

City Management, Finance and Community Engagement Committee	
Mtg Date: 19.06.18	OAR: YES
Authorisation: Jeffrey Keech	

6 June 2018

MEMORANDUM

TO: CHIEF EXECUTIVE OFFICER

FROM: DEVELOPMENT AND RELATIONSHIP MANAGER

RE: DECLARATION OF PROPERTIES SURPLUS TO FUTURE COUNCIL REQUIREMENTS
– DIVISION 7

INTRODUCTION:

This is a report by the Development and Relationship Manager dated 6 June 2018 concerning the declaration of a number of properties as surplus to Council's future requirements. The subject properties are described below:

- Lot 2 on CP864211 - Administration Building and Humanities Building - 50 South Street, Ipswich (includes 56 South Street and 45 Roderick Street)
- Lot 1 on CP864211 - Ipswich Global Information Centre - 40 South Street, Ipswich
- Lot 3 on RP864195 - Ancillary car park - 69 East Street, Ipswich
- Lot 2 on RP2875 - Ancillary car park - 71 East Street, Ipswich
- Lot 1 on RP2875 - Ancillary car park - 37 Roderick Street, Ipswich
- Lot 3 on RP51850 - Ancillary car park - 39 Roderick Street, Ipswich
- Lot 10 on RP150792 - Hayden Centre - 37 South Street, Ipswich

BACKGROUND:

Ipswich City Council (Council), through its development entity Ipswich City Properties, is currently undertaking the redevelopment of the Ipswich CBD. A major catalyst for the redevelopment is the future relocation of Council's existing administration and library services to new purpose-built facilities in the new CBD precinct. The project is due for completion in 2020.

Following this relocation, the existing Council precinct and its buildings will be surplus to Council's future requirements. Refer to Attachment A for the location of the seven individual properties in the existing Council precinct. Table 1 provides details of the precinct properties together with their map reference.

TABLE 1

Address	Area m ²	RP Description	Current Utilisation	Map Ref.
45 Roderick Street, 50/56 South Street Ipswich	11,180	2CP864211	Administration Building, WG Hayden Humanities Building and car park - both buildings and visitor car-park on one title	1
40 South Street Ipswich	3,792	1CP864211	Ipswich Global Information Centre (incl. library) and underground car park	2
69 East Street Ipswich	1,239	3RP864195	Ancillary car park	3
71 East Street Ipswich	440	2RP2875	Ancillary car park	4
37 Roderick Street Ipswich	374	1RP2875	Ancillary car park	5
39 Roderick Street Ipswich	683	3RP51850	Ancillary car park	6
37 South Street Ipswich	1,421	10RP150792	Hayden Centre	7
Total Area	19,129			

Section 236 (1)(b)(i) of the *Local Government Regulation 2012* allows for a local government to dispose of a valuable non-current asset (e.g. land) other than by tender or auction if disposal is to a government agency. This exception only applies (Section 236 (2)) if, prior to disposal, the local government has resolved that the exception applies to the disposal other than by tender or auction.

At its meeting of 29 May 2018, Council adopted a recommendation to enter into a Memorandum of Understanding (MOU) with the West Moreton Hospital and Health Services (a government agency) to progress their potential future acquisition of the Council Precinct (as shown in Table 1).

OTHER CONSIDERATIONS:

Property Services have reviewed the existing lease arrangements within all Council owned properties. With the exception of the Red Cross lease within the Humanities Building, there are no tenure arrangements that will extend beyond the two (2) year identified timeframe.

Preparation of a strategy and communication plan is underway to ensure that current tenants and users of the Humanities Building are kept apprised of the timelines.

CONCLUSION:

Given the planned relocation of Council's administration and library services to new purpose-built facilities in 2020, it is recommended that Council declare the subject properties within Council's existing precinct as being surplus to its future requirements.

ATTACHMENT:

Name of Attachment	Attachment
Locational Plan	Attachment A

RECOMMENDATION:

- A. That Council resolve pursuant to section 236(2) of the *Local Government Regulation 2012* (the Regulation) that the exception referred to in section 236 (1)(b)(i) of the Regulation applies to Council for the disposal of its interest in the following properties:
- i. Lot 2 on CP864211
 - ii. Lot 1 on CP864211
 - iii. Lot 3 on RP864195
 - iv. Lot 2 on RP2875
 - v. Lot 1 on RP2875
 - vi. Lot 3 on RP51850
 - vii. Lot 10 on RP150792
- B. That Council declare the following properties surplus to Council's future requirements:
- i. Lot 2 on CP864211 - Administration Building and Humanities Building - 50 South Street, Ipswich (includes 56 South Street and 45 Roderick Street)
 - ii. Lot 1 on CP864211 - Ipswich Global Information Centre - 40 South Street, Ipswich
 - iii. Lot 3 on RP864195 - Ancillary car park - 69 East Street, Ipswich
 - iv. Lot 2 on RP2875 - Ancillary car park - 71 East Street, Ipswich
 - v. Lot 1 on RP2875 - Ancillary car park - 37 Roderick Street, Ipswich
 - vi. Lot 3 on RP51850 - Ancillary car park - 39 Roderick Street, Ipswich
 - vii. Lot 10 on RP150792 - Hayden Centre - 37 South Street, Ipswich
- C. That the Chief Executive Officer be authorised to take any further steps necessary to implement Council's decision under Recommendation B above, in accordance with section 13(3) of the *Local Government Act 2009*.

Greg Thomas

DEVELOPMENT AND RELATIONSHIP MANAGER

I concur with the recommendations contained in this report.

Bryce Hines

A/CHIEF OPERATING OFFICER (WORKS PARKS AND RECREATION)

I concur with the recommendations contained in this report.

Jeffrey Keech

A/CHIEF FINANCIAL OFFICER