

1. DISPOSAL OF SURPLUS PROPERTY: 90 CUFFS ROAD

RR 9035

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| Officer responsible Property Manager | Author Steve McCarroll, Property Projects Officer |
| Corporate Plan Output: Surplus Property | |

The purpose of this report is to consider a recommendation to dispose of a property at the above mentioned location, as shown on the plan attached.

HISTORY

The property was purchased by the Council in 1991 on hardship grounds as the owners at the time could not sell the property on the open market and were experiencing severe difficulties with the noise from the adjoining hotel and the behaviour of its patrons.

The owners marketed the property with a local real estate company for over two years without success. The occupants were facing considerable distress over the activities of the hotel, particularly following an extension of its operating hours and the City Manager at the time approved the purchase of the property, as the circumstances warranted the Council's purchase on compassionate grounds.

The property was subsequently purchased by the Council for \$77,000.

In the event of a sale of this property it is possible that the purchasers may well experience difficulties from time to time with the activities of the adjoining hotel. If this was to occur the enforcement of the Council's existing bylaws should, however, alleviate the problem, and the Council is not likely to be faced with considering a further purchase of the property as has occurred in the past.

The property has in the meantime been tenanted and has now been declared surplus to the Council's requirements.

Proceeds from the sale of surplus property are programmed into the 1998/99 annual plan and budget. The sale of this property is therefore required to meet this commitment.

The property has been circularised under the property decision making flow chart with no interest being expressed from Council units for its retention.

PROPERTY DESCRIPTION

As explained briefly above, this property is a three bedroom weatherboard residential dwelling situated in the suburb of Wainoni. The dwelling has an area of approximately 110m² with a site area of 766m².

It is likely that if the Council were to retain this property, it would be faced with reasonably substantial upgrading costs in the near future. The foundations have cracked and sunk badly in one corner of the property and the internal decoration is currently at an average standard only. It is considered in the Council's best interests to sell this property at the present time.

The valuation and financial details are outlined in a separate public excluded report so as not to prejudice the Council's negotiating position.

In order to comply with section 230 of the Local Government Act 1974, it is necessary that the following formal resolution be adopted. The public notification of the proposed sale must be given at least 14 days prior to the meeting at which the resolution is to be considered and this has been complied with, with the necessary advertisement appearing in the Christchurch Press on Saturday 6 February 1999.

Resolution

Pursuant to Section 230 of the Local Government Act 1974, the Christchurch City Council hereby resolves to dispose of the land described in the following schedule:

Schedule

All that parcel of land situated at 90 Cuffs Road, containing 766m² and being Lot 11 DP 13030 contained in CT 500/283.

- Recommendation:**
1. That the above property be offered for sale by public tender at a price not less than the minimum reserve as assessed by an independent registered valuer, as outlined in the public excluded agenda.
 2. That if a satisfactory tender price is not obtained, the property be listed for sale with a real estate agent and the Property Manager be authorised to sell at not less than the minimum reserve price as indicated in recommendation (1) above, or, if this price is unachievable because of market conditions, at such lesser price to be authorised by the Property Manager and the Chairman of the Projects and Property Committee.