
STATES OF JERSEY



LAND TRANSACTIONS UNDER STANDING ORDER 168(3) –

- (a) PUBLIC LAND AT LE HOCQ POINT, LE HOCQ, ST. CLEMENT – PROPOSED SALE OF PUBLIC LAND AND MINOR BOUNDARY ARRANGEMENT WITH LE HOCQ VILLA;
- (b) LES QUENNEVAIS PARK, BLOCKS A, B AND C – PROPOSED CONVERSION OF LONG LEASEHOLDS TO FLYING FREEHOLD;
- (c) ALBERT PIER (OFFICE AND STORE) A29 – LEASE;
- (d) SOUTHLANDS, 18 GREEN ROAD, ST. CLEMENT – SALE;
- (e) SHED AT HOWARD DAVIS FARM, TRINITY – PROPOSED CONVERSION TO NEW PET CREMATOR FOR JERSEY SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS.

Presented to the States on 2nd February 2011
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 –

- (1) To approve the sale of an area of Public land measuring approximately 136 square feet adjoining to the west of Le Hocq Villa, plus acknowledging any minor encroachments abutting the seawall to the south, with the purchasers to reimburse the Public's reasonable legal and surveying fees.
- (2) To confirm the above decision after giving the States 15 working days' notice of the transaction, and to cause the transaction to be completed.

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

(Drawing attached at Appendix 1.)

Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2011-0003).

(b) Land transaction –

- (1) To set up a Flying Freehold Association for the property: "Blocks A, B and C, Les Quennevais Park" comprising 36 flats and garages, together with the communal areas and land.
- (2) To provide an option to each existing leaseholder at the property: "Blocks A, B and C, Les Quennevais Park" to convert their leasehold interest in their flat and garage to flying freehold ownership, for a consideration as set out in the accompanying report.
- (3) To provide an option to each existing leaseholder at the property: "Blocks A, B and C, Les Quennevais Park" who presently has use of an enclosed garden area to acquire same as part of the flying freehold ownership at a rate of £14.04/square feet.
- (4) To arrange for the surveyors' and legal costs associated with setting up the Flying Freehold Association to be met by the Public, with the leaseholders to meet their own legal costs in becoming co-owners of the Flying Freehold Association.
- (5) To confirm the above decision after giving the States 15 working days' notice of the transaction, and to cause the transaction to be completed.

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 2.)

Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2011-0004).

(c) Land transaction –

Albert Pier (Office and Store) A29 – lease.

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-2011-0007).

(d) Land transaction –

The Minister accepted the recommendation of the Minister for Housing –

- (1) regarding the sale of Southlands, 18 Green Road, St. Clement for the sum of £440,000;
- (2) that capital receipts from the sale of this property to be credited to the Housing Department's Capital Works Programme, rather than the Consolidated Fund, under Article 15(3) of the Public Finances (Jersey) Law 2005 and Financial Direction 6.6, in accordance with MD-TR-2010-0148.

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 3.)

Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2011-0008).

