

# Surplus Victorian Government land Fact sheet

November 2017

## Surplus Statement for 2-16 Nicholas Street, Broadmeadows

**Landowner** Minister for Planning

**Date declared surplus** 31 December 2015

**First right of refusal dates** Between 26 July 2016 and 24 September 2016  
No Expressions of Interest were received

**Surplus statement** The former Broadmeadows Primary School closed in 2009 as part of the Broadmeadows Schools Regeneration Project. It was acquired by the Minister for Planning in 2011. The site is located within a key urban renewal area in Broadmeadows.

### 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.

### 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).

If the terms of sale are agreed between the parties, transfer of the surplus land may proceed according to the agreed terms, at a price equal to the current market value of the land as determined by the Valuer-General Victoria.

### Why does the Victorian Government sell land?

Funds realised through the sale of government land are returned to consolidated revenue and will be used to:

- Reinvest 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.

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- Provide for the renewal of sites which are no longer required.

## 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 Fast Track Government Land Service is assisting in changing the planning provisions for this site.

## How can I find out more information?

If you have questions about the surplus determination, please contact Department of Treasury and Finance on (03) 9651 2106 or email [kerrie.scott@dtf.vic.gov.au](mailto:kерrie.scott@dtf.vic.gov.au).

All other questions should be directed to the Fast Track Government Land Service on (03) 8683 0949 or email [ftgl.service@delwp.vic.gov.au](mailto:ftgl.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*

All documents are available: [www.planning.vic.gov.au/ftgls](http://www.planning.vic.gov.au/ftgls).

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