GENERAL PURPOSE COMMITTEE

SECTION 3

ORGANISATION & RESOURCES

******* END OF TABLE OF CONTENTS *******

ITEM 24: MONTHLY FINANCIAL STATEMENTS

FILE NUMBER: GF001/004 PT4/FNC

REPORT:

A. CASH EXPENDITURE WARRANT m 6/1994

SUMMARY - Accounts Paid

General Fund m s	29005 - 29802	6,376,728.24
Trust Fund m s	4215 - 4228	1,537,398.33
FID General Fund	69202	359,465.67
		8,273,592.24

CERTIFICATE BY RESPONSIBLE ACCOUNTING OFFICER

This summary Warrant presented above is fully supported by Vouchers and Invoices which have been duly certified as to the receipt of goods and/or rendition of services and as to prices, computations and costings and the amounts shown were due for payment. The detailed Warrant is available upon request.

L M Weatherstone
Divisional Manager of Finance

B. STATEMENT OF BANK BALANCES AND GENERAL MANAGER'S CERTIFICATE

STATEMENT OF BANK BALANCES AS AT 31 AUGUST 1994

GENERAL FUND	327,414.88CR
TRUST FUND	7,073.16CR
	334,488.04CR

FORM 2

GENERAL

Balance - Cash Account as at 1 August 1994	609,456.99CR
Receipts for period ended 31 August 1994	10,356,354.29DR
Payments for period ended 31 August 1994	9,760,406.81CR
	13,509.51CR
Limit of overdraft arranged with bank	$800,000.00 DR

RESPONSIBLE ACCOUNTING OFFICER

I hereby certify that the Cash Book and Bank Books have been reconciled in all funds as at 31 July 1994.

L M Weatherstone
Divisional Manager of Finance

C. INVESTMENTS

Hereunder is the list of amounts invested.

Bank Bills

Period	Due Date	Rate	Interest Account	Amount
90 Days	20.09.94	5.48%	General Fund	300,933.69

Term Deposits

812 Days	08.09.94	7.21%	General Fund	460,000.00
812 Days	08.09.94	7.21%	General Fund	2,540,000.00
90 Days	14.09.94	5.16%	General Fund	900,000.00
90 Days	15.09.94	5.17%	General Fund	1,000,000.00
743 Days	15.09.94	7.90%	General Fund	330,000.00
30 Days	16.09.94	5.75%	Sewerage Fund	700,000.00
103 Days	10.10.94	5.95%	General Fund	500,000.00
122 Days	14.10.94	5.16%	General Fund	600,000.00
100 Days	21.10.94	5.67%	Sewerage Fund	800,000.00
100 Days	21.10.94	5.67%	General Fund	200,00.00
143 Days	31.10.94	5.14%	Sewerage Fund	1,539,582.37
143 Days	31.10.94	5.14%	General Fund	60,417.63
184 Days	03.11.94	5.30%	General Fund	600,000.00
185 Days	17.11.94	5.25%	General Fund	900,000.00
120 Days	01.12.94	5.75%	Sewerage Fund	900,000.00
301 Days	14.12.94	5.00%	General Fund	600,000.00
128 Days	22.12.94	6.10%	General Fund	600,000.00
128 Days	22.12.94	6.10%	General Fund	50,000.00
120 Days	22.12.94	5.96%	Sewerage Fund	440,000.00
120 Days	22.12.94	5.96%	General Fund	80,000.00
127 Days	03.01.95	6.05%	Sewerage Fund	500,000.00
147 Days	24.01.95	6.07%	Sewerage Fund	326,737.47
147 Days	24.01.95	6.07%	General Fund	43,262.53
147 Days	24.01.95	6.07%	General Fund	190,000.00
182 Days	06.02.95	6.27%	General Fund	653,262.53
182 Days	06.02.95	6.27%	General Fund	1,346,737.47
185 Days	27.02.95	6.27%	General Fund	300,000.00
185 Days	27.02.95	6.27%	General Fund	700,000.00
397 Days	03.07.95	6.20%	General Fund	500,000.00
397 Days	03.07.95	6.20%	General Fund	500,000.00
730 Days	06.07.94	5.91%	General Fund	2,000,000.00
750 Days	26.07.94	5.86%	General Fund	2,000,000.00
730 Days	28.07.94	5.86%	General Fund	500,000.00

