

6 SALE OF PROPERTY - 21 STRINGY BARK CIRCUIT, PAKENHAM

FILE REFERENCE INT1754161

RESPONSIBLE GENERAL MANAGER Derek Madden

AUTHOR Doug Evans

RECOMMENDATION

For a report to be presented to Council with a recommendation to commence the statutory procedures of a proposal to sell 21 Stringy Bark Circuit, Pakenham and commence the procedures to remove the reserve status from the land.

Attachments

- 1 Aerial view 1 Page
- 2 Locality plan 1 Page

EXECUTIVE SUMMARY

Council owns the property at 21 Stringy Bark Circuit Pakenham (Land) which was transferred into Council ownership in 2004 as part of the open space contribution associated with Stringy Bark Circuit subdivision of land. The Land is considered to be not required for this use and as such is excess to Council requirements, therefore it is recommended that Council consider a proposal to sell the Land on the open market.

BACKGROUND

The ownership of Reserve 1, 21 Stringy Bark Circuit was transferred to Council in 2004 as part of a subdivision of the residential area. The property is vacant land.

Further details of the property are as follows:

Property details: The property is known as Reserve 1 PS447452U and is more particularly described on certificate of title volume 10807 folio 091.

Land area 464 square metres.

Zone: Comprehensive Development Zone – Schedule 1 (CDZ1)

Overlays: Development Contributions Plan Overlay –Schedule 1 (DCP01)

A market valuation of the Land will be carried out closer to the time of a proposed sale, as it is necessary that in accordance with the statutory procedures that a valuation be carried out within 6 months of a sale.

As the Land is a reserve on title it is necessary prior to the sale of the Land to remove the reserve status from the Land under Section 24 of the Subdivision Act 1988

POLICY IMPLICATIONS

The State Government developed guidelines for the sale of Council land, known as “Local Government Best Practice Guidelines for the Sale and Exchange of Land” (the Guidelines). This document provides guidance for the sale of Council land but Council is not bound by the Guidelines.

The Guidelines provide that all sales or transfers should be in the best interest of the community. Furthermore, the Guidelines propose that all sales should be by a market tested sales campaign. As such if a decision is made for Council to sell the Land it is proposed that an independent real estate agent be appointed to sell the Land by public auction.

RELEVANCE TO COUNCIL PLAN

The relevant Council Plan objective is that ‘We continue to plan and manage the natural and built environment for future generations’. The objective is to be achieved through balancing the needs of development, the community and the environment.

CONSULTATION/COMMUNICATION

It is proposed that a report be prepared for Council recommending that Council commence the statutory procedures associated with a proposal to sell the Land. If such a resolution is adopted Council will give public notice of the intention to sell this property in accordance with section 189 and 223 of the Local Government Act 1989 (the Act) in the local paper circulating in this area and a notice on Council's website.

Any submission received following such public notice will be considered by a committee of Council.

FINANCIAL AND RESOURCE IMPLICATIONS

Following the removal of the reserve status and the statutory process to sell the property are carried out, if a decision is made to sell the Land, the Land should be offered by an open market campaign and it is expected that the Land be sold at or above the market valuation. Prior to the sale of the Land a market valuation will be carried out, in order to establish the reserve price and to satisfy the requirements of the Act.

CONCLUSION

It is recommended that a report proceed to Council to lodge a planning application to remove the reserve status and commence the statutory procedures in relation to a proposal to sell 21 Stringy Bark Circuit (reserve 1) Pakenham on the open market.

Sale of Property - 21 Stringy Bark Circuit Pakenham Aerial Image



Sale of Property - 21 Stringy Bark Circuit Pakenham Locality plan

