



Croydon Shire Council

FOR SALE BY TENDER

Sale of Council Owned Land

Forty two (42) individual parcels of vacant Residential / Industrial land

Tender T10 2023/2024

Closing Time: 4:00pm Monday 13 May 2024

Croydon Shire Council
PO Box 17
Croydon QLD 4871

Phone (07) 4748 7100

1. Introduction

Croydon Shire Council is offering for sale by public tender forty two (42) individual parcels of Council owned vacant residential / industrial land allotments located in the township of Croydon, Queensland.

The invitation to tender is conducted in accordance with Croydon Shire Council's Procurement Policy and the *Local Government Regulation 2012*.

2. Tenderer's Due Diligence

Council has not assumed, nor does it assume, a duty of care to Tenderers and the Tenderers acknowledge and agree that they have made their own enquiries and allowed for all costs associated with its Tender submission.

The parcels of vacant land are being offered for sale by Council on an "as is" basis and Tenderers are responsible for undertaking their own due diligence enquiries to ensure that the lots are adequate for their requirements.

3. Vacant Residential and Industrial Land Allotments

Council is offering for sale forty two (42) individual parcels of freehold land as described below.

	Property Address	Real Property Description	Land Area	Township Zone Precinct
05	William Street, Croydon, QLD 4871	L596 on SP340499	951m2	Residential
06	William Street, Croydon, QLD 4871	L597 on SP340499	951m2	Residential
07	William Street, Croydon, QLD 4871	L598 on SP340499	951m2	Residential
09	Haseler Street, Croydon, QLD, 4871	L600 on SP340499	931m2	Residential
10	Haseler Street, Croydon, QLD, 4871	L601 on SP340499	951m2	Residential
11	Haseler Street, Croydon, QLD, 4871	L602 on SP340499	951m2	Residential
12	Haseler Street, Croydon, QLD, 4871	L603 on SP340499	951m2	Residential
17	Sircom Street, Croydon, QLD. 4871	L706 on MPH14026	1,012m2	Residential
18	Sircom Street, Croydon, QLD. 4871	L707 on MPH14026	1,012m2	Residential
19	Sircom Street, Croydon, QLD. 4871	L708 on MPH14026	1,012m2	Residential
20	Sircom Street, Croydon, QLD. 4871	L709 on MPH14026	1,012m2	Residential
21	Sircom Street, Croydon, QLD. 4871	L710 on MPH14026	1,012m2	Residential
22	Temple Street, Croydon, QLD. 4871	L711 on MPH14026	1,012m2	Residential
23	Temple Street, Croydon, QLD. 4871	L712 on MPH14026	1,012m2	Residential
24	Temple Street, Croydon, QLD. 4871	L13 on MPH22225	1,012m2	Residential
27	Temple Street, Croydon, QLD. 4871	L128 on MPH15915	1,012m2	Residential
28	54 Temple Street, Croydon, QLD. 4871	L129 on MPH15915	1,012m2	Residential
29	52 Temple Street, Croydon, QLD. 4871	L130 on MPH15915	1,012m2	Residential
39	Unnamed Road, Croydon, QLD, 4871	L341 on SP340496	1,012m2	Residential
43	Unnamed Road, Croydon, QLD, 4871	L345 on SP340496	1,012m2	Residential
44	Unnamed Road, Croydon, QLD, 4871	L346 on SP340496	1,012m2	Residential
45	Temple Street, Croydon, QLD. 4871	L366 on SP340497	1,011m2	Residential
46	Temple Street, Croydon, QLD. 4871	L367 on SP340497	1,011m2	Residential
47	Temple Street, Croydon, QLD. 4871	L373 on SP340498	1,012m2	Residential
48	Temple Street, Croydon, QLD. 4871	L374 on SP340498	1,012m2	Residential
50	Haseler Street, Croydon, QLD, 4871	L107 on MPH22302	1,012m2	Industrial

