriate Statutory Authority standards and guidelines.

This encumbrance is registered to every land ownership title in Hawksbury Village and is signed by each title owner on purchasing a property in Hawksbury Village. The title owner must therefore abide by DCC or the Appropriate Statutory Authority standards and guidelines in regard to the infrastructure.

What this means : Essentially, as a rate payer, you agree to pay rates that provide you services. HVML agrees to provide you these services.

The Constitution

A company constitution in New Zealand is a document that outlines the rights, powers, and responsibilities of a company's shareholders, directors, and board. It also governs the relationship between the shareholders and directors of the board.

The HVML constitution is a standard NZ business document. It is designed to clarify roles and powers and protects all parties equally.

HVML would like to remind everyone to please read the Memorandum of Encumbrance and the company Constitution.

HVML is not responsible for any of the following, as these potential issues are outside of the company's jurisdiction and must be dealt with by the various service sectors of Dunedin City Council.

- Animals / livestock / dogs / poultry
- Building Consents and Resource consents, unless it involves HVML land/infrastructure
- Commercial activities on private residential sections
- Containers (shipping)
- Cutting of private trees on private property
- Derelict cars on private property
- Fire Restrictions
- Long Grass/Fire Risk
- Noise complaints
- Transportable homes
- Untidy properties
- Upkeep and mowing of private sections

Whilst HVML would like to help where required, they cannot step outside of their legal role. Dealing with matters like the above are not the responsibilities of HVML but the directors will try to ensure they are approachable to try and help point people in the correct direction when an issue arises.