Australian Treasury Corporation

03.08.95	5.31%	Workers' Comp Board	200,000.00
15.09.94	7.90%	Workers' Comp Board	420,000.00
Short Term Investments		General Fund	1,500,000.00
			$25,780,933.69

RESPONSIBLE ACCOUNTING OFFICER

I hereby certify that the investments listed above are the total of all money that has been invested and that the investments have been made in accordance with the Act, Regulations and Council's investment policies.

L M Weatherstone
Divisional Manager of Finance

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG927NAX.F02 ****** END OF ITEM 24 ******

ITEM 25: LEASE OF PART SOUTH WINDSOR WASTE WATER TREATMENT PLANT

FILE NUMBER: GC283/103/PT02/CSV

REPORT:

Council at its meeting of 26 April, 1994, considered a report in respect of the leasing of a portion of the South Windsor Waste Water Treatment Plant to Telecom Australia for the purpose of a mobile telecommunications tower. Telecom have now finalised their future land requirements for the site and wish to proceed with the lease of the site which they have occupied since September 1989.

Rental for the first year of the proposed 5 x 5 year term has been determined at $7,000 which will in turn be increased by 3% on each annual anniversary of the lease. Telecom will be responsible for all outgoings associated with the site.

The terms of the formalised lease are considered to be favourable to Council and the application by Telecom Australia (Telstra Corporation Ltd) is supported.

RECOMMENDATION:

It is recommended that:

1. Council lease to Telstra Corporation Ltd the area it currently occupies within the South Windsor Waste Water Treatment Plant for a period of 5x5 years;

2. Commencing annual rental shall be $7,000 which shall be increased by 3% at each annual anniversary during the lease term or any subsequent holding over period;

3. Telstra Corporation Ltd shall be responsible for the payment of outgoings associated with and/or separately metered to the site; and

4. The Common Seal of Council be affixed to all necessary documents.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG927NBX.C04 ****** END OF ITEM 25 ******

ITEM 26: PROPOSED SALE OF 1A GREENWAY CRESCENT, WINDSOR

FILE NUMBER: P740/15 PT2/CSV

REPORT:

An offer has been received from Mr B J Ghantous for the purchase of Lot 161 DP716680 Greenway Crescent, Windsor, which he currently leases from the Council for agistment purposes.

The offer is in the amount of $250,000 and it is pointed out that consultant valuers had earlier reported the market value of the site to be this amount. The site has an area of 1.534ha, is zoned Environmental Protection (Scenic) 7(b) and the majority of the site lies below the 1 in 100 year flood frequency level. The existing zoning requires a minimum area for subdivision of 10ha and therefore the land has no subdivision potential. However, the land does have a dwelling entitlement which may also include an attached dual occupancy.

The site adjoins the St Matthews Anglican Church hall and rectory property in Moses Street and was in fact acquired from the church in 1985. As a matter of courtesy, the church was contacted in regards to the proposed sale and they have indicated support for same subject to any dwellings not restricting views currently enjoyed from their property, particularly the church hall and rectory and that the dwelling be a single storey development.

As the property is surplus to current operational requirements and needs, sale of the property is supported and the proceeds from same could be utilised for other proposals as outlined in the recently adopted Property Development Strategy.

