



AGENDA

CORPORATE SERVICES AND FINANCE COMMITTEE MEETING

10 February 2015

5.30pm

City of Albany Council Chambers

**CITY OF ALBANY
COMMUNITY STRATEGIC PLAN (ALBANY 2023)**

VISION

Western Australia's most sought after and unique regional city to live, work and visit.

VALUES

All Councillors, Staff and Volunteers at the City of Albany will be...

Focused: on community outcomes

This means we will listen and pay attention to our community. We will consult widely and set clear direction for action. We will do what we say we will do to ensure that if it's good for Albany, we get it done.

United: by working and learning together

This means we will work as a team, sharing knowledge and skills. We will build strong relationships internally and externally through effective communication. We will support people to help them reach their full potential by encouraging loyalty, trust, innovation and high performance.

Accountable: for our actions

This means we will act professionally using resources responsibly; (people, skills and physical assets as well as money). We will be fair and consistent when allocating these resources and look for opportunities to work jointly with other directorates and with our partners. We will commit to a culture of continuous improvement.

Proud: of our people and our community

This means we will earn respect and build trust between ourselves, and the residents of Albany through the honesty of what we say and do and in what we achieve together. We will be transparent in our decision making and committed to serving the diverse needs of the community while recognising we can't be all things to all people.

TERMS OF REFERENCE

(1) Function:

The Corporate Services and Finance Committee will monitor and comment on the financial health and strategies of Council and will be responsible for the delivery of the following Civic Leadership Objectives contained in the City of Albany Strategic Plan:

- (a) To establish and maintain sound governance structures;
- (b) To provide strong, accountable leadership supported by a skilled and professional workforce;
- (c) To engage effectively with our community.

(2) It will achieve this by:

- (a) Monitoring and commenting on the financial health and strategies of Council;
- (b) Developing policies and strategies;
- (c) Establishing ways to measure progress;
- (d) Receiving progress reports;
- (e) Considering officer advice;
- (f) Debating topical issues;
- (g) Providing advice on effective ways to engage and report progress to the Community; and
- (h) Making recommendations to Council.

(3) Chairperson: Deputy Mayor, Councillor Stocks

(4) Membership: All elected members

(5) Meeting Schedule: As required

(6) Meeting Location: Council Chambers

(7) Executive Officer: Deputy Chief Executive Officer

(8) Delegated Authority: None

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1. DECLARATION OF OPENING

2. PRAYER AND ACKNOWLEDGEMENT OF TRADITIONAL LAND OWNERS

“Heavenly Father, we thank you for the peace and beauty of this area. Direct and prosper the deliberations of this Council for the advancement of the City and the welfare of its people. Amen.”

“We would like to acknowledge the Noongar people who are the Traditional Custodians of the Land.

We would also like to pay respect to Elders both past and present”.

3. RECORD OF APOLOGIES AND LEAVE OF ABSENCE

Mayor Mayor D Wellington (Member)

Councillors:

Member	G Stocks (Chair)
Member	V Calleja JP (Deputy Chair)
Member	R Hammond
Member	A Hortin JP
Member	R Sutton
Member	S Bowles
Member	A Goode JP
Member	G Gregson
Member	J Price
Member	B Hollingworth
Member	N Williams

Staff:

Chief Executive Officer	G Foster
Deputy CEO	G Adams
Manager Finance	D Olde

Minutes J Williamson

Apologies:

Member C Dowling

4. DISCLOSURES OF INTEREST

Name	Committee/Report Item Number	Nature of Interest

5. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

6. PUBLIC QUESTION TIME

7. PETITIONS AND DEPUTATIONS

8. CONFIRMATION OF MINUTES

DRAFT MOTION

THAT the minutes of the Corporate Services and Finance Meeting held on 9 December 2014, as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

9. PRESENTATIONS

10. UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

CSF139: FINANCIAL ACTIVITY STATEMENT – DECEMBER 2014

Proponent : City of Albany
Attachments : Financial Activity Statement
Report Prepared by : Financial Accountant (S Beech)
Responsible Officer : Deputy Chief Executive Officer (G Adams)

Responsible Officer's Signature:



RECOMMENDATION

CSF139: RESPONSIBLE OFFICER RECOMMENDATION

THAT Council RECEIVE the Financial Activity Statement for the period ending 31 December 2014.

BACKGROUND

1. The Statement of Financial Activity for the period ending 31 December 2014 has been prepared and is attached.
2. In addition to the statutory requirement to provide Council with a Statement of Financial Activity, the City provides Council with a monthly investment summary to ensure the performance of the investment portfolio is in accordance with anticipated returns and complies with the Investment of Surplus Funds Policy.

