
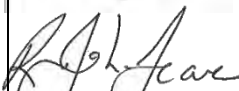




Murrumbidgee
COUNCIL

Coleambally Lease Conversion Policy (Revision 1)

	Name	Position	Signature	Date
Responsible Officer	Kaitlin Salzke	Chief Financial Officer		25 July 2023
Authorised By	John Scarce	General Manager		25 July 2023

Document Revision History	
Previous Policy	Murrumbidgee Shire Council A.103 Coleambally Lease Conversions
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July 2023

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1. Objective

The objective of this policy is to specify the conditions and process to apply to the conversion of leased Coleambally town blocks.

2. Background

Originally all Coleambally town blocks were 99-year leases. Under the original terms of these leases, lessees were able to convert these leases to freehold at the unimproved value (as determined by the Valuer General) at specified times, which have now passed.

Murrumbidgee Shire Council had a policy (*A.103 Coleambally Lease Conversions*) adopted in December 1998. This policy stipulated that “offers to convert are to be ongoing and to apply to all Coleambally town block leases”.

Murrumbidgee Council has not adopted such a policy subsequent to amalgamation. However, Council has continued to honour the option to purchase for a small number of leases that have been converted since this time.

As at June 2023, only seven Coleambally town blocks remain as leasehold properties.

3. Offer To Convert

Offers to convert are to be ongoing and to apply to all Coleambally town block leases.

4. Purchase Price

The purchase price payable on conversion is to be the most recent unimproved land value provided to Council by the NSW Valuer General as at the date that the signed *Notice of Intention to Purchase Form* is provided to Council.

The conversion price is to be paid in full on transfer.

In the event that GST is applicable to the sale, the unimproved value of the land is considered to be the GST-exclusive amount of the supply.

5. Stamp Duty and Legal Fees

Stamp duty and Council’s legal fees are to be the responsibility of the purchaser.

6. Payment of Lease

The lease will continue to be payable, on a pro-rata basis, up until the day of transfer.

7. Conversion Process

Lessees should complete the *Notice of Intention to Purchase Form* annexed to this Policy and submit it to Council via mail, email mail@murrumbidgee.nsw.gov.au, or in person at a Council office.

A Council resolution is then required prior to a conversion being sent to Council's solicitors who will prepare the relevant contract.

A draft resolution is provided here which may be altered as circumstances require:

1. Council authorise the General Manager to negotiate the conversion of Lease Number XXXXXX at the 1 July XXXX land value, with Council's legal fees and stamp duty to be paid by the lessee;
2. The conversion settlement is to be paid in full;
3. Council authorise the General Manager to execute the required document.

8. Review

This Policy:

- To be reviewed within the first year of the new Council term;
- May be reviewed and amended at any time at Council's discretion (or if legislative or State Government policy changes occur).



NOTICE OF INTENTION TO CONVERT LEASE

Property Information

Lease Registered Number			
Lot		DP	

Lessee Information – Lessee 1

Full Name	
Address	
Phone Number	

Lessee Information – Lessee 2

Full Name	
Address	
Phone Number	

We hereby give Council notice of our intention to convert the above lease.

Signature

Lessee 1

Lessee 2

Date
