

<b>Department:</b>	<b>Office of the Chief Executive</b>
<b>Submitted by:</b>	Bruce Mills, Senior Advisor Communication & Economic Development
<b>Reference:</b>	<b>ITEM ECO15/23</b>
<b>Subject:</b>	<b>SALE OF COUNCIL-OWNED PROPERTY AT 142 MANNERS ST, TENTERFIELD - CURRENTLY USED BY TENFM</b>

**LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK**

**CSP Goal:** **Economy** - Develop Tenterfield Shire's economic base into a robust and growing economy that supports employment and business opportunities.

**CSP Strategy:** Develop and facilitate a diversified and growing economy that is a balance of all economic contributors.

**SUMMARY**

The purpose of this report is to advise Council of progress being made in preparing surplus assets for sale, in line with Council's Fiscal Repair Strategy, and seek a decision to sell the Council-owned property at 142 Manners St, currently used by community radio station TEN FM. The property is Lot 2/12/DP576164, but likely to change after survey and realignment of boundaries around Council's Administration Building, Records House (134 Manners St) and Tenterfield Child Care Centre (132 Manners St).

**OFFICER'S RECOMMENDATION:****That Council:**

- (1) Sell the property at 142 Manners St, Tenterfield by listing with all interested local real estate agents at an asking price of \$450,000-\$500,000; and**
- (2) Authorise the Chief Executive to sign all necessary documents to list the property, negotiate with agents and sign any contract to execute the sale; and**
- (3) Work with the community group running TEN FM to find a suitable alternative site to continue its operations as a community radio station.**

**BACKGROUND**

Council is undertaking all steps possible to trim operating costs, sell surplus assets and remove underperforming assets to meet the Independent Pricing and Regulatory Tribunal directions.

Council has already sold surplus land at Drake, "Bendall's" on the southern side of Tenterfield, listed the land opposite the TAFE College, and the Visitors' Information Centre (VIC) for sale, and leased Tenterfield airstrip.

The next property identified for sale is 142 Manners St.

**REPORT:**

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Staff have discussed the property with local agents who advise the potential sale price could be \$450,000 to \$500,000.

As part of readying the property for sale, staff found boundary realignments were needed to retain Council's storage shed at the rear of 142 Manners St, and to remove a narrow/redundant lot running the length of the carpark on the western boundary of the property.

Surveyors have been engaged to redraw the boundaries and also remove the public toilets from the rear of 132 Manners St and add the toilet block to the Bruxner Park lot.

The "tidy up of boundaries" will also result in the houses at 134 and 132 Manners St having separate titles and the main Council office being entirely on its own title.

### **COUNCIL IMPLICATIONS:**

#### **1. Community Engagement / Communication (per engagement strategy)**

The community is well aware of Council's financial position and the need for on-going restraint, cost-cutting, sale of under-performing assets and for Council to focus on core service delivery.

As with the transfer of Visitor Information Services to the Tenterfield Chamber of Tourism, Industry and Business and the closure of the School of Arts museum and cinema, some community backlash can be expected. However, the broad community is aware of Council's position and the need for action to avoid further borrowings.

#### **2. Policy and Regulation**

Nil.

#### **3. Financial (Annual Budget & LTFFP)**

Proceeds from the sale of the property will be used to reduce borrowings. The sale will increase Council's cash position within the General Fund.

#### **4. Asset Management (AMS)**

Sale of the property will reduce depreciation costs and the need for on-going maintenance and repairs.

#### **5. Workforce (WMS)**

Savings in workforce costs would also be achieved if the property was sold.

#### **6. Legal and Risk Management**

Nil.

#### **7. Performance Measures**

Nil.

#### **8. Project Management**

Nil.

**Daryl Buckingham**  
**Chief Executive**

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Approved/Reviewed by Manager: Daryl Buckingham, Chief Executive  
Department: Office of the Chief Executive  
Attachments: There are no attachments for this report.