

GOVERNMENT DEPARTMENTS AND AGENCIES, SALE OF ASSETS VALUED AT OVER \$500 000

832. Hon. C.L. Edwardes to the Minister for Planning and Infrastructure

Will the Minister provide the following information for all Government-owned assets, sold since the election of the Labor Government, which had a sale price of \$500,000 or greater -

- (a) the name and nature of the asset;
- (b) the date of sale;
- (c) the nature of the sale and name of the buyer;
- (d) any associated revenue from the sale, such as stamp duty;
- (e) the application of the funds received; and
- (f) any associated costs incurred in the process of the sale?

Ms A.J. MacTIERNAN replied:

Fremantle Port Authority:

- (a) Water Reticulation excluding Shipping Water
- (b) 28 June 2002
- (c) By agreement with the Water Corporation
- (d) Nil
- (e) Fremantle Ports cash management resources
- (f) \$27,519

Western Australian Planning Commission:

- (a)-(d),(f)[See paper No 1155.]
- (e) The proceeds received from the sale are receipted to the Metropolitan Region Improvement Fund Trust Account which enables the moneys to be used to implement the Metropolitan Region Scheme.

Department for Planning and Infrastructure:

- (a) Lots 303 and 401 Pilbara Street, Welshpool (ex Maintenance Depot)
- (b) 31 December 2001.
- (c) The property was sold via Contract of Sale to the West Australian Land Authority (LandCorp) along with the improvements for \$6,070,000 plus \$607,000 GST.
- (d) None.
- (e) The funds received were credited to Main Roads revenue and utilised for planned road projects.
- (f) Valuation fees of \$900 .

Main Roads WA:

- (a)
  - (i) Lot 1 Plackett Way, Busselton (ex Main Roads Depot)
  - (ii) Lot 3 and 5 Duffy Road, Carine
- (b)
  - (i) 30 March 2001.
  - (ii) 4 January 2002
- (c)
  - (i) Sold by auction to KD Power Pastoral Company Pty Ltd for \$480,000 plus \$48,000 GST.
  - (ii) Sold by auction to Peci Properties Pty Ltd for \$1,350,000 plus \$19,000 GST
- (d)
  - (i) The buyer paid \$18,145 stamp duty.
  - (ii) The buyer paid \$61,202 stamp duty.
- (e)
  - (i) The funds received were credited to Main Roads revenue and utilised for planned road projects.
  - (ii) The funds received were credited to Main Roads revenue and utilised for planned road projects.
- (f) The costs incurred in the process of the sale were:
  - (i) Valuation Fees \$1,520 plus GST
  - Advertising Costs \$2,434 plus GST

- Sales agent's commission \$9,600 plus GST
- (ii) Valuation Fees \$1,540 plus GST  
Town planning advice \$1,750 plus GST  
Surveying \$900 plus GST  
Advertising costs \$6,353 plus GST  
Sales agent's commission \$8,438 plus GST  
Site cleanup \$276 plus GST

DOLA:

- (a)
  - (i) Pine Plantation at Baldivis, formerly State Forest No.70
  - (ii) Reserve for the Supervision of Offenders, Land and Improvements
  - (iii) Jean Beadle Community Centre, Land and Improvements
  - (iv) Mental Health Clinic, Land and Improvements
  - (v) Stoneville Research Station, Land and Improvements
  - (vi) Land
  - (vii) Land and Improvements
  - (viii) Pedestrian Access Way
  - (ix) Wokalup Research Station, Farm land and Improvements
  - (x) Scarborough Senior High School, Land
  - (xi) Former Building Management Authority depot, Land and Improvements
  - (xii) Land
  - (xiii) Bushland
  - (xiv) Albany Primary School, Land and Improvements
  - (xv) Port Reserve, Land and Improvements
- (b)
  - (i) 19 March 2001
  - (ii) 9 April 2001
  - (iii) 15 June 2001
  - (iv) 5 July 2001
  - (v) 5 July 2001
  - (vi) 24 September 2001
  - (vii) 22 November 2001
  - (viii) 5 December 2001
  - (ix) 19 February 2002
  - (x) 26 March 2002
  - (xi) 3 April 2002
  - (xii) 11 April 2002
  - (xiii) 24 May 2002
  - (xiv) 23 July 2002
  - (xv) 3 September 2002
- (c)
  - (i) Sale on behalf of Conservation and Land Management Authority, HWE Land Pty Ltd
  - (ii) Sale on behalf of the Department of Justice, Swan Cottage Homes Inc.
  - (iii) Sale on behalf of the Department of Justice, Anglican Schools Commission Inc.
  - (iv) Sale on behalf of the Disability Services Commission, Pivot Projects Pty Ltd
  - (v) Sale on behalf of the Department of Agriculture, Hillbrook Corporation Pty Ltd
  - (vi) Sale to LandCorp
  - (vii) Sale on behalf of the Department of Health, Hamersley Road Joint Venture Pty Ltd
  - (viii) Sale of government owned land to HC and JM Stephen
  - (ix) Sale on behalf of the Department of Agriculture, Department of Education and Training
  - (x) Sale on behalf of the Department of Education and Training, LandCorp
  - (xi) Sale on behalf of the Department of Housing and Works, Carlisle Projects Pty Ltd
  - (xii) Sale of government owned land to the Department of Housing and Works
  - (xiii) Sale of government owned land to the Waters and Rivers Commission
  - (xiv) Sale on behalf of the Department of Education and Training, Perpetual Trustees Ltd (as custodian for Macquarie Countrywide Management Ltd)
  - (xv) Sale of government owned land to the Fremantle Port Authority
- (d)
  - (i) Sale price of \$8,500,000.00 over 10 years, with interest of \$4,200,000.00 over 10 years

