

Surplus Victorian Government Land Fact Sheet

April 2018

Surplus statement for 1 Tower Road, Werribee

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| Landowner | Southern Rural Water |
| Date declared surplus | 1 June 2016 |
| First right of refusal dates | 15 May 2017 to 15 July 2017 |
| Surplus statement | SRW has reviewed its landholdings in accordance with the Victorian Government Landholding Policy and Guidelines and found much of the land at 1 Tower Road to be surplus to its future needs. Much of the site is unused, the depot is excessive in size and the office does not meet long term needs. |

Why does Victorian Government land become surplus?

The *Victorian Government Landholding Policy and Guidelines 2015* requires Victorian Government departments and agencies to review their land assets annually to identify land where it no longer contributes to an agency's current or future service delivery requirements.

When a department or agency identifies land as surplus, it is offered through a 'first right of refusal' process to all other government departments and agencies as well as to local government and the Commonwealth Government. This process allows for surplus government land to be considered for community use, or for an alternative public service need, before it is released for sale on the open market.

How is government land declared surplus

Step 1: Land is declared surplus to government department or agency requirements.

Step 2: Land is offered to all government departments, agencies, local government and Commonwealth Government for 60 days known as 'first right of refusal'.

Step 3: Land is declared surplus to government requirements after no interest in the land is made by any department, agency, local government or Commonwealth Government.

How is local government informed of surplus land?

Upon declaring land surplus to agency requirements, Victorian Government agencies are to give notice of the surplus land to the Department of Treasury and Finance.

Upon receiving notification, the Department of Treasury and Finance will give notice to Victorian Government agencies, local government and the Commonwealth Government of the surplus land.

What happens if local government want to purchase surplus land?

Local government can express an interest in purchasing land for community purposes through the 'first right of refusal' process. Local government and the landowning agency are required to negotiate in good faith to attempt to agree on the terms of sale within 30 days after the close of the expression of interest period (or such other period as may be agreed between the parties).

The landowning Minister may approve the sale of land for a community purpose at a price less than the current market value of the land as determined by the Valuer-General Victoria.

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Why does the Victorian Government sell land?

The Victorian Government sells land that is identified as surplus to requirements. It sells land to:

- provide for the renewal of sites which can become the target of vandalism and illegal activity
- free up capital for reinvestment in new infrastructure such as schools, hospitals and public transport
- reduce the cost of government services and deliver more services
- eliminate unnecessary expenditure on maintenance and security services at vacated sites.

Why does this land need changes to planning provisions?

Often land owned by the government is zoned Public Use Zone to reflect its public use. Land zoned Public Use Zone cannot be held in private ownership.

Prior to offering land for sale by a public process, a department or agency must have in place the most appropriate planning provisions (including zoning) so that the land can be sold on the basis of its highest and best use.

The Government Land Planning Service can assist departments and agencies change the planning provisions.

How can I find out more information?

If you have questions about the site and the proposed planning changes, contact Craig Smith at Southern Rural Water on 1300 139 510 or by email at craigs@srw.com.au.

All other questions should be directed to the Government Land Planning Service on (03) 8683 0901 or email glp.service@delwp.vic.gov.au.

You can read more about the Victorian Government policies and procedures on managing its land assets:

- *Victorian Government Landholding Policy and Guidelines 2015*
- *Victorian Government Land Transactions Policy and Guidelines 2016*
- *Victorian Government Crown Land Strategic Assessment Policy and Guidelines 2016*
- *Victorian Government Land Use Policy and Guidelines 2017*

All documents are available: planning.vic.gov.au/glps.

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