



ADDITIONAL LATE ITEMS AGENDA

Friday 17 September 2021

commencing at 9:30am

Quilpie Shire Council Boardroom
50 Brolga Street, Quilpie

Ordinary Meeting of Council

16 September 2021

The Mayor and Council Members
Quilpie Shire Council
QUILPIE QLD 4480

Dear Members

Reference is hereby made to the Ordinary Meeting of the Quilpie Shire Council scheduled to be held at the Council Chambers, on **Friday, 17 September 2021**, commencing at **9:30am**.

An agenda for the Ordinary Meeting was forwarded to all Members on 10 September 2021. In addition to the agenda, please find attached a summary of "Late Items".

Yours faithfully

Justin Hancock
Chief Executive Officer



ORDINARY MEETING OF COUNCIL AGENDA

Friday 17 September 2021
Quilpie Shire Council Boardroom

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17 LATE ITEMS

17.5 (09/21) – Tender Process for Sale of 58 Boonkai St and 64 Pegler St Quilpie

IX: 216387

Author: Manager Governance and Compliance

PURPOSE:

The purpose of this report is to consider a tender process for the sale of the two council owned houses located on 58 Boonkai Street, Quilpie and 64 Pegler Street, Quilpie.

POLICY:

Local Government Act 2009 (Qld)

Local Government Regulations 2012 (Qld)

CORPORATE PLAN:

1.2.2 Maintain a high standard governance framework that supports Council in compliance with legislation.

2.2.1 Ensure Council's financial sustainability through responsible planning of finances and assets.

RECOMMENDATION:

That the Council resolve to invite written tenders - as per the process listed in Section 228 (6) of the Local Government Regulation Qld 2012 – from the following persons who have responded to the invitation for expressions of interest:

- *Alina Graham for 64 Pegler Street, Quilpie*
- *Elvio Andrade for 58 Boonkai Street, Quilpie*

BACKGROUND:

At its 8 April 2021 meeting, Council resolved – via separate resolutions – to delegate authority to the CEO to undertake an Expression of Interest (EOI) for the sale of Council owned houses and land located on 64 Pegler Street, Quilpie and 58 Boonkai Street, Quilpie.

However, according to the resolutions, the abovementioned EOI process could only take place if each of the houses cannot be sold - as per the ministerial exemption process listed in Section 236 of the Local Government Regulation Qld 2012 - at no less the valuation price of: \$130,000 to Ms Alina Graham for 64 Pegler Street; and \$185,000 to Mr Elvio Andrade. The valuation price was rejected by both Ms Alina Graham and Mr Elvio Andrade.

Council then initiated an Expression of Interest Process as per Section 228(5) where the EOI were requested for 21 days.

Council received the following EOI for the two properties:

1. 64 Pegler Street – Alina Graham (See Attachment 1); and
2. 58 Boonkai – Elvio Andrade (See Attachment 2).

Subsequently, Council requested the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to amend the ministerial exemption for the reason that the given valuation, although conducted independently, did not reflect the current market value of the properties and the given EOI process supported that finding.

DISCUSSION:

On 16 September 2021, Council was advised by DSDILGP that the amendment to the valuation terms of the ministerial exemption is not likely to be approved and the best course of action is to follow the Section 228 Local Government Regulation (LGR) QLD 2012 tender process.

Section 228 (6) of the LGR 2012 states that a local government may prepare a short list from the persons who respond to the invitation for expression of interests and invite written tenders from those persons.

Hence, the Council must now consider whether to initiate the Section 228 tender process. Note that since the EOI process has now been finalised, Council can decide to limit the respondents for the tender process to be restricted to persons who responded to the EOI process.

FINANCIAL:

The financial implication of the proceeds from sale will occur when and if the subsequent tender responses are approved by Council resolution.

CONSULTATION:

The CEO and the Department of State Development, Infrastructure, Local Government and Planning were consulted in relation to the EOI and tender process.

ATTACHMENTS:

1. Email from Alina Graham - dated 26 July 2021
2. Email from Elvio Andrade - dated 2 August 2021

Attachment Tools EOI for 64 Pegler Street - Message (HTML)

File Message Attachments Tell me what you want to do...

Open Quick Print Send To Save Save All Remove Select Copy Show Message
Actions Attachments Attachment Selection Message

Alina Graham <alina@allaboutaquatics.com.au> Justin Hancock 1 26/07/2021

EOI for 64 Pegler Street

Purchase_64Pegler.pdf
.pdf File

Hi Justin,

I wish to submit my Expression of Interest for the purchase of 64 Pegler street, Quilpie.

I am offering \$70,000 without prejudice for this EOI.

I previously submitted an offer of the same on (20th May 2019) that is attached for your reference.

Please note that I am happy to enter into negotiations if my Expression of interest is accepted and invited to tender.

My contact details are:

Phone: 0412 402 980
Email: alina@allaboutaquatics.com.au

Regards

Alina Graham
Director
All About Aquatics

Expression of Interest - 58 Boonkai Street - Message (HTML)

File Message Tell me what you want to do...

Ignore Delete Reply Reply All Forward More - Meeting Move OneNote Mark Unread Categorize Tags Follow Up Translate Find Related - Select - Zoom

Elvio & Bec Andrade <andrdefamily281@gmail.com> Justin Hancock 2/08/2021

Expression of Interest - 58 Boonkai Street

To the CEO of the Quilpie Shire Council,

I, Elvio Andrade, current resident of 58 Boonkai Street, would like to put forward my expression of interest to purchase the following property.

Property Address: 58 Boonkai St, Quilpie Qld 4480

Offer Price: \$70,000

My contact details are as follows:

Elvio Andrade

58 Boonkai Street, Quilpie Qld 4480

PH: 0427903343

Email: andrdefamily281@gmail.com

Kind regards,

Elvio Andrade