- (ii) Sale price of \$842,000.00, with fees to DOLA of \$240.00.
- (iii) Sale price of \$860,000.00, with fees to DOLA of \$135.00.
- (iv) Sale price of \$1,530,000.00, with fees to DOLA of \$385.00.
- (v) Sale price of \$828,722.73, with fees to DOLA of \$265.00.
- (vi) Sale price of \$540,000.00, with fees to DOLA of \$185.00.
- (vii) Sale price of \$4,550,000.00, with fees to DOLA of \$1,005.00.
- (viii) Sale price of \$503,181.82, with fees to DOLA of \$185.00.
- (ix) Sale price of \$5,400,000.00.
- (x) Sale price of \$14,701,363.64, with fees to DOLA of \$3,045.00.
- (xi) Sale price of \$2,781,818.82, with fees to DOLA of \$625.00.
- (xii) Sale price of \$1,985,000.00, with fees to DOLA of \$495.00.
- (xiii) Sale price of \$501,000.00.
- (xiv) Sale price of \$3,520,000.00, with fees to DOLA of \$795.00.
- (xv) Sale price of \$5,820,000.00, with fees to DOLA of \$1,415.00.

Stamp Duty is collected by the Office of State Revenue.

- (e) All sale price proceeds were paid into the Consolidated Fund. All fees paid to DOLA were paid into the DOLA controlled part of the Public Bank Account to cover the cost of providing land title registration and other services.
- (f) It has not been possible to identify particular costs associated with the sale of any of the properties. Most sale costs were incurred by the agencies on whose behalf DOLA sold the property.

#### LandCorp:

LandCorp's primary business is the development and sale of land, frequently for a sale price of greater than \$500,00. In essence these transactions are of the nature of trading stock rather than disposal of assets. LandCorp has not disposed of any non-trading assets of a value greater than \$500,00 since the election of the Labor Government.

#### Western Australian Government Railways:

- (a)
  - (i) Forrestfield Marshalling Yards – Swan location 13565 (3.9501 ha)
  - (ii) Forrestfield Marshalling Yards – Swan location 13563 (32.3697 ha)
  - (iii) Forrestfield Marshalling Yards - Swan locations 13569 (35.6417 ha), 13570 (6.1526 ha), 13694 (18.6047 ha) and 13696 (1.2594 ha)
- (b)
  - (i) 17/10/01
  - (ii) 6/6/02
  - (iii) 17/3/01 (location 13569), 12/3/01 (locations 13570, 13694, 13696)
- (c)
  - (i) Joe White Maltings Ltd
  - (ii) Co-operative Bulk Handling Ltd
  - (iii) Western Australian Land Authority (LandCorp)
- (d) Revenue from the sales is as follows:
  - (i) \$1,461,500.
  - (ii) \$7,000,000
  - (iii) \$17,324,258. There is no associated revenue other than stamp duty, which is directly payable by the purchaser. WAGR is not party to this transaction.
- (e) Proceeds from the sales were used to reduce borrowings.
- (f)
  - (i) \$798,600
  - (ii) 4,918,500
  - (iii) 10,672,900