

1. DISPOSAL OF SURPLUS ROADING PROPERTIES - 592 AND 594 PAGES ROAD

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The purpose of this report is to obtain the Council's formal approval to dispose of the properties at 592 and 594 Pages Road.

BACKGROUND

Following the legalisation of the widening of Pages Road as part of the new Woolston/Burwood Expressway, the Council-owned properties at 592 and 594 Pages Road are surplus to the roading requirements. As no positive response for an alternative use of the properties by other Council units has been received it is now proposed that the Council formally declares the properties surplus and agrees on the process for disposal.

As a consequence of the properties becoming surplus, it will be necessary in the first instance to offer the properties back to the former owners in accordance with Section 40 of the Public Works Act 1981. If this offer is not taken up, the properties can then be sold on the open market. In terms of Section 42 of the Public Works Act and the Council's policy for disposal of surplus property, it is proposed that disposal would be by public tender or, if a satisfactory price is not obtained by this means, by marketing for sale by private contract.

Recommendation: That the Council resolve as follows:

- (a) That the property at 592 Pages Road containing an undivided 1/2 share in 591 m² being Pt Lot 18 DP 21618 contained in composite CT 12F/98 be declared surplus to the Council's requirements and be disposed of.
- (b) That the property at 594 Pages Road containing an undivided 1/2 share in 577 m² being PT Lot 17 DP 21618 contained in composite CT 11F/1384 be declared surplus to the Council's requirements and be disposed of.
- (c) That in accordance with the provisions of Section 40 of the Public Works Act 1981 the properties first be offered to the former owners at the current market value determined by valuation carried out by a registered valuer.
- (d) That if the offer-back is not taken up by the former owners, the properties be offered for sale by public tender at not less than the current market value determined above.
- (e) That if a satisfactory tender price is not obtained, the properties then be marketed for sale by private treaty and the Property Manager be authorised to sell the properties at not less than the current market value determined above;

or

if this price is unachievable because of market conditions, at such lesser price to be authorised jointly by the Property Manager and the Chairman of the Property and Major Projects Committee.