

STATES OF JERSEY



LAND TRANSACTIONS UNDER STANDING ORDER 168(3) –

- (a) LEASE TO RAINBOW TOTS LIMITED;
- (b) LA RUE HAMEL, CLOS DE CORVEZ ESTATE, ST. CLEMENT – PROPOSED ACQUISITION;
- (c) THE SITES OF THE FORMER SUNSHINE HOTEL AND COTTAGE, ST. HELIER– SALE.

Presented to the States on 10th January 2007
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 –

To grant a 9-year lease to Rainbow Tots Limited for an area totalling approximately 1,438 square feet within the East Pavilion and approximately 3,250 square feet of adjacent land at the Les Quennevai Sports Centre for use as a nursery and external play area.

The agreed commencing rental shall be £5,000.00 per annum.

Rental will be reviewed to market value on the third and sixth anniversary of the commencement of the lease.

The Minister hereby authorises the Attorney General and the Greffier of the States to pass any contracts on behalf of the Public of Jersey that may be necessary. 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-2006-0107).

(b) Land transaction –

To transfer the ownership of the new road “La Rue Hamel” at “Clos de Corvez” estate from Alpine Estates (Jersey) Ltd. to the Public on the following terms:

1. Alpine Estates (Jersey) Ltd. will complete the construction of the new road and the services beneath in accordance with the Transport and Technical Services Department’s Highways Specification and to its reasonable satisfaction.
2. Alpine Estates (Jersey) Ltd. will provide the Transport and Technical Services Department with a defect liability period and/or guarantee of twelve months in respect of the new road and services.
3. Alpine Estates (Jersey) Ltd. will transfer the new road to the Public at no cost and free of all charges and encumbrances.
4. Alpine Estates (Jersey) Ltd. will meet the legal fees of the Public in connection with the transfer of ownership.

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

(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-2006-0108).

(c) Land transaction –

To accept the highest tender received for the purchase of the sites, being £2,100,000 from J.F. Marett & Son Ltd., and to cause the sale of the land, with each party to meet their own costs in passing contract.

To attach to the sale of the sites the following conditions:

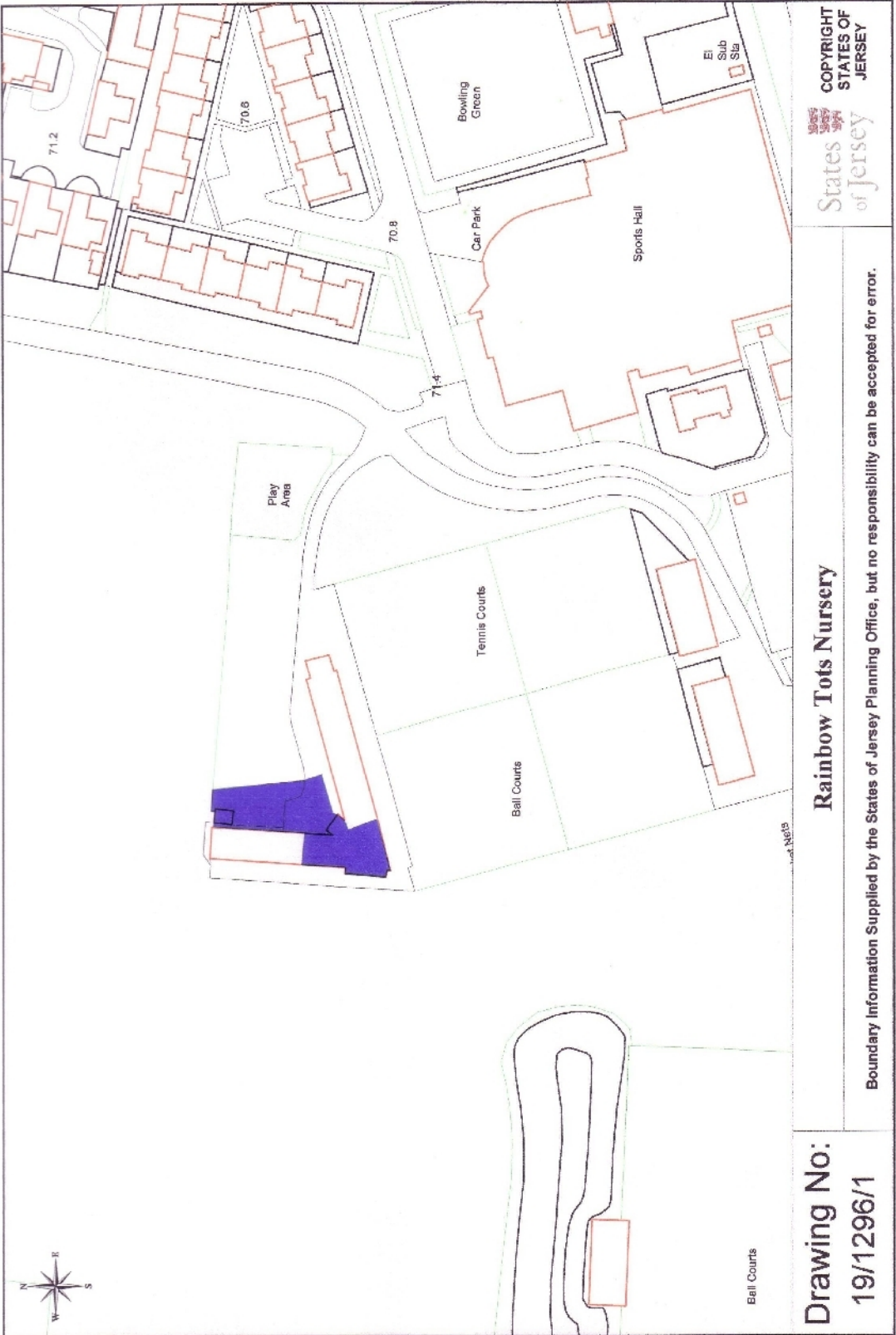
1. The cottage site may be used as a contractor's working area during the development of the main site, but must be subsequently developed for "First-Time Buyer" housing.
2. Both sites must be developed as residential units – no other use is permitted.
3. The residential units must be sold to "First-Time Buyers". J.F. Marett & Son Ltd may allocate the sale of the units to the First-Time Buyers.
4. J.F. Marett & Son Ltd. is free to set the asking price for the residential units. There will be a covenant in the sale of the sites to restrict the onward sale of the units by the initial First-Time Buyers to First-Time Buyers only.
5. Should any of the residential units not sell at J.F. Marett & Son Ltd's asking price, there will be no relaxation on the part of the Minister for Treasury and Resources regarding the condition to sell to "First-Time Buyers".
6. J.F. Marett & Son Ltd. must agree with Property Holdings a programme for the development and may be required to enter into an agreement to require the company to take all reasonable measures to ensure that the development is completed to programme.

