

**22.2 20 Priestley Street, Merredin – Sale by Private Treaty**

| <h2>Administration</h2>        |   |
|--------------------------------|---|
| <b>Responsible Officer:</b>    | Greg Powell, CEO  |
| <b>Author:</b>                 | Greg Powell, CEO  |
| <b>Legislation:</b>            | <i>Local Government Act 1995</i>  |
| <b>File Reference:</b>         | Nil   |
| <b>Disclosure of Interest:</b> | Nil   |
| <b>Attachments:</b>            | <p><b><u>Attachment 22.2A</u></b> – (Confidential) LMW (WA) Property Valuation</p> <p><b><u>Attachment 22.2B</u></b> – (Confidential) Building and Timber Pest inspection</p> <p><b><u>Attachment 22.2C</u></b> – (Confidential) Urban &amp; Rural Valuation Report</p> |

**Purpose of Report**
 Executive Decision

 Legislative Requirement
**Background**

An enquiry was received by the tenant of the property, Dr Jonathan Ruiz as to whether Council would be prepared to sell the house property at 20 Priestley Street, Merredin. Given Council's informal advice that it would favourably consider the sale subject to statutory requirements being satisfied.

**Comment**

A qualified Valuer, Ron Sawyer of Property and Rural Valuations, was retained to undertake a sworn valuation of the property. A Report is attached. A copy was provided to Dr Ruiz who considered the valuation was high. It was agreed that he should commission his own valuation which he did together with a Property Condition Report. Both documents are attached. There is a variation of \$40,000 between the two valuations.

Dr Ruiz was asked to consider making an offer on the property which he did at the lower amount.

Comment was sought from Council's Building Property Manager, John Gearing, a registered builder, who considered the lower valuation was fair given the current condition of the property, the issues outlined in the Property Condition Report

and the cost to rectify those matters. His recommendation is that Council should accept Dr Ruiz' offer.

Should the recommendation be adopted the sale by private treaty is required to be advertised inviting public submissions. Should there be any submissions the matter will be referred back to Council for further consideration.

### Policy Implications

Nil

### Statutory Implications

Council will need to comply with S3.58 of the Local Government Act 1995 which requires public advertising of a proposal to dispose of property

### Strategic Implications

#### ➤ Strategic Community Plan

Zone: Nil  
Zone Statement: Nil  
Key Priority: Nil

#### ➤ Corporate Business Plan

Key Action: Nil  
Directorate: Nil  
Timeline: Nil

### Sustainability Implications

#### ➤ Strategic Resource Plan

See Financial Implications below

#### ➤ Workforce Plan

Directorate: Nil  
Activity: Nil  
Current Staff: Nil  
Focus Area: Nil  
Strategy Code: Nil  
Strategy: Nil  
Implications: Nil

### Risk Implications

There are no risks foreseen with this transaction.

### Financial Implications

Should the sale proceed to settlement it will result in unbudgeted revenue which should then be transferred to Reserves. There will be an ongoing reduction in maintenance expenditure.

**Voting Requirements**

Simple Majority

Absolute Majority

**Officer's Recommendation / Resolution**

**Moved:** Cr Patroni

**Seconded:** Cr Willis

**82449** That the offer of \$285,000 to purchase 20 Priestley Street, Merredin from Dr Jonathan Ruiz be accepted conditional upon completion of statutory obligations required by S3.58 of the Local Government Act 1995.

**CARRIED 9/0**