



REGIONAL COUNCIL

Grantham Relocation Policy

LOCKYER VALLEY REGIONAL COUNCIL

GRANTHAM MASTER PLAN AND LAND OFFER PROGRAM

Category

LAND USE PLANNING

COMMUNITY DEVELOPMENT

FINANCE AND INFORMATION

The policy covers a land offer from Lockyer Valley Regional Council to eligible property owners in the Lockyer Valley towns of Grantham, Helidon, Murphys Creek, Postmans Ridge, Withcott and other affected areas whose homes were lost or deemed unsafe and uninhabitable as a result of the flood events of January 2011. It focuses on outcomes for the community and land use planning. It represents significant financial commitments for Lockyer Valley Regional Council. The Policy cross cuts a number of Council's responsibilities and directorates.

Date of Adoption by Council 11 May 2011

Directorate Responsibility Office of the Chief Executive Officer

QFCI

Date:

22/09/11

Jm

Exhibit Number:

602

1 POLICY

1.1 POLICY CONTEXT

Lockyer Valley Regional Council (LVRC) acknowledges the significant loss of life and property as a result of the devastating flood events of December 2010 and January 2011 and the tragic event of 10 January in particular.

In order to address these extraordinary circumstances, Lockyer Valley Regional Council has committed to a new Grantham Master Plan and Land Offer Program. A new residential subdivision will be established and residential allotments will be offered to eligible property owners from Grantham, Helidon, Murphys Creek, Postmans Ridge, Withcott and other affected areas.

Lockyer Valley Regional Council recognises that the Lockyer Valley will never feel that it has recovered from the tragedy of January 2011 until the town of Grantham is rebuilt. Council has decided that it has a unique and important role in rebuilding Grantham and its community and has planned and will fully fund the development of an area to the north of Grantham for residential purposes. The Land Offer Program will be offered to land owners who meet the eligibility criteria. If a land owner chooses to participate in this program, they will receive a block of land in the new subdivision and the title for the owner's exiting property will transfer to Council's ownership.

Council has purchased a large tract of land, approximately 937 hectares in size, situated directly north of the existing town of Grantham and elevated above the flood level experienced in the January 2011 floods.

In March 2011, Council organised a series of public workshops to engage and consult with people in Grantham about a vision for the future of the town. The scope of the work included the existing location of Grantham and the new development. From

those community meetings a draft Master Plan was developed by Council, in cooperation with the Queensland Reconstruction Authority, utilising urban planners and engineers. Council worked with expert financial planners and market analysts to determine the basis of a business case to ensure the success of the overall project.

The vision for the first stage of the development provides land for the voluntary relocation of participating land owners (through the Land Offer Program) to a high quality residential development, serviced by sewer, water and other utilities. Community members can establish themselves in a safe area that is close to the existing commercial heart of Grantham. Other services and benefits will attract a growing population to the town contributing to a sustainable future for Grantham. Subsequent stages will offer further land for relocation and help to underpin the financial viability of the whole project, including the costs associated with the stage one land provided to land owners through the Land Offer Program.

The Grantham Master Plan is tied to broad scale recovery for the whole of the Lockyer Valley and its residents, each of whom has a stake in the success of the initiative. Council will address the financial risks of the project and the associated expenditure by focusing on a quality project, with a range of economic development opportunities, to satisfy community needs for land as well as long-term, sustainable growth.

