



**KEMPSEY**  
Shire Council

## **DIRECTOR CORPORATE AND COMMUNITY SERVICES REPORT**

11<sup>th</sup> September 2007

<b>DCCS9</b>	<b>DISABLED ACCOMMODATION 71 – 73 LEITH STREET, KEMPSEY</b>	<b>FILE: LA20868</b>	<b>KEO</b>	<b>{Folio No. *}</b>
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### **SUMMARY:**

Reporting on Council's partnership with Department of Housing in regard to Lot201, DP881786, 71 - 73 Leith Street, Kempsey

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### **DESCRIPTION:**

#### **Background:**

Council resolved on the 27<sup>th</sup> February 2007 with respect to the possible sale of the Aged Units to Department of Housing: -

*"That the possible sale to the Department of Housing be followed up"*

Council resolved on the 20<sup>th</sup> March 2007: -

1. *"That the General Manager be authorised to negotiate with interested organisations on the sale of Council's aged care units.*
2. *That if parties are interested then market valuations be obtained for all properties".*

During investigations into Council's partnership with the Department of Housing in regard to divesting Council's interest in aged units, it was identified that Council has an additional property developed in partnership with the Department of Housing.

This property located at 71 - 73 Leith Street, Kempsey, is managed and maintained by the Community Housing Mid North Coast Office in Tozer Street, West Kempsey. Council has not been involved in the tenancy or management of these units.

In 1996 Council entered into an agreement with Department of Housing whereby Council contributed the property in Leith Street at an agreed sum equivalent to a cash contribution of \$47,000. The Department of Housing constructed 4 x 2 bedroom units – 2 x wheelchair access and 2 x disabled friendly housing for the disabled.

This property has been included in the valuations sought.

As part of the Agreement with Department of Housing the Disposal Interest clause states that first notice should be given to the joint owner.

Tim Needs Valuation Services was engaged to undertake a market valuation of the property which reported "An assessment of the subject property for pre-selling purposes as at 19 April 2007 is considered to be



\$120,000".

It is now proposed to contact Mr Phil Webber, Area Director, Department of Housing for their consideration of purchasing Council's interest in this property.

#### **REPORT IMPLICATIONS:**

- ***Environmental***

***Nil.***

- ***Social***

***Council would no longer be in partnership at this location with the provision of housing for the disabled. This action would have no detrimental impact to the tenants or management of the units***

- ***Economic (Financial)***

***The sale of property would realise a financial benefit to Council.***

- ***Policy or Statutory***

***Nil***

- ***Director's Review***

***The recommendation is consistent with Council's previous resolution in regard to Council's interest in Aged Care accommodation.***

#### **RECOMMENDATION:**

**That Council commence negotiations with Department of Housing for the sale of Council's interest in Lot201, DP881786, 71 - 73 Leith Street, West Kempsey.**

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**G B Snape**

**DIRECTOR CORPORATE & COMMUNITY SERVICES**