

ITEM WITHOUT NOTICE

COUNCIL HOUSING REPLACEMENT STRATEGY

RECOMMENDATION

This item without notice be accepted and referred to the June 2023 meeting of Council, as it requires resolution before the next scheduled meeting.

ITEM WITHOUT NOTICE - COUNCIL HOUSING REPLACEMENT STRATEGY

Council Meeting:	27 June 2023
Report Date:	26 June 2023
Author:	Director of Infrastructure
File #:	SC88
Approval:	General Manager

EXECUTIVE SUMMARY

This report seeks to appoint Session Builders to construct a new Council dwelling at 10 Argoon Avenue, Jerilderie.

RECOMMENDATION

That:

- 1. Session Builders be engaged by Council to construct a replacement dwelling (Rosemont 26 MK2) for the General Manager at Lot 43, 10 Argoon Avenue, Jerilderie;**
- 2. Under Section 55 (3) (i) of the Local Government Act 1993, Session Builders be awarded the contract for the construction of the Rosemont 26 MK2 design, due to the remoteness of our locality and the unavailability of competitive tenderers.**

BACKGROUND

At the Ordinary Meeting of Council dated 28 March 2023, a report was submitted and recommendation adopted to engage GJ Gardner Homes to build the Hamilton 266 design **at Lot 43, 10 Argoon Avenue, Jerilderie**. The inability of GJ Gardner Homes to proceed with a cost-effective price for the construction means that Council must now engage another builder, Session Builders of Shepparton, Victoria.

OFFICER COMMENT

The rationale for Council's housing replacement strategy is to replace, over time, seven current residential dwellings with new dwellings.

Under the strategy, a new dwelling will be constructed before the selected dwelling is sold.

The first dwelling to be replaced under this strategy is Lot 22 DP 828925, 9 Goolgumbra Esplanade Jerilderie, currently occupied by General Manager, with construction of a new house on Lot 43 DP 1225744, 10 Argoon Avenue Jerilderie.

SUSTAINABILITY

N/A

STATUTORY COMPLIANCE/POLICY

The construction of the home will be in accordance Council's Procurement Policy.

Local Government Act 1993 section 55 (3) (i) –

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

- (i) a contract where, because of extenuating circumstances, remoteness of locality or the unavailability of competitive or reliable tenderers, a Council decides by resolution (which states the reasons for the decision) that a satisfactory result would not be achieved by inviting tenders.

FINANCIAL

As previously reported, the cost of construction will be funded from the sale of 9 Goolgumbra Esplanade and funds allocated in the 2022-2023 budget for the housing replacement strategy.

INTEGRATED PLANS

Murrumbidgee Council Delivery Program

2.1.1 Efficiently manage, maintain, and enhance Council's assets

3.1.1. Review Council's asset management framework, policy, and plan.

RISK MANAGEMENT

If Council did not implement a housing replacement strategy, asset management of buildings would increase maintenance costs.

CONSULTATION / ENGAGEMENT

Councillor Workshop

OPTIONS

Option 1 (recommendation)

1. Session Builders be engaged by Council to construct a replacement dwelling (Rosemont 26 MK2) for the General Manager at Lot 43, 10 Argoon Avenue, Jerilderie;
2. Under Section 55 (3) (i) of the Local Government Act 1993, Session Builders be awarded the contract for the construction of the Rosemont 26 MK2 design, due to the remoteness of our locality and the unavailability of competitive tenderers;

Option 2

Council resolve to construct a different design Council dwelling at Lot 43, 10 Argoon Avenue, Jerilderie,

Option 3

Not enact the Murrumbidgee Council Housing Replacement Strategy at this time.

ATTACHMENTS

Session Builders - Rosemont 26 MK2 Design



ROSEMONT 26 MK2	
DESIGNED TO SUIT: 16.00m x 28.00m	
REAR SETBACK: 3.06m	
MINIMUM LOT WIDTH: 16.0m	
HOUSE EXTERIOR LENGTH 20.88m	HOUSE EXTERIOR WIDTH 14.80m
HOUSE AREA TOTAL 245.08m ²	HOUSE TOTAL SQUARES 26.38



Minimum lot sizes & dimensions may vary subject to fill of land, easement details, council & developer requirements. House size and dimensions on this plan are approximate and may vary slightly from actual dimensions. Subject to facade selection. Refer to working drawings for complete dimensions.



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