(e) **Land transaction –**

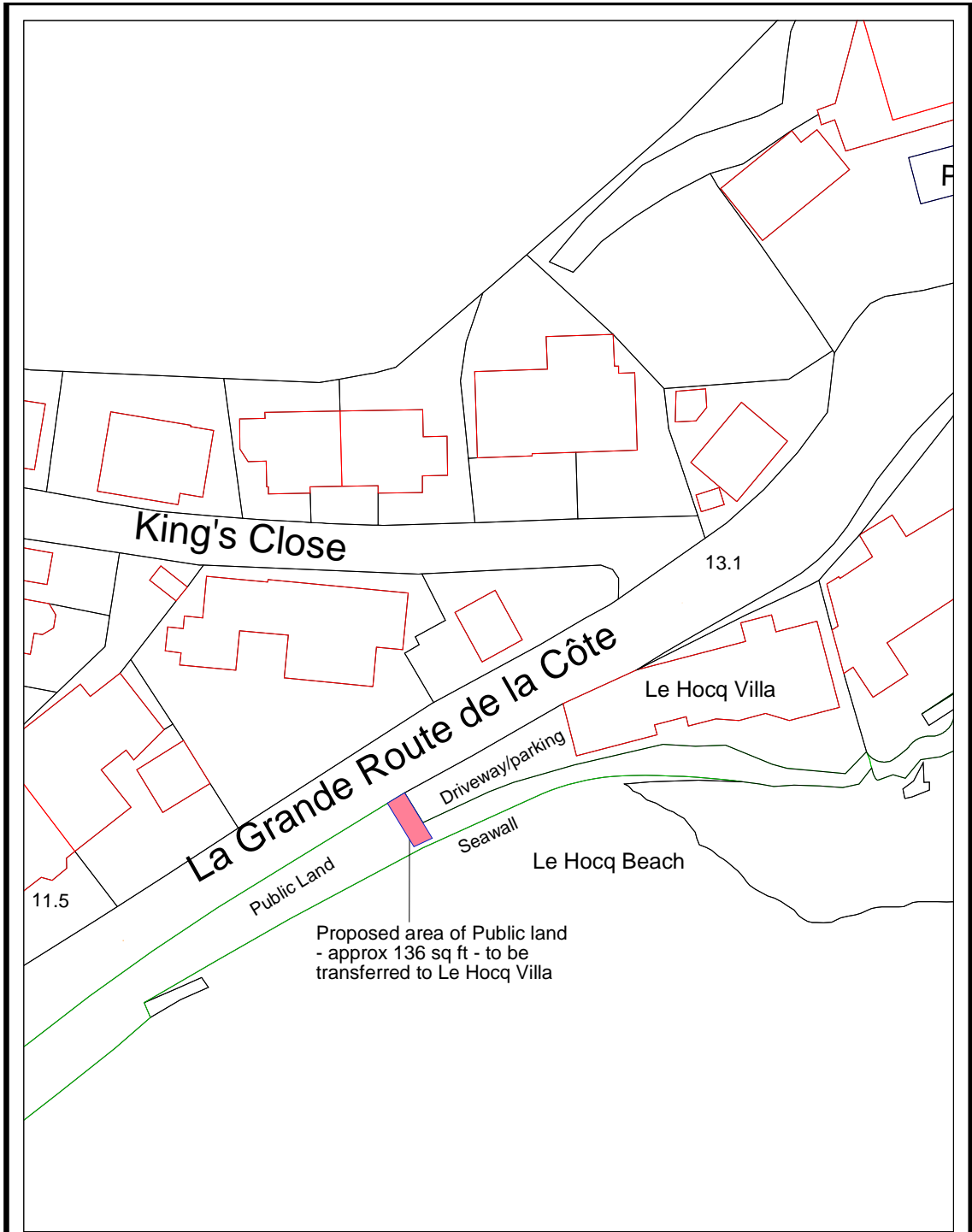
- (1) Drawing No. 659/02 rev. A for the proposed works to convert part of the former Bulb Sterilisation Shed at Howard Davis Farm into a pet cremator for the Jersey Society for the Prevention of Cruelty to Animals.
- (2) The lowest tender submitted by Peter Green Builders Ltd. for the works shown upon Drawing No. 659/02 rev. A in the sum of £111,372.00, and the purchase of 2 pet cremators from Adament Refractory Settings Ltd. for £52,178.00.


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

(Drawing attached at Appendix 4.)