DISCUSSION

3. In accordance with section 34(1) of the *Local Government (Financial Management) Regulations 1996*, the City of Albany is required to prepare each month a Statement of Financial Activity reporting on the revenue and expenditure of the local authority.
4. The requirement for local governments to produce a Statement of Financial Activity was gazetted in March 2005 to provide elected members with a greater insight in relation to the ongoing financial performance of the local government.
5. Additionally, each year a local government is to adopt a percentage or value to be used in Statements of Financial Activity for reporting material variances. Variations in excess of \$50,000 are reported to Council.
6. These financial statements are still subject to further yearend adjustments and have not been audited by the appointed auditor.

"Please note that rounding errors may occur when whole numbers are used, as they are in the reports that follow. The 'errors' may be \$1 or \$2 when adding sets of numbers. This does not mean that the underlying figures are incorrect."

STATUTORY IMPLICATIONS

7. Section 34 of the *Local Government (Financial Management) Regulations 1996* provides:
 - (1) A local government is to prepare each month a statement of financial activity reporting on the source and application of funds, as set out in the annual budget under regulation 22 (1)(d), for that month in the following detail –
 - (a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);
 - (b) budget estimates to the end of the month to which the statement relates;

- (c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relate
 - (d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and
 - (e) the net current assets at the end of the month to which the statement relates.
- (2) Each statement of financial activity is to be accompanied by documents containing –
- (a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;
 - (b) an explanation of each of the material variances referred to in sub regulation (1)(d); and
 - (c) such other supporting information as is considered relevant by the local government.
- (3) The information in a statement of financial activity may be shown –
- (a) according to nature and type classification;
 - (b) by program; or
 - (c) by business unit
- (4) A statement of financial activity, and the accompanying documents referred to in sub regulation (2), are to be –
- (a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and
 - (b) recorded in the minutes of the meeting at which it is presented.

POLICY IMPLICATIONS

- 8. The City's 2014/15 Annual Budget provides a set of parameters that guides the City's financial practices.
- 9. The Investment of Surplus Funds Policy stipulates that the status and performance of the investment portfolio is to be reported monthly to Council.

FINANCIAL IMPLICATIONS

- 10. Expenditure for the period ending 31 December 2014 has been incurred in accordance with the 2014/15 proposed budget parameters. Details of any budget variation in excess of \$50,000 (year to date) follow. There are no other known events which may result in a material non recoverable financial loss or financial loss arising from an uninsured event.

File Number (Name of Ward)	:	FM.FIR.2 - All Wards
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CSF140: LIST OF ACCOUNTS FOR PAYMENT – JANUARY 2015

Proponent : City of Albany
Attachments : List of Accounts for Payment
Report Prepared by : Financial Accountant (S Beech)
Responsible Officer : Executive Director Corporate Services (G Adams)

Responsible Officer's Signature:



RECOMMENDATION

CSF140: RESPONSIBLE OFFICER RECOMMENDATION

That Council received the list of accounts authorised for payment under delegated authority to the Chief Executive Officer for the period ending 15 January 2015 totalling \$13,050,161.17.

BACKGROUND

1. Council has delegated to the Chief Executive Officer the exercise of its power to make payments from the City's municipal and trust funds. In accordance with Regulation 13 of the Local Government (Financial Management) Regulations 1996, a list of accounts paid by the Chief Executive Officer is to be provided to Council.

DISCUSSION

2. The table below summarises the payments drawn from the municipal fund for the period ending 15 January 2015. Please refer to the Attachment to this report for further details.

Municipal Fund

Trust	\$8,374
Credit Cards	\$14,373.71
Payroll	\$1,123,378.95
Cheques	\$120,114.32
Electronic Funds Transfer	\$11,783,920.19

TOTAL

\$13,050,161.17

3. As at 15 January 2015, the total outstanding creditors, stands at \$0.00 and made up as follows:-

Current	\$174,515.97
30 Days	\$10,075.00
60 Days	\$0.00
90 Days	\$0.00

TOTAL **\$184,590.97**

4. Cancelled cheques: 30330 replaced with 30340.

STATUTORY IMPLICATIONS

5. Regulation 12(1)(a) of the Local Government (Financial Management) Regulations 1996, provides that payment may only be made from the municipal fund or a trust fund if the Local Government has delegated this function to the Chief Executive Officer or alternatively authorises payment in advance.
6. The Chief Executive Officer has delegated authority to make payments from the municipal and trust fund.
7. Regulation 13 of the Local Government (Financial Management) Regulations 1996 provides that if the function of authorising payments is delegated to the Chief Executive Officer, then a list of payments must be presented to Council and recorded in the minutes.