**1.2 DECISION MAKING PRINCIPLES/PARAMETERS FOR THE
GRANTHAM MASTER PLAN AND LAND OFFER PROGRAM**

- 1.2.1 Council will undertake the Grantham Master Plan and Land Offer Program in stages. The first stage (construction to commence in June 2011) will provide a sufficient supply of lots to accommodate those members of the affected community who expressed an interest. A subsequent stage (if necessary) will offer additional lots to the Land Offer Program for affected residents who did not participate in the first stage. Further stages will be developed over a number of years and sold to provide revenue to Council to help offset the cost of the Land Offer Program.
- 1.2.2 The Master Plan was developed in cooperation with the Queensland Reconstruction Authority's requirements to allow the development to proceed in a streamlined fashion.
- 1.2.3 Council will ensure that the Land Offer Program is delivered in a fair and equitable manner.
- 1.2.4 Participation in the Land Offer Program is entirely voluntary and no person/property owner(s) will be forced to participate.
- 1.2.5 The title for the owner's existing property will transfer to Council's ownership.
- 1.2.6 New home sites will be made available to all property owners in the Lockyer Valley towns of Grantham, Helidon, Murphys Creek, Postmans Ridge, Withcott and other parts of the Lockyer Valley who suffered devastating loss of life and property damage as a result of flood events in January 2011. Owners will have experienced the following:
- 1.2.6.1 complete destruction of their house; and/or
- 1.2.6.2 the remains of their houses are deemed unsafe/uninhabitable/ not fit for habitation and only suitable for demolition; and/or
- 1.2.6.3 the property value of the affected house is assumed to have been destroyed and the house to be unsalable as a dwelling fit for habitation; and/or
- 1.2.6.4 Homes and land were located in the area identified in Map A.
- 1.2.7 The Land Offer Program will only be available to those property owners who meet the above criteria and who were owners of the property at time of the 10 and 11 January 2011 events.

- 1.2.8 Owners who purchased otherwise eligible properties since 11 January 2011 are not eligible for the Program.
- 1.2.9 Council will offer an unencumbered residential allotment to property owners whose situation, arising from the flood events, meets the specific hardship criteria above at no cost on the basis the affected landholder transfers ownership of their land to Council without encumbrances.
- 1.2.10 Multiple offers will be made through stages of development to eligible property owners. Council will endeavour to provide a variety of lot sizes for eligible property owners.
- 1.2.11 Owners of existing properties will be offered a new residential site according to the following schedule in Table 1.

Table 1
Schedule of Land Offer Program and
Contributions Required from
Eligible Property Owners

Existing Single Block Size	Land Offer Program	Applicable Fees	Services
Between 500 sq m and 1500 sq m	Residential block of approximately 1000 sq m	<u>No contribution required</u> No compensation will be paid to property owners for downsizing to a 1000 sq m lot.	Blocks will have high quality services including : Sewer Town Water Kerb and Channel Footpaths Underground services Note that the sewer system will require a tank and pump to be installed at the land owners expense
From 1501 sq m to 3000 sq m	Residential block of approximately	<u>No contribution required</u> No compensation	Blocks will have high quality services including :

	2000 sq m	will be paid to property owners for downsizing to a 2000 sq m lot.	<p>Sewer Town Water Kerb and Channel Footpaths Underground services</p> <p>Note that the sewer system will require a tank and pump to be installed at the land owners expense</p>
3001 sq m to 8000 sq m	Residential block of approximately 4000 sq m	<p><u>No contribution required</u></p> <p>No compensation will be paid to property owners for downsizing to a 4000 sq m lot.</p>	<p>Blocks will have high quality services including :</p> <p>Town Water Kerb and Channel Footpaths Underground services</p> <p>A waste water treatment system will be required at additional cost to the owner. Landholder to arrange installation.</p>
8001 sq m or greater	Residential block of 10,000 sq m	<p><u>No contribution required</u></p> <p>No compensation will be paid to property owners for downsizing to a 10,000 sq m lot</p>	<p>A waste water treatment system will be required at additional cost to the owner. Landholder to arrange installation.</p>

- 1.2.12 Owners of multiple blocks who wish to participate in the Land Offer Program will be considered on a case by case basis in negotiations with Council. A Council report will be required to finalise arrangements with property owners in this category.
- 1.2.13 Property owners who participate in the Program and currently own properties larger than blocks being offered in the Program will not be paid compensation for the smaller size of the block they accept in the Program.
- 1.2.14 Property owners who participate in the Program and would like to obtain a lot larger than what they would receive for no contribution (as shown in the schedule in Table 1) will be able to pay a contribution to acquire a larger lot. The cost to do so will be determined by LVRC based on cost-recovery and will be provided, when finalised, to the community.
- 1.2.15 Council reserves the right to sell lots within the new subdivision on the open market at any time. It undertakes to ensure that there will be sufficient lots available in the time period of this Land Offer Program to meet all requests from eligible property owners.
- 1.2.16 The Grantham Land Offer Program ends on 1 July 2012.
- 1.2.17 Property owners who participate in the Program will exchange their existing property for a new property and the ownership of the existing property will be transferred to Lockyer Valley Regional Council. All mortgages and other loans linked to the property will be acquitted by the private property owner in order for the transfer to take place. All fees and charges (eg mortgage release fees and other financial institution fees and duties) incurred by the landholder to provide clear title for transfer to Council will be met by the landholder. The title to the existing property shall be free on any requisitions on transfer.
- 1.2.18 The Land Offer Program's key dates are laid out in Table 2.
- 1.2.19 Home sites of 1000 sq m and 2000 sq m will be serviced by a sewer system that will require homeowners to install a tank and pump to utilise the system. Those costs are to be paid for by the land owner.

