

POLICY REGISTER

POLICY NO. 02.001

POLICY TITLE:

LAND DEVELOPMENT

FILE REFERENCE NO.	:	L5/4, T18/2
DATE ADOPTED	:	August 31, 1994
MINUTE NO.	:	36711
DATE AMENDED	:	November 27, 1996
MINUTE NO.	:	37439
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MINUTE NO.	:	38076

OBJECTIVES

To create the opportunity for access by the community to land suitable for development.

To determine a release area timetable based on consumer demand.

To determine a minimum base level purchase price for residential allotments.

To outline the negotiation procedures for commercial, industrial and special use land.

POLICY STATEMENT

1. Origin
Land originates from existing Council holdings, transfer, purchases or Sale of Land for unpaid rates.
2. Suitability
Land is identified as suitable if the necessary infrastructure services are available, zoning or use is appropriate and if any future issues resolvable.
 - 2.1 All land owned or vested in Council's control is identified listed and mapped.
 - 2.2 Each allotment is examined by:

Manager Environmental Services and Director Technical Services in relation to zoning, suitability and infrastructure services.

Allotments considered suitable for development shall be programmed for release based on market demand and availability in relation to infrastructure.
3. Disposal
Allotments determined not suitable for development shall be:
 - 3.1 - offered for sale by tender or auction for restricted use, i.e., planting, landscaping

- remain vacant and a liability to Council.
 - 3.2 Suitable allotments shall be programmed for release through advertised Expressions of Interest, submitted Tenders or auction.
 - 3.3 Minimum reserve price for standard residential allotments shall be negotiated and shall be exclusive of legal fees, infrastructure provision and other associated costs. Other residential land parcels shall have a value determined "in the same manner".
 - 3.4 Commercial, industrial or special use allotments capable of development shall have a minimum value determined having regard to the nature of the proposed development, existing land values, infrastructure provision and benefit to the community.
 - 3.5 Any offer to purchase Council owned land must be accompanied by a \$250 deposit prior to submission of a report to Council for its consideration. The intended purchaser must acknowledge that the deposit is non-refundable should the purchaser decide to withdraw from the sale prior to exchange of contracts.
4. Approval
 - 4.1 All proposed sales and purchases of any parcel of land must initially be reported to and approved by the Broken Hill City Council.