
STATES OF JERSEY



LAND TRANSACTIONS UNDER STANDING ORDER 168(3) –

- (a) PLEASANT STREET PAVEMENT IMPROVEMENT;
- (b) N17 NEW NORTH QUAY, ST. HELIER – LEASE;
- (c) PROPOSED SALE OF 27 OAK TREE GARDENS, ST. HELIER;
- (d) 24, 26, 28 BATH STREET, ST. HELIER – LEASE;
- (e) GREVE DE LECQ CAFÉ N°1 – PROPOSED 25 YEAR GROUND LEASE;
- (f) A17A (STORE), A17B (STORE), A18 (OFFICE), ALBERT PIER,
ST. HELIER – LEASES.

Presented to the States on 16th January 2009
by the Minister for Treasury and Resources

STATES GREFFE

REPORT

Decision(s): Under Standing Order 168(3) the Minister for Treasury and Resources hereby notifies the States that he has accepted the recommendation of the Property Holdings Department to agree to the following –

(a) Land transaction –

The passing of a contract of exchange and counter-exchange with Rex (Jersey) Ltd. to acquire a strip of land on Pleasant Street for road widening purposes measuring approximately 74.68 square metres, and to transfer to Rex (Jersey) Ltd. an area of public land adjoining the site of the former Rex Hotel measuring approximately 29.20 square metres, the consideration in both cases being a nominal sum of £10; it being conditional upon Rex (Jersey) Ltd. laying a new pavement, at its cost, on Pleasant Street adjoining its site, and meeting the Public's legal fees in connection with passing contract before the Royal Court.

The Minister hereby authorises the Attorney General and the Greffier of the States to pass any contract which is required to be passed on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2008-0100).

(b) Land transaction –

New North Quay (Office) N17 – lease to Gordon Forrest Consultancy for a term of 4 years 11 months with effect from 1st August 2008.

The Minister hereby authorises the Director of Property Holdings to pass any contract which is required to be passed on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2008-0101).

(c) Land transaction –

The sale of 27 Oak Tree Gardens, La Route de la Trinité, St. Helier, JE2 4ZU, with a first-time buyer value of £324,000 to Mr. José Martinho Pacheco & Maria Dolores de Freitas Pacheco for the sum of £243,000.

The Minister for Treasury and Resources authorises the Gift, Cession and Transfer of the Communal Areas by the Public to the “Oak Tree Gardens Property Owners Association” prior to the sale of the individual properties.

All as previously approved by the States in the Social Housing Property Plan 2007–2016 (P.6/2007).

The Minister hereby authorises the Attorney General and the Greffier of the States to pass any contract which is required to be passed on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2008-0102).

(d) Land transaction –

For the Public of the Island to enter into a lease for 24, 26 & 28 Bath Street, St. Helier, on behalf of the Economic Development Department, for a period of 3 months, with effect from 1st March 2009 at a rental of £3,666.66 per month.

The Public is to meet Buckley and Co.’s administration fee of £250 in connection with this matter.

The Minister hereby authorises the Director of Property Holdings to pass any contract which is required to be passed on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2009-0001).

(e) Land transaction –

A 25 year ground lease of Greve de Lecq Café N°1 to the current lessee Café de Lecq Ltd., to commence on the expiry of the current 9 year ground lease on 25th December 2012, at a commencing rental of £11,000 per annum, with 3 yearly JRPI rent reviews and an open market rent review on the 15th anniversary of the lease.

The Minister hereby authorises the Attorney General and the Greffier of the States to pass any contract which is required to be passed on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

(Drawing attached at Appendix.)

Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2009-0002).

(f) Land transaction –

- (1) A17A Albert Pier (Store) – lease to Treewalk Holdings Ltd. for a term of 3 years with effect from 1st January 2009.
- (2) A17B Albert Pier (Store) – lease to Treewalk Holdings Ltd. for a term of 3 years with effect from 1st January 2009.
- (3) A18 Albert Pier (Office) – lease to Sporting Properties Ltd. for a term of 3 years with effect from 1st January 2009.

The Minister hereby authorises the Director of Property Holdings to pass any contract which is required to be passed on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2009-0003).

APPENDIX

