



Agenda

Special Council Meeting
Thursday 30 March 2023

Date	Thursday 30 March 2023
Time	4:00pm
Location	Shire of Wickepin Council Chambers 77 Wogolin Road, Wickepin WA 6370
Distribution Date	Wednesday 29 March 2023



Notice of Special Council Meeting

Please be advised a Special Council Meeting will be held at 4:00pm on Thursday 30 March 2023 at Council Chambers, 77 Wogolin Road, Wickepin WA 6370, to discuss the following:

- Receipt of Counter-Offer to Purchase Land

A handwritten signature in blue ink that reads "Nathan Cain".

Nathan Cain
Chief Executive Officer
Wednesday 29 March 2023

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1 Declaration of Opening

The Presiding Member declared the meeting open at [time].

2 Attendance

2.1 Present

Councillors

J Russell	Shire President
W Astbury	Deputy Shire President
J Mearns	Councillor
F Allan	Councillor
P Thompson	Councillor
L Corke	Councillor

Employees

N Cain	Chief Executive Officer
E Clement	Deputy Chief Executive Officer
M Martin	Executive Support Officer

3 Public Question Time

3.1 Public Question Time Relating to the Agenda Item Only

[Public Question Time]

4 Apologies and Leave of Absence

4.1 Apologies

T Miller	Councillor
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4.2 Previously Approved Leave of Absence

Nil

4.3 Requests for Leave of Absence

[Requests for Leave of Absence]

5 Declarations of Councillors and Officers Interest

A member or officer who has an impartiality, proximity or financial interest in any matter to be discussed at this meeting must disclose the nature of the interest either in a written notice given to the Chief Executive Officer prior to the meeting or at the meeting immediately before the matter is discussed.

A member who makes a disclosure in respect to an interest must not preside at the part of the meeting which deals with the matter, or participate in, or be present during, any discussion or decision-making process relative to the matter, unless the disclosing member is permitted to do so under Section 5.68 or Section 5.69 of the *Local Government Act 1995*.

The following declarations of interest have been disclosed –

Nil

6 Reports and Information

6.1 Receipt of Counter-Offer to Purchase Land

Submission To	Special Council Meeting
Location / Address	4 Plover Street, Wickepin WA 6370
Name of Applicant	-
File Reference	CP.A&D.502
Author	N Cain - Chief Executive Officer
Interest Disclosures	-
Report Written Date	29 March 2023
Attachments	-

Summary

Further to the Council resolution from the March 2023 Ordinary Council Meeting regarding the offer to purchase 4 Plover Street, Wickepin, a counter-offer has been received by Shire officers.

Council is requested to consider and not accept the counter-offer.

Background

Council previously resolved to list two parcels of land for sale in the Yarling Brook Estate with Elders Real Estate – Narrogin at a listing price of \$45,000 each.

The listing price of \$45,000 has been noted as having been the listed price for some many years.

In March 2022 Council resolved to accept an offer of \$35,000 for 2 Plover Street, Wickepin.

Shire officers recently received a joint cash offer of \$34,000 from B Francis and K Flynn (both from Narrogin) for 4 Plover Street, Wickepin.

In March 2023, Council resolved to make a counter-offer of \$40,000.

Soon after the receipt of Council's counter-offer, the Shire's selling agent advised a new counter-offer of \$37,000 has been made by the prospective purchasers.

The counter-offer is presented for Council to consider.

Comments

Council currently has 4 Plover Street, Wickepin listed for sale at \$45,000 with Elders Real Estate – Narrogin.

Council previously resolved to sell the neighbouring land parcel for \$35,000 with this information freely available to access by the public.

The original offer of \$34,000, and the subsequent counter-offer of \$37,000, is therefore in keeping with proximity to the previous sale price of the adjoining land parcel.

Considering the increased cost of building homes and increasing interest rates currently being observed in Australia, the offer would appear sound.

Recent interest from WA Kaolin and other interested parties in properties in Wickepin has been increasing and, therefore, delaying acceptance below the current asking price may also prove beneficial for Council.

It is recommended Council not accept the counter-offer and provides a counter-offer at the already reduced price of \$40,000 (which is in accordance with Council's previous resolution from the March 2023 Ordinary Council Meeting).

Should Council resolve to accept the counter-offer, an advertising period is required prior to official sale.

Statutory Environment

Local Government Act 1995 – Section 3.58. Disposing of property

A local government can dispose of property by public auction or by public tender to the highest bidder. Where public auction or public tender is not used, a local government can still dispose of property if it provides an advertising period outlining the full details of the disposition.

Policy Implications

Nil

Financial Implications

Current Financial Year

Council has not budgeted for the sale of the land in the 2022-2023 Annual Budget.

Notwithstanding this, the Budget states income received from the sale of the English House Land is held in a Reserve Account for future development of the English Land (which is the Yarling Brook Estate).

Future Financial Years

Nil

Strategic Implications

Nil

Voting Requirement

Simple majority

Officer Recommendation

That Council, with respect to the sale of 4 Plover Street, Wickepin, and pursuant to Section 3.58 of the Local Government Act 1995 –

- 1. Not accept the counter-offer of \$37,000 from B Francis and K Flynn (both from Narrogin), and*
- 2. Provide a counter-offer of \$40,000, noting this is already a reduced price for the land.*

7 Closure

The Presiding Member declared the meeting closed at [time].