POLICY IMPLICATIONS

8. Expenditure for the period to 15 January 2015 has been incurred in accordance with the 2014/2015 budget parameters.

FINANCIAL IMPLICATIONS

9. Expenditure for the period to 15 January 2015 has been incurred in accordance with the 2014/2015 budget parameters.

SUMMARY CONCLUSION

10. That list of accounts have been authorised for payment under delegated authority.

File Number (Name of Ward)	:	FM.FIR.2 - All Wards
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**CSF141: DELEGATED AUTHORITY REPORTS – DECEMBER 2014 AND
JANUARY 2015**

Proponent : City of Albany
Attachments : Executed Document and Common Seal Report
Report Prepared by : Council Liaison Officer (J Williamson)
Responsible Officer : Chief Executive Officer (G Foster)

Responsible Officer's Signature:



RECOMMENDATION

CSF141: RESPONSIBLE OFFICER RECOMMENDATION

THAT Council RECEIVE the Delegated Authority Reports up until 15 January 2015.

CSF142: COUNCIL MEETING AGENDA BRIEFING SESSIONS

Proponent : City of Albany
Attachments : Nil.
Report Prepared By: : Council Liaison Officer (J Williamson)
Responsible Officer(s) : Chief Executive Officer (G Foster)

Responsible Officer's Signature:



STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Strategic Community Plan 2023 and Corporate Business Plan (Albany 2023) 2014-2018.
 - a. **Key Theme:** 5. Civic Leadership.
 - b. **Strategic Objectives:**
 - 5.1. To establish and maintain sound business and governance structures.
 - 5.3. To engage effectively with our community.
 - c. **Strategic Initiative:** 5.3.2. Councillor Forums

In Brief:

- Review the necessity of holding Agenda Briefing Sessions.

RECOMMENDATION

CSF142: RESPONSIBLE OFFICER RECOMMENDATION

THAT Council CEASE holding Agenda Briefing Sessions effective March 2015.

BACKGROUND

2. On 25 June 2013, Council adopted a new Community Strategic Plan (Albany 2023) and Corporate Business Plan.
3. To facilitate this process, Council established a new Council Committee Structure (Standing Committees) to act as a conduit for proposed and reviewed strategy and policy positions.
4. At the Ordinary Council Meeting held on 29 October 2013, Council resolved to open monthly agenda briefing sessions to the public
5. At the Ordinary Council Meeting held on 27 May 2014, Council resolved that meetings of the Economic Development Committee, Community Services Committee, Corporate Services and Finance Committee, Works and Services Committee and Planning and Development Committee be open to members of the public.
6. At the Ordinary Council Meeting held on 27 May 2014, Council resolved to review the necessity of holding Agenda Briefing Sessions following the December 2014 Ordinary Council Meeting.

DISCUSSION

7. It is requested that Council now consider whether the Agenda Briefing Session should continue to be held one week prior to Ordinary Council Meetings.
8. Local Government Operational Guidelines Number 05 deals with Council Forums, and is attached to this report for your information.
9. The Guidelines suggest that for proper decision making, elected members must have the opportunity to understand any issues coming before Council on which they may vote, and be given any additional information required for them to do so.
10. The current Committee structure allows all Elected Members to attend committee meetings as observers, and to obtain further information from staff at those meetings. Members of the public are also able to attend these meetings.
11. Agenda Briefing sessions are currently very short, averaging only ten to fifteen minutes in duration. This would suggest that the current committee system is operating efficiently.
12. Attendance by the public or media at Agenda Briefing Sessions has been very low to nil.
13. Local governments of a similar size to the City of Albany holding Agenda Forums or Briefings are the City of Greater Geraldton and the City of Bunbury. The City of Mandurah does not hold briefing sessions.

GOVERNMENT & PUBLIC CONSULTATION

14. Government guidelines consulted in the preparation of this report.
15. Council may choose to consult with the public on this matter.

