

Draft Land Transaction Policy

Summary of Proposed Changes

Consolidation of the existing P-2016-23 Corporate Property Policy and existing P-2017-35 Leasing of Land for Sport and Recreation Purposes Policy into a single policy proposed to be called Land Transaction Policy.

Wording amendments required to combine the two documents. For example, amendments to the Purpose and Scope sections.

Consolidation of sections to provide more succinct readability. For example, the Purpose and Philosophy sections from existing property policy have been combined and reworded to provide succinct objectives and inclusion of leasing under the Principles section of the draft.

Removal of definitions:
Proposed Lessee, Sport, Recreation.

New definitions:
Asset, Acquisition, Disposal, Lease, Market Value, Qualified Valuer, Secondary Use, Transaction.

Community Organisation definition amended to align with the *Local Government Regulation 2012*.

Extension of leasing of land for sport and recreation purpose to community purpose. The eligibility criteria under the existing leasing policy has been applied to the Leasing for Community Purposes section of the proposed policy. Minor amendment is also proposed to this eligibility criteria to include satisfying Council that the organisation has the funds or is capable of obtaining sufficient funds to manage and maintain the leased property to an acceptable standard.

In circumstances where the lessee initiates the lease, the draft proposes the ability for Council to recover all reasonable expenses incurred by Council in the registration of the lease (i.e. survey plan costs, registration fees).

It is proposed that the current maximum lease term of ten (10) years for sport and recreation purposes be extended to all leasing types and purposes. The draft also proposes a lease term of up to 30 years by exception.

New sections:
Expression of Interest, Lease Conditions, Leasing to Government Agencies, Leasing from Third Parties.

Removal of sections from existing property policy:
Investment Strategy/Commercial Development, Easements, review of Property Portfolio, Funding Strategy.

Removal of sections from existing leasing policy:
Appropriate Purpose, Maintenance and Development of Facilities.

General wording amendments including the reordering of sections/content to include readability and provide clarity of intent.