RECOMMENDATION:

That:-

1. Lot 161 DP716680 Greenway Crescent, Windsor be sold to Mr B J Ghantous subject to the following terms and conditions:-

    i. a sale price of $250,000;
    ii. a restrictive covenant being placed on the title restricting any development on the site to single storey and preventing any blocking of views from the St Matthews Anglican Church property;
    iii. the proceeds from the sale be transferred to the property development reserve; and
    iv. all necessary documentation be completed under the Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG927NBX.C06 ****** END OF ITEM 26 ******

ITEM 27: SALE OF LAND FOR UNPAID RATES

FILE NUMBER: GR010/024 PT02/CSV

REPORT:

Council at its meeting of 13 September 1994 considered a report regarding the proposed sale of land for unpaid rates and resolved inter-alia "*that an investigation be carried out and report come back to Council on the methodology of the Council representative assessing value and perhaps bidding on Council's behalf should the amount be under Council's assessed value*".

The Local Government Act (1993) permits Council to sell land for unpaid rates. The sale of such land must be by auction or if not sold by public auction at the nominated time, a subsequent sale by private treaty is permitted. A council may only purchase the land at a public auction.

Whilst the Act is quite specific in regard to the processes of sale and receipt of monies realised from the sale, there is no reference to the assessment of a "reserve" price. It is considered that a range in price applies to each lot being offered for sale. Council, as a public authority and in this instance acting as a selling agent, has a duty to ensure that a fair price is obtained for each lot.

To assess a minimum value, it is considered that the following factors should be calculated:-

1. All outstanding Local Government rates and charges should be recouped.

2. Legal costs, advertising costs and auctioneer's/agent's fees should also be recouped.

3. Any other outstanding fees and charges eg. water rates should also be taken into consideration and Council should satisfy itself that all other debts on the property are known and met.

As a maximum, it is considered that bidding be limited to the market value. An assessment of market value can be made inhouse by the appropriate staff. Assistance in determining this value may be sought by consultation with local agents who will provide a market opinion and in instances where a property has inherent peculiarities known to affect its value, a formal valuation can be sought from Council's consultant valuers.

Utilisation of these guidelines will assist in the formation of a bidding range.

In order that an officer may bid on Council's behalf, delegated authority will need to be granted to that officer or officers to bid up to the assessed market value once adopted by Council resolution.

With regard to reporting of the proposal to bid at auction, the content of the reports should not be made available to the public as knowledge of Council's intention and bidding range may unduly influence other potential buyers and distort the auction process.

With regard to the classification of land, the requirement for Council to advertise its intention to classify as "Operational" is waived when land is purchased at auction. However, on or before acquisition, a resolution to classify the land must be made.

RECOMMENDATION:

1. That consideration be given to the purchase of land for unpaid rates with each block being considered on its own merits having regard to the potential benefits and requirements of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG927NBX.C07 ****** END OF ITEM 27 ******

ITEM 28: HAWKESBURY SPORTS COUNCIL

FILE NUMBER: GR030/030 PT03/FNC

REPORT:

Council resolved at a Special Meeting in July, 1994, the following:-

"A report be brought forward for the Council's consideration as soon as possible regarding the transfer of all functions and funding to the Sports Council as contained in the original objectives of the Sports Council's establishment. In doing so, staff have discussions with the Sports Council."

Meetings have been held with representatives of the Sports Council in relation to the objectives, responsibilities and operations of that Organisation and to identify the most effective method of maintaining the active recreation areas. At the most recent meeting, the Sports Council requested that they be given the opportunity to put forward a strategic plan that would address the issues to enable them to assume the role of being responsible for the care, control and management of all active recreation areas. The Sports Council has indicated that the strategic plan will address a "milestone plan" detailing the stages at which they would take over those areas of responsibility which Council currently performs, including the maintenance of the fields and administrative functions, such as leases with the tennis associations, the football clubs, the pony clubs and other leases with organisations managing active recreation areas.

The Sports Council representatives indicated that the strategic plan would be submitted to Council in December, 1994 or January, 1995.

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG927NCX.F08 ****** END OF ITEM 28 ******