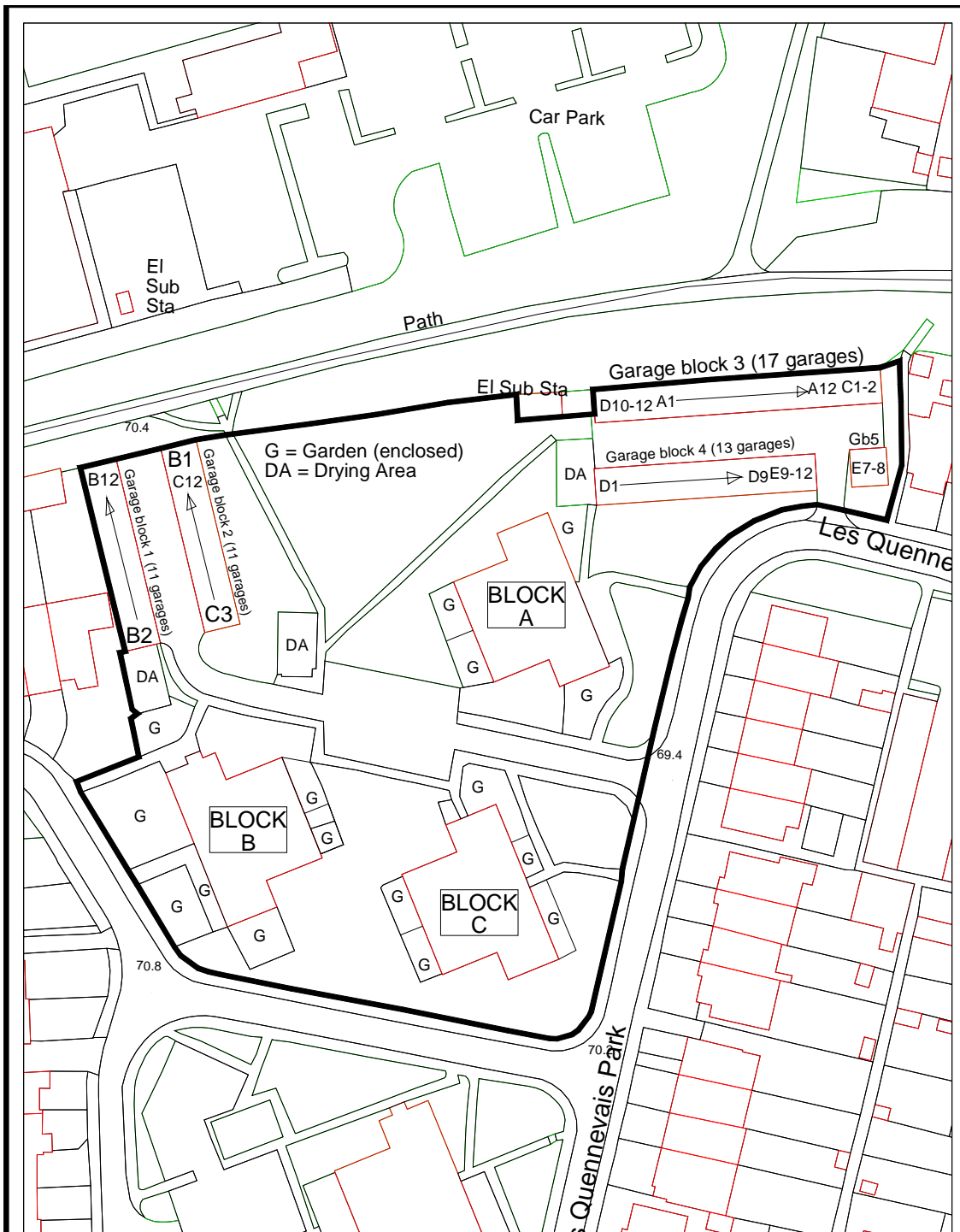
Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2011-0009).