STATUTORY IMPLICATIONS

16. In accordance with the *Local Government Act 1995*, s 5.25(1)(g) and as prescribed by the *Local Government (Administration) Regulations 1996*, Regulation 12:
 - (1) *At least once each year a local government is to give local public notice of the dates on which and the time and place at which —*
 - (a) *the ordinary council meetings; and*
 - (b) *the committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public, are to be held in the next 12 months.*
 - (2) *A local government is to give local public notice of any change to the date, time or place of a meeting referred to in sub-regulation (1).*

POLICY IMPLICATIONS

17. There are no policy implications related to this item.

RISK IDENTIFICATION & MITIGATION

18. The risk identification and categorisation relies on the City's Enterprise Risk Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>Reputation. Public perception of a lack of transparency and engagement in Council's decision making.</i>	<i>Possible</i>	<i>Moderate</i>	<i>Medium</i>	<i>Committee meetings remain open to the public. Raise public awareness on their right to attend Committee meetings and address Council on current and future agenda items.</i>

FINANCIAL IMPLICATIONS

19. A budget line exists for the cost of giving public notice and advertising.

LEGAL IMPLICATIONS

20. Local public notice must be given to ensure legislative compliance, detailing changes to the forecast ordinary meeting schedule.

ENVIRONMENTAL CONSIDERATIONS

21. There are no direct environmental considerations related to this item; however an efficient meeting schedule will reduce wasted resources (time, travel, and office consumables).

ALTERNATE OPTIONS

22. Council may consider retaining the agenda briefing session.

SUMMARY CONCLUSION

23. That Council consider whether agenda briefing sessions should be retained.

Consulted References	:	<i>Local Government Act 1995</i>
File Number (Name of Ward)	:	<i>(All Wards)</i>
Previous Reference	:	<i>OCM 19/02/2013 Report Item 1.3 OCM 27/08/13 Report Item CSF003</i>

CSF143: REVIEW OF LAND POLICIES

Attachments	: Council Policy – Land Acquisition Council Policy – Land Development (Subdivision) Council Policy – Disposal of Council Land
Report Prepared by	: Senior Land Officer (N Crook)
Responsible Officer	: Deputy Chief Executive Officer (G Adams)

Responsible Officer's Signature:	
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STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Strategic Community Plan 2023 and Corporate Business Plan 2014-2018:
 - a. **Key Theme:** 5 Civic Leadership
 - b. **Strategic Objective:** 5.1 To establish and maintain sound business and governance structures
 - c. **Strategic Initiative:** 5.1.2 Develop informed and transparent decision making processes that meet our legal obligations

In Brief:

- Staff have recently undertaken a review of the Council's Policies as they relate to land acquisition, land development and the disposal of land.
- Council is requested to consider the rescission of these policies, as they duplicate (in part) State legislation and are no longer consistent with Council's directions.

RECOMMENDATION

CSF143: RESPONSIBLE OFFICER RECOMMENDATION

THAT Council, pursuant to Clause 2.7(2)(b) of the *Local Government Act 1995*, RESOLVES to rescind the following policies:

- (1) Council Policy – Land Acquisition;
- (2) Council Policy – Land Development (Subdivision); and
- (3) Council Policy – Disposal of Council Land.

BACKGROUND

2. In April 2006, the Council Policies – Disposal of Council Land and Land Development (Subdivision) were adopted. In May 2008, the Council Policy – Land Acquisition was adopted. These policies were then reviewed and revised at a meeting held in December 2010 and then again under delegated authority in December 2014 (minor changes only).
3. These policies outline the Council's intent with regard to the sale, purchase and development of land.

DISCUSSION

4. The intent of each policy and how they relate to State legislation and current Council directions is discussed below:

a. Council Policy – Disposal of Council Land

Summary of Policy Statements:

- Outlines the basis on which the decision to sell a property will be made, including that it is surplus to requirements, there are limited opportunities to add value to the land and land values are not expected to rise significantly;
- Outlines the criteria that must be observed before land may be sold, including that it must be zoned appropriately, all development concerns must be made known to the selling agent, the legal concerns must be identified, land shall not be sold for less than a value provided by a licensed professional valuer and compliance with the Major Land Transaction requirements of the *Local Government Act 1995* must be achieved, where they apply;
- Methods of Sale are specified for both land capable and not capable of being independently developed, being primarily by public auction or tender, or thereafter by negotiation. Direct sale to adjoining owners can be considered where land is not capable of being independently developed;
- The policy states that a levy from every land disposal shall be paid into the Reserve for Future Land Acquisition; and
- The policy notes the delegation to the Chief Executive Officer to sell a property which is valued at less than \$50,000 and is not capable of being independently developed and to engage a selling agent to sell a property.

