

**ITEM WITHOUT NOTICE**

**SALE OF PROPERTY TO MURRUMBIDGEE LOCAL HEALTH DISTRICT**

Council Meeting:	26 November 2024
Report Date:	21 November 2024
Author:	General Manager
File #:	SC88
Approval:	General Manager

**RECOMMENDATION**

This item without notice be accepted and referred to today's meeting, as it requires resolution before the next scheduled meeting.

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### **BACKGROUND**

Council has been working with Murrumbidgee Local Health District (MLHD) in the provision of accommodation to ensure that essential workers, ie nurses, have access to a place to live when working at the Jerilderie Multi-Purpose Health Service.

MLHD has secured 4 nurses on a three year term to work in Jerilderie. MLHD has been advised to purchase homes rather than lease.

### **RECOMMENDATION**

**That:**

- 1. Council, in accordance with section 55 (3) (b) of the *Local Government Act NSW 1993*, authorise the General Manager to sell 2 Mundoora Mews and 1 Koongara Crescent Jerilderie to the NSW Government Ministry of Health (Murrumbidgee Local Health District)**
- 2. The General Manager be authorised to execute all documentation associated with the sale**
- 3. The sale price be determined by an independent valuer**
- 4. Council authorise the General Manger to seek a competitive price to build an additional 4 bedroom home in Jerilderie, with a follow up report to Council seeking approval to proceed with engagement of preferred building contractor.**

### **OFFICERS COMMENT**

In speaking with MLHD on property matters, it was mentioned that there is a possibility that MLHD may be in a position to purchase the two properties they currently lease from Council. The properties are 2 Mundoora Mews and 1 Koongara Crescent, Jerilderie.

Both properties, over the years, have been our disposal list under our housing replacement program, the reason we have not sold has been the need to provide to MLHD to attract nurses to Jerilderie.

As such, should we be in a position to sell these properties to MLHD, I seek authorisation from Council to do so.

Under section 55 of the *Local Government Act* there is an exception in clause 3 (b), to going to competitive tender for disposal.

#### *55 Requirements for Tendering*

*(3) This section does not apply to the following contracts—*

*(b) a contract entered into by a council with the Crown (whether in right of the Commonwealth, New South Wales or any other State or a Territory), a Minister of the Crown or a statutory body representing the Crown*

In line with our housing replacement program, we are currently building one home in Jerilderie, and when we receive the lot on plan descriptions for the Young Street subdivision we will be building two homes there, as we sell two homes in Darlington Point. It is recommended that we go to the market to build a second 4 bedroom home in Jerilderie.

### **SUSTAINABILITY**

Sale of homes is in line with our housing replacement program.

### **STATUTORY COMPLIANCE/POLICY**

Section 55 (3) (b) provides an exemption to the sale to NSW Government without a competitive process.

### **FINANCIAL**

Dependent upon independent valuation

### **INTEGRATED PLANS**

Theme 5: Our Leadership - Looking to our Future

5.1. Demonstrating Transparent Leadership through Accountability and Community Representation

### **RISK MANAGEMENT**

N/A

### **CONSULTATION/ENGAGEMENT**

Murrumbidgee Local Health District

## **OPTIONS**

### Option 1 (recommendation)

That:

1. Council, in accordance with section 55 (3) (b) of the *Local Government Act NSW 1993*, authorise the General Manager to sell 2 Mundoora Mews and 1 Koongara Crescent Jerilderie to the NSW Government Ministry of Health (Murrumbidgee Local Health District)
2. The General Manager be authorised to execute all documentation associated with the sale
3. The sale price be determined by an independent valuer
4. Council authorise the General Manager to seek a competitive price to build an additional 4 bedroom home in Jerilderie, with a follow up report to Council seeking approval to proceed with engagement of preferred building contractor.

### Option 2

That:

1. Council, in accordance with section 55 (3) (b) of the *Local Government Act NSW 1993*, authorise the General Manager to sell 2 Mundoora Mews and 1 Koongara Crescent Jerilderie to the NSW Government Ministry of Health (Murrumbidgee Local Health District)
2. The General Manager be authorised to execute all documentation associated with the sale
3. The sale price be determined by an independent valuer

### Option 3

Not sell 2 Mundoora Mews and 1 Koongara Crescent Jerilderie to the NSW Government Ministry of Health (Murrumbidgee Local Health District) and not build an additional 4 bedroom home in Jerilderie

## **ATTACHMENTS**

NIL