APPENDIX 1



<p>Land adjoining le Hocq Villa</p>	<p>Drawing No: 0748 D1</p>
<p>Boundary Information Supplied by the States of Jersey Planning Office, but no responsibility can be accepted for error.</p>	<p>States of Jersey  COPYRIGHT STATES OF JERSEY</p>

APPENDIX 2



Blocks A, B & C Quennevais Park

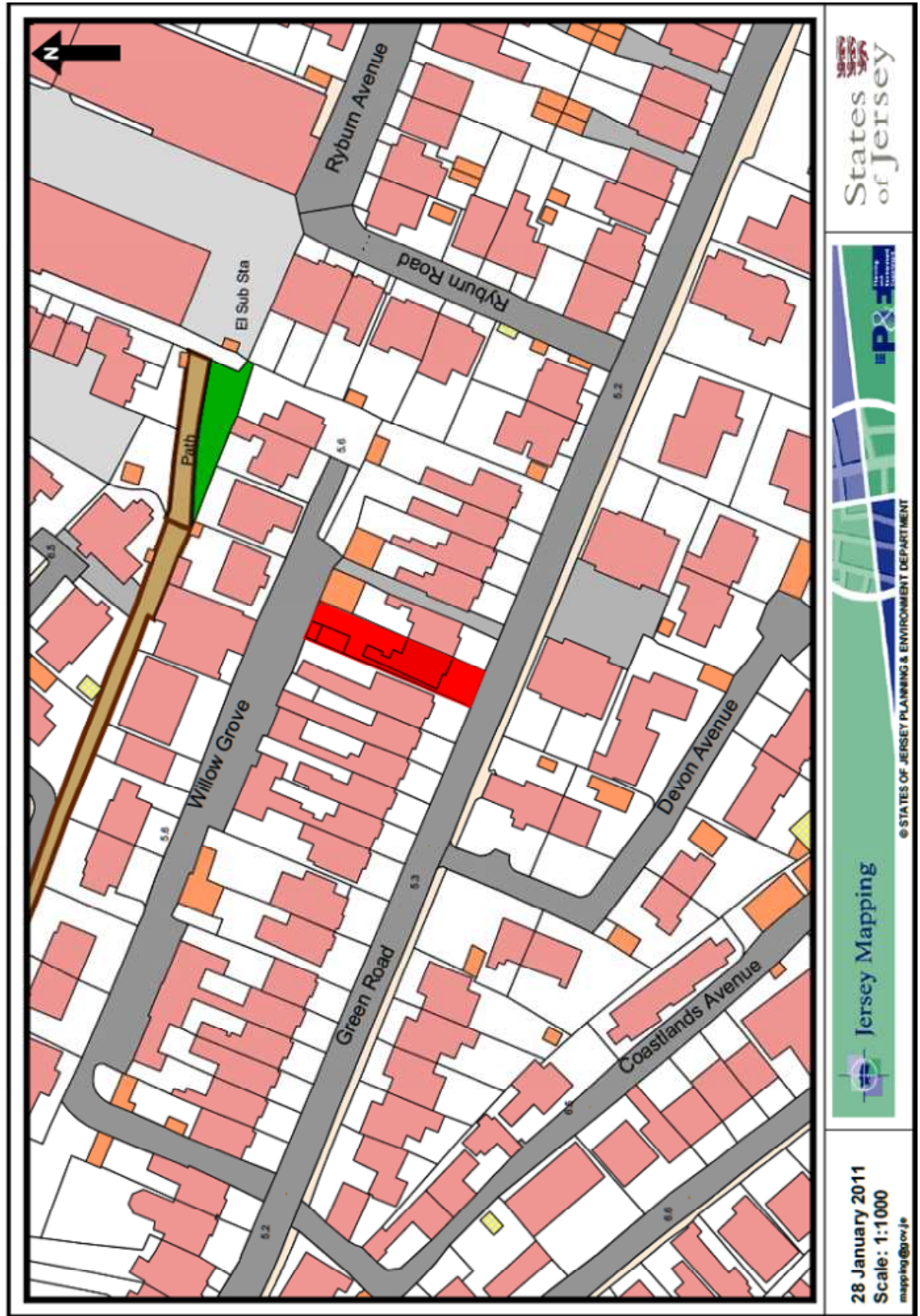
Drawing No: 1028 D1

Boundary Information Supplied by the States of Jersey Planning Office, but no responsibility can be accepted for error.