Comment:

- There are very few properties available in the City's land assets that meet the criteria for sale under delegated authority. As such, all other land sales must be reported to and determined by Council. Council is then responsible for determining that land is suitable for sale on a case by case basis and that they are provided with all the information required to make this decision;
- The *Local Government Act 1995* states that land must be sold via public auction or tender, or directly to a purchaser where the Council has first given public notice of its intent to sell a property and considered any submissions received. This is an open and accountable process that is not greatly enhanced by the provisions of this policy;
- In the case of a Major Land Transaction, the *Local Government Act 1995* specifies that a business case must be prepared and adopted by Council and state-wide public notice of the transaction must occur. Compliance with these requirements is necessary irrespective of the provisions of a Council policy;
- With regard to the planning components of this policy, it is noted that compliance with the *Planning and Development Act 2005* and the City's *Local Planning Scheme No 1* is necessary, irrespective of these provisions;
- It is now the City's practice to place all funds gained from a land sale (after all expenses are deducted) into the Land Acquisition Reserve; and
- No change to the delegation is proposed. This delegation is noted in the policy, though it sits outside of the policy provisions and will not be altered by the rescission of this policy.

b. Council Policy – Land Development (Subdivision)

Summary of Policy Statements:

- The Policy states that the decision to sell must be made by the resolution of Council after considering the requirements of the strategic plans and that the land is deemed surplus to requirements, its value is not expected to significantly rise above normal property increases and that a business plan deems that the development is viable;
- The criteria that must be observed before land may be developed and sold is outlined, including that it must be zoned appropriately, all physical improvements are complete, all development and servicing concerns must be made known to the selling agent, the legal concerns must be identified, land shall not be sold for less than a value provided by a licensed professional valuer and compliance with the Major Land Transaction requirements of the *Local Government Act 1995* must be achieved, where they apply; and
- The method of sale will be in accordance with the adopted business plan, being public auction, tender or the engagement of selling agents.

Comment:

- There are only a few properties available in the City's land assets that are suitable for subdivision and sale. Given Council's past experience with land development, indications are that Council would be unlikely to develop property in the future. Rather, the Council could sell the large land parcels to an independent developer as an option for creating more land for sale in a low risk way. Again these decisions must be reported to and determined by Council. Council is then responsible for determining that land is suitable for sale on a case by case basis and that they are provided with all the information required to make this decision;
- The *Local Government Act 1995* states that land must be sold via public auction or tender, or directly to a purchaser where the Council has first given public notice of its intent to sell a property and considered any submissions received. This is an open and accountable process that is not greatly enhanced by the provisions of this policy;
- In the case of a Major Land Transaction, the *Local Government Act 1995* specifies that a business case must be prepared and adopted by Council and state-wide public notice of the transaction must occur. Compliance with these requirements is necessary irrespective of the provisions of a Council policy; and
- With regard to the planning components of this policy, it is noted that compliance with the *Planning and Development Act 2005* and the City's *Local Planning Scheme No 1* is necessary, irrespective of these provisions.

c. Council Policy – Land Acquisition

Summary of Policy Statements

- This Policy provides the basis on which the Council will acquire and hold land as a basis for long term funding of major infrastructure;
- It states that Council will purchase strategic land parcels within population corridors identified in the Local Planning Strategy, with the view that the land will be developed and sold in the medium to long term as a basis for financing major infrastructure projects and other land acquisition proposals;
- The policy states that land purchases and sales will be designed to encourage residential development in suitable locations.

Comment:

- While the theory of investing in land to create a funding mechanism for projects is recognised, it has not worked in practice. The City has not significantly profited from its recent land developments and Council has indicated that it would be unlikely to develop property in the future;
 - There is currently a major over-supply of properties for sale and land zoned for residential development. This has been recognised in the Local Planning Strategy review process;
 - Again, any future acquisition of land would be reported to Council and must comply with the provisions of the *Local Government Act 1995*. It is recommended that this occur on a case by case basis and in line with strategic directions.
5. Much of the content of these policies is procedural and a repeat of the requirements of various legislation. They are not considered to provide guidance to the decision making process. Further, they appear to be inconsistent with the current strategic directions of Council and, as such, are no longer considered valid.

GOVERNMENT & PUBLIC CONSULTATION

6. No public consultation has occurred on this matter and no public advertising is required by the *Local Government Act 1995*.

