

1. DISPOSAL OF LAND 604 PAGES ROAD - WOOLSTON/BURWOOD EXPRESSWAY

Officer responsible
Property Manager

Author
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The purpose of this report is to seek Council approval to dispose of the land at 604 Pages Road described in the following schedule.

To facilitate the construction of the Woolston/Burwood Expressway the Council purchased the two units at 604 Pages Road in 2000 and 2001 and arranged the demolition of the part of flat 1 encroaching on the land designated for the road widening. Flat 2 has been leased to Isaac Construction as a site office for the duration of the road construction.

It is now proposed to amalgamate the balance of the front flat with the rear flat and dispose of the property in one new title. On the recommendation of Buddle Findlay the Council would be justified in adopting a resolution that it has no obligation to offer either flat to the former owners in accordance with the provisions of Section 40(2)(b) of the Public Works Act 1981.

Following the completion of the legalisation of the road widening severance as road, it is proposed to dispose of the property as specified in the following recommendation.

Recommendation: That the Council resolve as follows:

1. That the property at 604 Pages Road containing 515 m² being Pt Lot 12 DP 21618 being the balance of the land contained in composite certificates of title 4705 and 21A/1206 be declared surplus to the Council's requirements and be disposed of in accordance with the provisions of Section 230 of the Local Government Act 1974.
2. That in accordance with the provisions of Section 40(2)(b) of the Public Works Act 1981 ("significant change to the character of the land") the Council has no obligation to offer the land to the previous owner.
3. That the above property be offered for sale by public tender at not less than the current market value as determined by a registered valuer appointed by the Council.
4. That if a satisfactory tender price is not obtained, the above 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 as 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.