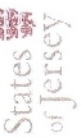
The Minister hereby authorises the Attorney General and the Greffier of the States to pass any contracts on behalf of the Public of Jersey that may be necessary.

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-2006-0109).





 STATES OF JERSEY

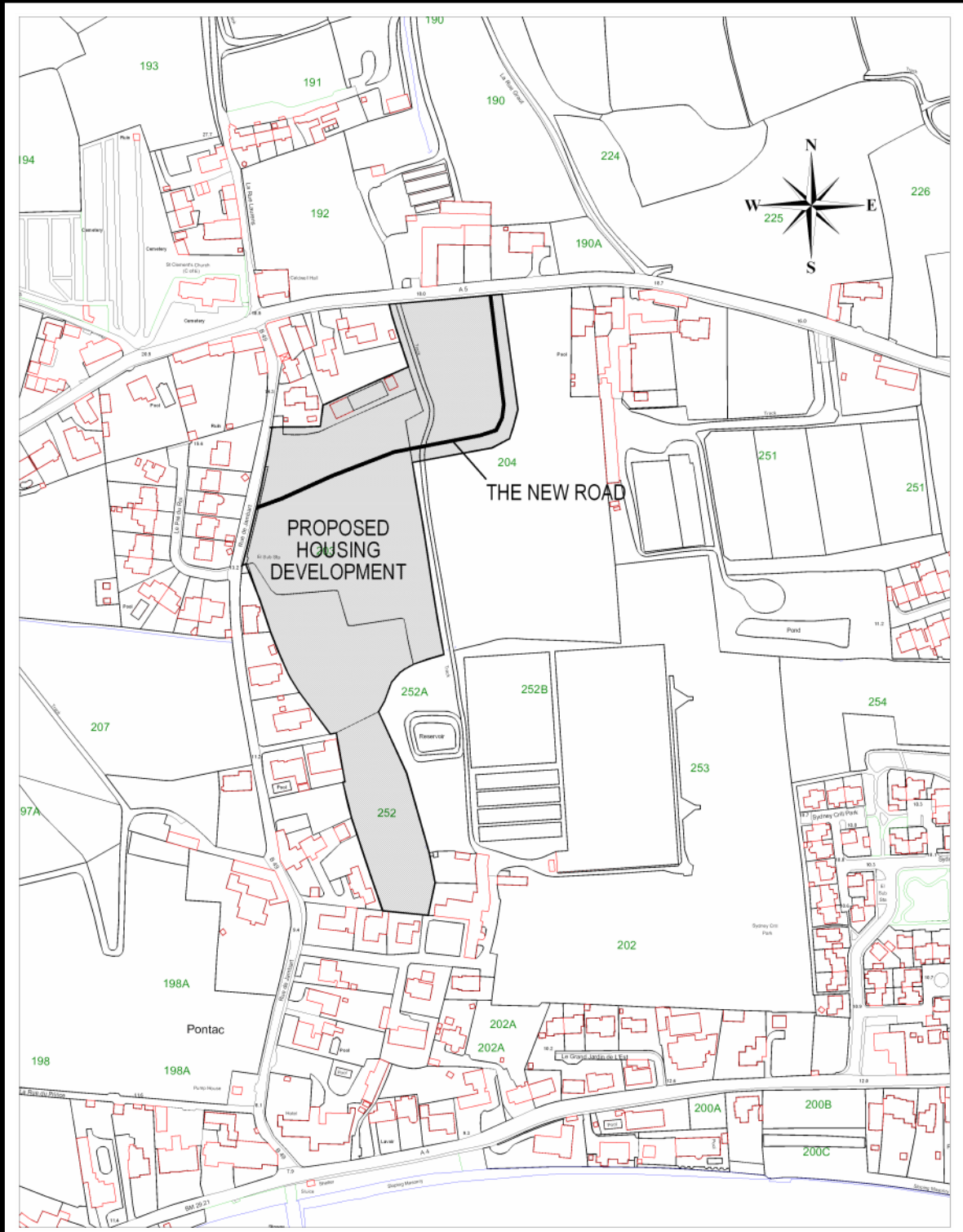
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Rainbow Tots Nursery

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

Drawing No:
19/1296/1



Jambart Location Plan

Drawing No: **P/2003/1965/1**

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