

## 1. DISPOSAL OF SURPLUS ROADING PROPERTY – 84 STRICKLAND STREET

<b>Officer responsible</b> Property Manager	<b>Author</b> Dave Falls, DDI 941-8580
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The Board considered a report seeking approval to dispose of the property at 84 Strickland Street.

Following the completion of the widening of Strickland Street, the Council-owned property at 84 Strickland Street has become surplus to the Council's roading requirements. As no other Council units have indicated any interest in utilising the property for another purpose or purposes, it is now proposed that the Council formally declare the property to be surplus, and agree on the method by which it is to be sold.

As a consequence of the property becoming surplus, it will be necessary in the first instance to offer the property back to the former owner in accordance with Section 40 of the Public Works Act 1981. If this offer is not taken up, the property 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:**
1. That the property at 84 Strickland (all that parcel of land containing 456 m<sup>2</sup> or thereabouts, described as Lots Pt 2 & 3 DP 410 being all of the land contained in CT 335/95) be declared surplus to the Council's requirements and be disposed of.
  2. That in accordance with the provisions of Section 40 of the Public Works Act 1981 the property first be offered to the former owners at the current market value determined by valuation carried out by a registered valuer.
  3. That if the offer-back is not taken up by the former owner, the property be offered for sale by public tender at not less than the current market value determined above.
  4. That if a satisfactory tender price is not obtained, the property then be marketed for sale by private treaty and the Property Manager be authorised to sell the property 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.