

ADDENDUM

11.2.3 PROPOSED SALE OF LOTS 113 & 115 LLOYD LOOP, MARGARET RIVER AND LOT 101 HUMBLE WAY , MARGARET RIVER

LOCATION/ADDRESS	Lots 113 & 115 Lloyd Loop, Margaret River and Lot 101 Humble Way, Margaret River
APPLICANT/LANDOWNER	The Applicants
FILE REFERENCE	PTY/10330, PTY/10332, PTY/11069
REPORT AUTHOR	Lauren Bidesi, Senior Legal Officer
AUTHORISING OFFICER	Dale Putland, Director Sustainable Development

This addendum provides a minor update to the 'Consultation and Advice' section of the Report. Since publication of the Report one submission was received in response to the local public notice of the proposed sale of Site C at 14 (Lot 101) Humble Way Margaret River to Glenda Gemma De La Cruz and Mirnabel Zamora Tanghal.

Public Submission

The submitter expressed concern about the proposed sale due to the price of Site C. The submitter objects to the offered price on Site C stating it was considerably below that of the Shire's market value. The submitter states that if the Shire wishes to sell the asset, it should be above or at market value.

Officer Comment

The submission is noted however the Shire has already asked the Buyer for a higher offer and we received a final increase in offer of \$140,500. The Shire has been advised by the real estate agent that the buyers will not increase their offer any higher for this site. Despite the offer being below the assessed market valuation, the offer represents an excellent opportunity for the Shire to receive substantial contribution towards open space development in Rapids Landing.

The submission is appended at Attachment 3.

Modified Recommendation

That Council:

1. Notes that one submission was received in relation to Site C in response to the local public notices of the proposed sales of the Sites to The Applicants.
2. Resolves to enter into an agreement for the sale of the following properties:
 - a. 13 (Lot 113) Lloyd Loop, Margaret River for \$150,000 to Suraya Jakota Sutton and The Housing Authority (Site A);
 - b. 17 (Lot 115) Lloyd Loop, Margaret River for \$140,000 to Caroline Jenny Juniper (Site B);
 - c. 14 (Lot 101) Humble Way Margaret River for \$140,500 to Glenda Gemma De La Cruz Afalla and Mirnabel Zamora Tanghal (Site C).
3. Hold the funds from the sales in trust until Department of Primary Industry and Regional Development consent to release to fund open space development in Rapids Landing.

From: [REDACTED]
To: [REDACTED]
Subject: I302294 - Re Intent of Disposition of 14 Humble Way Margaret River
Date: Wednesday, 4 July 2018 8:16:24 PM

Dear Sirs

Re the intent of disposition of 14 Humble Way Margaret River, I wish to object to the Consideration price offered of \$140,500 being considerably below that of the shire's market value of \$148,000. If the shire wishes to sell the asset, I feel it should be at or above market value. Current selling price on realestate.com.au is \$150,000.

The other land which is also being offered for sale, 13 LLoyd Loop, is being sold at \$150,000, which is above the shire market value of \$146,000 (on reiwa.com.au at \$150,000), and that is fair, but I do not think the price for 14 Humble Way land is .

Kind regards

[REDACTED]

[REDACTED]

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