1.2.20 Council commits to open, timely and transparent communications with its residents and property owners throughout these processes.

1.2.21 Existing property (ie property to be transferred to Council) is to be left in a clean and tidy condition, free of debris and other rubbish as at the time of transfer.

2 OBJECTIVES

Council represents the entire Lockyer Valley community when it commits to these unprecedented actions to support the residents and businesses of Grantham, Murphys Creek, Helidon, Postmans Ridge, Withcott and other affected areas. Council undertakes the associated financial risks acknowledging that there are implications for the wider community and every ratepayer. Council will fulfil its responsibilities to all rate payers in the Lockyer Valley by following a comprehensive business plan which identifies and aims to mitigate the financial risks of the Land Offer Program over time.

Council's overarching objectives for the Grantham Master Plan and Land Offer Program initiative are:

- provide a sustainable future for Grantham and the surrounding region by focusing on a quality development that includes a range of economic development opportunities and community projects;
- to provide a fair and equitable program to offer a free residential site on 1,000, 2,000, 4,000 or 10,000 square metre lots in the new development to owners of existing properties that were devastated by the January 2011 floods; and
- contribute to the rebuilding of the entire Lockyer Valley community.

3 PROCEDURES

3.1 IMPLEMENTATION OF THE POLICY

3.1.1 Council will appoint an independent probity auditor to oversee the process to ensure accountability, fairness, openness and transparency for all processes and outcomes. Council will also work with community members so that the process is perceived to be fair.

3.1.2 The home sites will be marked out in May or June 2011 to assist designated property owners with site identification.

3.1.3 It is anticipated that the property owner will commence construction on house blocks received as a result of the outcomes of the Land Offer Program within 12 months of the date of settlement. Council recognises that there may be extenuating circumstances which apply in some cases and is willing to enter into negotiation on a case by case basis. Proposals such as lease of existing homes back to their existing owners will be considered, for the duration of the construction period of a new dwelling.

3.1.4 The Land Offer Program will commence in May 2011. Sufficient time will be allowed for property owners to select lots, consider their options and have discussions with other parties (Council, Banks, and Solicitors etc.). The schedule for land availability and rounds of offer are set out in Table 2.

3.1.5 It is recognised that residents should not be disadvantaged in the first round of offers because their insurance may not be finalised. Individual negotiations will be considered in such circumstances.

3.1.6 Property owners are strongly encouraged to seek individual financial counselling and legal advice to ensure that they understand the implications of participating in the Program.

Table 2
Key Dates and Actions
Grantham Master Plan and Land Offer Program

Key Dates	LVRC Actions	Eligible Property Owner(s) (EPO) Actions
April 2011	Expression of Interest lodged through LVRC case managers.	Provide an indication of interest in the Land Offer Program
4 May 2011	Indicative Stage 1 Plan released	EPOs review and comment on Stage 1 layout
11 May 2011	Grantham Relocation Policy released <u>First Round</u> First Round commences	EPOs review Policy for new development.
May-June 2011	General land survey completed for the development of Stage 1 properties. Council will arrange for lots to be pegged to approximately mark the boundaries.	EPO's view the Stage 1 lots in the new subdivision.
Late May 2011	Construction of the development to commence.	
Late May 2011	Lot Selection Process details to be released	EPO's to review process
Late June 2011	<u>First Round closes</u>	EPOs register their interest in Land Offer Program.

July 2011	First Round decisions made about lot allocation	Decision communicated to EPOs
July 2011 - July 2012	Subsequent allocation of lots to eligible property owners not participating in First Round. Process for allocation of further lots will be released	EPO's to register their interest in Land Offer Program
1 July 2012	Grantham Land Offer Program ends.	

