

## Acquisition and disposal of property

### Policy scope

This policy relates to the leasing of all City property – these are categorised as either:

1. Investment properties.
2. Community properties.

This policy does not apply to City infrastructure or public assets.

### Policy statement

This policy supports the City in maintaining an investment property portfolio that is resilient to changes in market conditions and generates income to diversify the City's revenue base by ensuring that City properties are used in the best way possible based on their land title and/or management order.

### Investment property acquisitions

Decisions to acquire investment property will be based on:

1. Financial reasons: the potential to generate a good return on the City's investment based on a business case, or
2. Economic development reasons:
  - a. Potential to consolidate disparate private ownership of land (e.g. various strata lots) in potential high development areas with a view to selling a consolidated land parcel on the open market, or
  - b. To facilitate development of key industries identified in the City's Economic Development Strategy.

### Investment property disposals

Decisions to dispose of investment property will be based on the performance of the property over an extended timeframe (e.g. 5-10 years) taking into account:

- a. The net yields (including capital works expenses and annual maintenance costs) in comparison to the prevailing market conditions, or
- b. Opportunities to facilitate a positive economic development outcome for the community (e.g. release of land to enable high quality private sector development that achieves Council's strategic goals).

### Community property acquisitions

Decisions to acquire community property will be based on all of the following:

1. A land title or management order that identifies community use of the property as the optimal use (i.e. should not be freehold land), and
2. A property that has potential for use by a diverse range of community groups, and
3. The property being assessed as benefitting a large portion of the community if it were to be well utilised.

### Community property disposals

Decisions to dispose of community property will be based on:

1. An unsustainable financial burden to maintain the property in comparison to the outcomes its use delivers for the community, or
2. The property has been underutilised for a significant period of time and has the potential to be used for alternative means that generates different benefits to the community.

### Definitions and abbreviations

Nil

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