

10. DISPOSAL OF SURPLUS ROADING PROPERTY – 84 STRICKLAND STREET

Officer responsible Property Manager	Author Dave Falls, DDI 941-8580
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The purpose of this report is to obtain the Board's recommendation for Council approval to dispose of the property at 84 Strickland Street.

BACKGROUND

Following the completion of the widening of Strickland Street, the Council-owned property at 84 Strickland Street is surplus to the roading requirements. As no positive response for an alternative use of the property by other Council units has been received it is now proposed that the Council formally declares the property surplus and agrees on the process for disposal (see attached).

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.

Staff

Recommendation: That the Board recommend the Council **resolve** as follows:

- (a) That the property at 84 Strickland (all that parcel of land containing 456 m² 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.
- (b) 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.
- (c) 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.
- (d) 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.

Chairperson's

Recommendation: Since no community response has been received to use this piece of land, I support the staff recommendation.