

1. DISPOSAL OF SURPLUS ROADING PROPERTY 54 MONTREAL STREET

Officer responsible Property Manager	Author Dave Falls, DDI 941-8580
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The purpose of this report is to obtain the Council's approval to dispose of the property at 54 Montreal Street.

Owing to timing constraints this report was submitted to the Property and Major Projects Committee on 11 October, prior to being considered by the Spreydon/Heathcote Community Board. However, a copy of the report has been forwarded to the Board for its information.

BACKGROUND

Following the Council decision not to go ahead with the proposed Wordsworth Street extension from Montreal to Orbell Street, the Council-owned property at 54 Montreal Street has become surplus to roading requirements. This property comprises an L3 zoned section without any improvements. 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 its disposal.

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 54 Montreal Street being all that parcel of land containing 519 m² or thereabouts, described as Lot 2 & Pt Lot 42, DP 1168 being all of the land contained in CT 500/216 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 an independent 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.
 4. That if a satisfactory tender price is not obtained, not less than the current market valuation, the property then be marketed for sale by private treaty.
 5. That if the market value price is unachievable following extensive marketing, then the Property Manager and the Chairman of the Property and Major Projects Committee be authorised to accept a price lower than the market valuation.