

Estimates Committee 2005 Questions Taken On Notice

(23/06/2005 to 01/10/2005)

Date: 06/07/2005 Output: 1.0
Sub Output: 1.4
Subject: Land Management - Land Purchase

From: Mr Gerry Wood to Dr Christopher BURNS
Department of Infrastructure Planning and Environment

7-2

Question: Could you advise the cost to the department to purchase the three lots of land for the Humpty Doo Police Fire and Emergency Service? The original site planned was at the corner of Spencely Road and the Stuart Highway. Do you have an estimate of how much it would cost to establish the facility at the site?

Answer:

Answered On: 13/07/2005

Answer: Sections 4084, 4085 and 4086 Hundred of Strangways Humpty Doo were purchased on 19 December 2003 to house the recently constructed emergency services facility in the Litchfield Shire.

The site zoned DC-B (District Centre – Business) under the Litchfield Area Plan covers a total area of 6200 m², was individually serviced and the design could be constructed on Sections 4084 and 4085 with growth capacity planned for Section 4086.

Quantity Surveyors and Cost Consultants estimated Construction costs for this site at \$2 707 399 with Total Design and Construction costs estimated at \$3 350 406

As an acquisition by agreement, details of the purchase price are confidential between the previous landowner and the Territory.

The alternate/original site being Section 4468(A) with an approximate area of approximately 1.34 hectares (only 50% was required for the development with the remaining area being room for expansion) was Crown land on the corner of Arnhem Highway and Spencely Road.

This site, slightly remote from the Humpty Doo District Centre and not in such a “community focused” location would require services (roads and drainage, sewer, water and electricity) to be provided and also required filling. An estimate of costs was \$500 000.

Quantity Surveyors and Cost Consultants estimated Construction costs for this site at \$2 819 426 with Total Design and Construction costs estimated at \$4 110 264.