STATUTORY IMPLICATIONS

7. Clause 2.7 of the *Local Government Act 1995* outlines the role of Council, which specifically includes determining the local government's policies (Clause 2.7(2)(b)).
8. Section 3.58 (2) of the *Local Government Act 1995* (Disposing of Property) states that a Local Government can dispose of property to the highest bidder at public auction, or to the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.
9. Section 3.58 (3, 4) of the *Local Government Act 1995* allows for the disposal of property other than by public auction or by tender. It requires Council to give local public notice of its intention to dispose of the property and consider any submissions which are received within the specified period.
10. Section 3.59 of the *Local Government Act 1995* (Commercial Enterprises by Local Governments) states if regulations prescribe that the proposed sale is a major land transaction, the local government is required to prepare a business plan, give state-wide public notice of the plan, allow six weeks for public submissions on the plan, and consider any public submissions before determining to proceed with the sale.
11. Regulation 8A of the *Local Government (Functions and General) Regulations 1996* define a Major Land Transaction is defined as any transaction of an amount of \$10 million or 10% of the operating expenditure from the local government's municipal fund, whichever is the lesser (which would equate to approximately \$5.6 million in the 2013/14 financial year).
12. Regulation 8 of the *Local Government (Functions and General) Regulations 1996* also set out the exempt land transactions for the purposes of section 3.59 of the Act (i.e. where the Minister has declared the transaction to be exempt because the transaction is not intended to produce profit or that another person will not be given the joint or exclusive use of the land).
13. Regulations 30 and 31 of the *Local Government (Functions and General) Regulations 1996* identify dispositions of property to which section 3.58 of the *Local Government Act 1995* does not apply and an anti-avoidance provision about dispositions.
14. Section 5.45(1)(b) of the *Local Government Act 1995* states that if a delegation is revoked, the decision must be resolved by **absolute majority**.*

POLICY IMPLICATIONS

15. This item deals with three policies that have been examined in detail in the Discussion section above.

RISK IDENTIFICATION & MITIGATION

16. The risk identification and categorisation relies on the City's Enterprise Risk Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>Reputation: Public perception that the rescission of these policies will reduce the accountability of Council's decision making with regard to land dealings.</i>	<i>Possible</i>	<i>Minor</i>	<i>Medium</i>	<i>Address any concerns raised to advise that of the provisions of legislation that must be observed, including public notice periods, and that majority of decisions will be made through the Council meeting process, which is open to the public.</i>

FINANCIAL IMPLICATIONS

17. There are no financial implications associated with this item.

LEGAL IMPLICATIONS

18. This item has been prepared in close consultation with relevant legislation, ensuring all requirements are considered and documented.

ENVIRONMENTAL CONSIDERATIONS

19. There are no environmental considerations associated with this item.

ALTERNATE OPTIONS

20. Council may support the rescission of these policies or not, though if Council would like them to remain then staff request an opportunity to further review these documents. In the event that the policies are to remain, it is proposed that they be amalgamated into one document to reduce repetition.

SUMMARY CONCLUSION

21. The Council's policies concerning land dealings were prepared in 2006 and 2008 in a very different economic and political environment. In view of dealings since this time, it is considered that these policies are no longer relevant to the current directions of Council.
22. In addition, much of the content of these policies are procedural and repeat the requirements of various State government legislation. Compliance with this legislation is necessary, irrespective of the existence of a Council policy.
23. As majority of land dealing decisions are made at the Council level, these policies are no longer considered necessary and it is recommended they be rescinded.

Consulted References	:	<i>Local Government Act 1995 Local Government (Functions and General) Regulations 1996 Planning and Development Act 2005</i>
File Number (Name of Ward)	:	CM.RVW.5
Previous Reference	:	OCM 18/4/2006 Item 12.7.1 OCM 20/5/2008 Item 12.8.3 OCM 14/12/2010 Item 4.3.11

**CSF144: QUARTERLY REPORT – TENDERS AWARDED – OCTOBER
TO DECEMBER 2014**

Proponent : City of Albany
Attachments : Quarterly Report – Tenders Awarded – October to
December 2014
Report Prepared by : Procurement Officer (H Hutchinson)
Responsible Officer : Deputy Chief Executive Officer (G Adams)

Responsible Officer's Signature:



RECOMMENDATION

CSF144: RESPONSIBLE OFFICER RECOMMENDATION

THAT Council RECEIVE the Quarterly Report – Tenders Awarded – October to December 2014.

12. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF COUNCIL

13. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

14. REPORTS OF CITY OFFICERS

15. MEETING CLOSED TO THE PUBLIC

CSF145: Renew Senior Employee Contract-Executive Director Works and Services

CSF146: Proposed Land Sale-Portion of 61 Mercer Road, Walmsley

16. CLOSURE