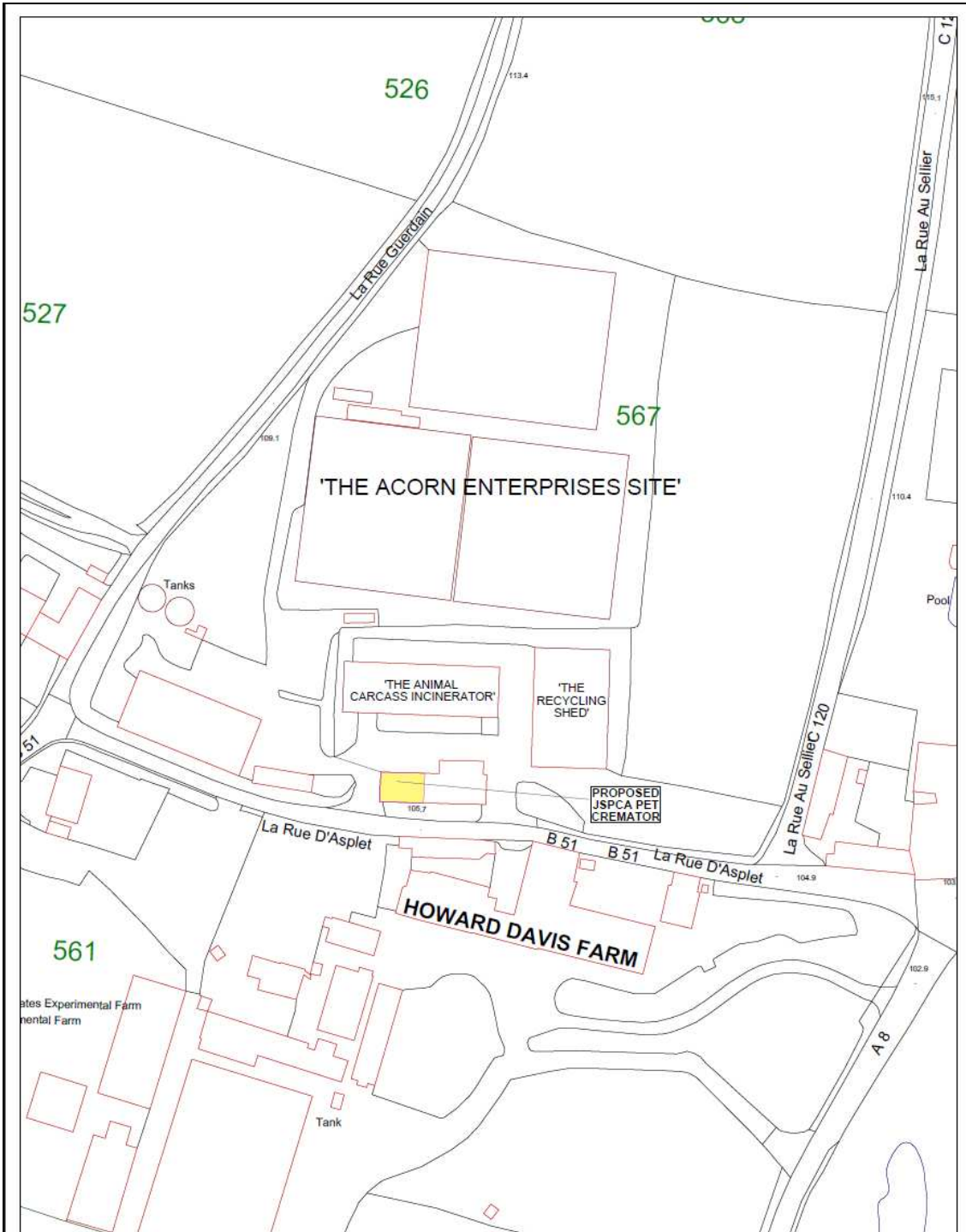



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APPENDIX 3



APPENDIX 4



<p>The JSPCA Pet Cremator Site</p>	<p>Drawing No: 0845/2</p>
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