

- a) Depot and like properties into the Strategic Building Reserve for use in depot rationalisation, and
- b) Sale of offices and other properties not associated with depot rationalisation into a Fit for the Future infrastructure backlog reserve or,
- c) All to debt reduction of the general fund.

The AMENDMENT lapsed for want of a seconder.

COUNCIL RESOLUTION 12.058/15

Simmons/Toms

1. That Council list the following properties for sale by auction with a Real Estate agent in Grafton with the minimum reserve price for each property being as per the confidential attachment to this report, and the General Manager be delegated to execute the contract on auction day where the sale reaches the reserve price and to take instruction from a delegated party of Council on auction day on any offers below the reserve price.

PROPERTY NAME	ADDRESS	LOT	DP	ZONE	TYPE
Regional Library	110 Spring Street, South Grafton	4	1021625	B3 Commercial	Commercial office
Pound Street	70 Pound Street, Grafton	C	929081	B5 Business Development	Commercial office
Mulgi Drive	32 Mulgi Drive, South Grafton	24	1084292	IN1 General Industrial	Vacant land
Weeds Depot	Lilypool Road, South Grafton	7	114051	IN1 General Industrial	Office, storage sheds
Floodplain Depot	33 Brickworks Lane, South Grafton	13 & 14	800834	IN1 General Industrial	Office, storage sheds

2. That Council list the following property for sale by auction (when the office relocations are completed) with a Real Estate agent in Maclean with the minimum reserve price for the property being as per the confidential attachment to this report and the General Manager be delegated to execute the contract on auction day where the sale reaches the reserve price and to take instruction from a delegated party of Council on auction day on any offers below the reserve price.

PROPERTY NAME	ADDRESS	LOT	DP	ZONE	TYPE
McNaughton Place	1 McNaughton Place, Maclean	1 & 408	612175	B2 Local Centre	Commercial office

3. That Council list the following properties for sale by auction and leaseback with a Real Estate agent in Grafton with the minimum reserve price for each property being as per the confidential attachment to this report and that the General Manager report to a council meeting or a delegated party of Council on auction day on any offers below the reserve price on the day.

PROPERTY NAME	ADDRESS	LOT	DP	ZONE	TYPE
South Grafton Depot	11 Schwinghammer Street, South Grafton	163, 274 & 276	751385	IN1 General Industrial	Office, workshop, stores
Bruce Street Depot	28 Bruce Street, Grafton	1	213901	R1 General Residential	Office, storage sheds
Victoria Street Office	42 Victoria Street, Grafton	11	587320	B3 Commercial Core	Commercial office

4. That the General Manager provide a report to the March 2016 Council meeting identifying further property assets that can be considered for sale.
5. Council receive a report on the merits of the proceeds from sale of surplus assets being applied as follows:-
 - a) Depot and like properties into the Strategic Building Reserve for use in depot rationalisation, and
 - b) Sale of offices and other properties not associated with depot rationalisation into a Fit for the Future infrastructure backlog reserve or,
 - c) All to debt reduction of the general fund.

Voting recorded as follows

For: Williamson, McKenna, Toms, Baker, Lysaught, Howe, Simmons

Against: Nil

LINKAGE TO OUR COMMUNITY PLAN

Theme 5 Our Leadership

Objective 5.2 We will have an effective and efficient organisation

Strategy 5.2.2 Operate in a financially responsible and sustainable manner

BACKGROUND

At the Extraordinary Council meeting held 27 October 2015 Council resolved (refer Item 15.014/15) as follows:

“That the General Manager provide a report to the November 2015 meeting of Council identifying a minimum \$5 million of assets to be considered for sale as a first wave of asset dispersal”.

KEY ISSUES

One of the key strategies identified in Council’s “Fit for the Future” submission was the rationalisation of Council’s works depots and administration offices to reduce duplication and operating costs.

At the September 2015 Council meeting (refer Item 12.041/15) Council committed \$85,000 from the Strategic Building Reserve to enable building renovations to be completed at Council’s Victoria Street and Prince Street Grafton offices. The office renovations are currently underway and staff relocations have commenced between the administration offices at Prince Street, Victoria Street, Pound Street and the Weeds Depot in South Grafton. At this stage the staff relocations should be completed by the end of December 2015.

This will enable the Pound Street Grafton office and the Weeds Depot at Lilypool Road South Grafton to be leased or sold. Key Employment currently occupies the lower floor area of the Pound Street office under a month by month tenancy agreement.

Planning has also commenced for the relocation of staff from the McNaughton Place Maclean offices to 50 River Street Maclean. Once planning is complete, a report will be presented to Council at a future meeting for a suitable budget allocation to be provided to effect these moves.

In preparation for the office and depot rationalisations Taylor Byrne Valuers were engaged to provide Council with valuations of a number of Council properties. A summary of these properties is tabled below.

PROPERTY NAME	ADDRESS	LOT	DP	ZONE	TYPE
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Attachment 4 - Council Resolution Item 14.220-15 Review of Light Fleet & Heavy Plant 8.12.15 Council Meeting

FORESHADOWED MOTION

Williamson/Howe

That:

1. Uniqco's 'Review of Light Fleet & Heavy Plant' report is received and noted.
2. Uniqco present the findings of their review of Council's Light Fleet and Heavy Plant to a 2 February 2016 Council workshop.
3. The General Manager report back to Council's March 2016 meeting outlining the implementation of Uniqco's recommendations.

AMENDMENT TO FORESHADOWED MOTION

Baker/Hughes

That:

1. Uniqco's 'Review of Light Fleet & Heavy Plant' report is received and noted.
2. Uniqco present the findings of their review of Council's Light Fleet and Heavy Plant to a 2 February 2016 Council workshop.
3. Council receive a report on the Uniqco report and Uniqco workshop at or before March 2016 meeting.

Voting recorded as follows

For: Williamson, Baker, Howe, Hughes, Kingsley, Lysaught, McKenna, Toms

Against: Simmons

The Amendment to the Foreshadowed Motion was put and declared CARRIED.

The amended Foreshadowed Motion became the Resolution.

COUNCIL RESOLUTION – 14.220/15

Williamson/Howe

That:

1. Uniqco's 'Review of Light Fleet & Heavy Plant' report is received and noted.
2. Uniqco present the findings of their review of Council's Light Fleet and Heavy Plant to a 2 February 2016 Council workshop.
3. Council receive a report on the Uniqco report and Uniqco workshop at or before March 2016 meeting.

Voting recorded as follows

For: Williamson, Baker, Howe, Hughes, Kingsley, Lysaught, McKenna, Toms

Against: Simmons