



Strategic Land Management

Policy Type: Council Policy Policy Owner: Chief Executive Officer	Policy No. CP- 005 Last Review Date: 18 July 2023
--	--

Policy Objectives

1. To provide a policy framework through which the City can consider its freehold and vested reserve land and property assets and make decisions, using a systematic informed approach, with respect to the retention, disposal or acquisition of such assets or a combination thereof.
2. To ensure that decisions made in relation to the use of the City of Melville land and property assets provide a benefit aligned to the visions and objectives of the City of Melville
3. To align and facilitate delivery of the Land Asset Management Plan recommendations.
4. To ensure all land and property assets owned or controlled by the City deliver social, environmental, and economic benefit to the community.
5. To ensure the City has control and access to appropriately located land to deliver necessary services and facilities to the community.
6. To where consistent with the above objectives, create greater revenue from current and potential land, property, and facility holdings to reduce the necessity of future rate increases.

Policy Scope

This policy applies to all City owned or controlled land and property assets, including Crown Land vested to the City under management orders.

Definitions / Abbreviations Used In Policy

Reserves	Properties owned by the State of Western Australia that are vested in the City for care, control, and management, and are generally required to be used for the specific purposes outlined in the applicable management order.
Freehold Land	Land owned by the City in fee simple.

Policy Statement

This policy acknowledges that land and property assets form an integral part in facilitating the attainment of the City's visions and objectives.

The City aims to ensure its land assets are used as a mechanism for intergenerational equity, facilitating agility in adapting to evolving demographic, social, environmental and economic trends within the community.

The City will ensure that open and transparent community engagement is undertaken as a fundamental component of any proposal to dispose of any land or property asset in accordance with the *Local Government Act 1995* and for a minimum period of 12 weeks.

Property Classifications

Classification	Description
Surplus	<ul style="list-style-type: none"> No current, or likely future, City or community services are provided from the property. The property is not let to a third party for a beneficial purpose. The property has no capacity to influence or support any other current, or possible future, desired planning outcome or redevelopment project. redevelop redevelopment project.
Investment	<ul style="list-style-type: none"> No City of Melville or community services are provided from the property. The property may be sold or leased to a third party(s) referenced by a current market valuation (dated not less than 6 months old) as determined by an independent licensed valuer. Subject to contractual conditions of sale or lease of the property between the City and the third party(s), the current market valuation should reference the proposed settlement date or lease commencement date to ensure the assessed value takes into account that the market value may change prior to the settlement date or lease commencement date should this period exceed the agreement execution date by more than 12 months. The property is considered to have the capacity to influence or support other desired planning outcomes or redevelopment projects.
Civic	<ul style="list-style-type: none"> Properties from which non infrastructure related City of Melville services are provided. Portions of the property may be let to a third party.
Commercial	<ul style="list-style-type: none"> Properties from which independent commercial activities are or can be conducted. The property may be let to a third party.
Residential	<ul style="list-style-type: none"> Properties which are primarily used to provide residential accommodation. The property may be let to a third party.
Community	<ul style="list-style-type: none"> Properties from which community support activities or services are provided on behalf of the City or for the broader benefit of the community. The property may include both freehold and Crown Land vested in the City. Portions of the property may be let to a third party.
Utilities	<ul style="list-style-type: none"> Properties used by the City for the provision of essential infrastructure, e.g., water management, road reserves, parking, telecommunications, public access, etc. The property may be Crown Land vested in the City. Portions of the property may be let or sold to a third party.



Public Spaces and Other Reserves	<ul style="list-style-type: none">• Property held by the City for the purpose of providing parks and nature reserves or some other community purpose.• The property may be Crown Land vested in the City.• Portions of the property may be let to a third party.
----------------------------------	--

Acquisition and disposal of land and building assets

The Council will only consider the acquisition, sale, lease, or other deal structure of land and building assets after the following steps have been taken:

- All proposed transactions have been referred through an open market process including all unsolicited proposals and bids.
- A thorough Business Case analysis of applicable financial, social and/or environmental benefits, undertaken in accordance with the Land Asset Management Plan and/or established Procedure and Policy.
- Consideration has been given to the disposal of land and property by means of auction, tender or private treaty dependent upon the specific circumstances of the proposed disposal and in accordance with the provisions of the *Local Government Act 1995*.
- The acquisition or disposal is in line with a strategic consideration to all land and building assets owned or controlled by the City.
- The acquisition or disposal may be undertaken on a case by case basis in line with the Land Asset Management Plan recommendation for that property.
- Open and transparent community engagement is undertaken for any proposal to dispose of any land or property asset in accordance with the *Local Government Act 1995* and for a minimum period of 12 weeks.
- Appropriate risk management strategies have been applied in accordance with any adopted Risk Management Policy.

References that may be applicable to this Policy

Legislative Requirements:	Local Government Act 1995
Procedures, Process Maps, Work Instructions:	Land and Property Retention, Disposal and Acquisition Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Land Asset Management Plan Corporate Business Plan Local Planning Strategy Public Spaces Strategy CP-103 Improving Public Spaces CP-120 Climate Action Policy and Corporate Climate Action Plan
Delegated Authority No:	DA-008 Disposition of Land and Other Assets

ORIGIN/AUTHORITY
Ordinary Meeting of Council
Reviews

18 July 2023

Item No.
M23/9