Ref No.	Property Address	Real Property Description	Land Area	Township Zone Precinct
51	Haseler Street, Croydon, QLD, 4871	L108 on MPH22302	1,012m2	Industrial
52	Haseler Street, Croydon, QLD, 4871	L109 on MPH22302	1,012m2	Industrial
53	Haseler Street, Croydon, QLD, 4871	L110 on MPH22302	1,012m2	Industrial
58	Brown Street, Croydon, QLD, 4871	L95 on MPH22302	1,012m2	Industrial
59	Phillips Street, Croydon, QLD, 4871	L96 on MPH22302	1,012m2	Industrial
60	Phillips Street, Croydon, QLD, 4871	L97 on MPH22302	1,012m2	Industrial
61	Phillips Street, Croydon, QLD, 4871	L98 on MPH22302	1,012m2	Industrial
62	Phillips Street, Croydon, QLD, 4871	L99 on MPH22302	1,012m2	Industrial
64	Samwell Street, Croydon, QLD, 4871	L10 on SP340507	1,168m2	Residential
65	Edith Street, Croydon, QLD, 4871	L12 on SP340507	692m2	Residential
66	Francis Street, Croydon, QLD, 4871	L10 on SP340505	1,012m2	Residential
67	Francis Street, Croydon, QLD, 4871	L11 on SP340505	1,012m2	Residential
68	Alldridge Street, Croydon, QLD, 4871	L2 on SP340506	1,012m2	Residential
69	Alldridge Street, Croydon, QLD, 4871	L9 on SP340506	1,012m2	Residential
70	Alldridge Street, Croydon, QLD, 4871	L10 on SP340506	1,012m2	Residential
71	65 Alldridge Street, Croydon, QLD, 4871	Lot 316 on MPH14026	1,012m2	Residential

Please see Attachment 1 - Map

Town Planning - The land is within the Township Zone (Residential Precinct) and Township Zone (Industrial Precinct), under the Croydon Shire Planning Scheme. Any building and development works must be undertaken in accordance with the relevant Australian Standards, Building Codes, Croydon Shire Council Planning Scheme, Council Policies and Local Laws.

In certain instances, consideration may need to be given to Matters of State Interest including, but not limited to, Native Vegetation Clearing and State Transport Corridors.

Further consideration may also need to be given to other matters including proximity to Electricity Infrastructure.

Tenderers are advised that it will be necessary for them to apply for and to obtain Town Planning and Building Approval (as appropriate) prior to the commencement of construction of any structure(s) on the lots. In particular, Tenderers are advised that it may be necessary for them to obtain Code Assessable or Impact Assessable approval for the construction of a structure or structures on the industrial lots.

Services - There are no services connected to the vacant properties. There is no reticulated sewerage system in Croydon and in some instances, there is no formed road access to the lots. Tenderers are advised that it will be their responsibility to connect water and power to the lots.

4. Contact Person

Enquiries regarding this tender may be directed in writing to Dharmendra Naidu, Finance Manager via email only to: dnaidu@croydon.qld.gov.au.

Tenderers are notified that Council retains the discretion to make public both the Tenderers' enquiries and Council's response thereto.

5. Tender Validity Period

The tender submitted must remain valid for a period of 30 days from the date of the tender.

6. Publicity

Tender Submissions will not be opened publicly by the Council.

7. Tender Submission and Preparation Costs

Any costs incurred by the Tenderer for research, preparation, presentation or any other aspect in the process of developing a Tender Submission is the Tenderer's cost and sole responsibility. The Council will not be liable for any claim arising due to the time and cost incurred for the Tenderer to develop a proposal for this Tender process.

8. Acceptance of Tender

Council retains the right to accept or to decline in its absolute discretion any tender which it receives without the necessity for Council to provide any reasons for doing so. Council will accept the tender most advantageous to it having regard to sound contracting principles and the overall value outcome achieved. Section 228(7) of the *Local Government Regulation 2012* relating to changes to tenders may be applied. Also please note there are no limitations on the number of blocks one entity can bid for.

The Tender Submission is not a Contract of Sale but may result in a Contract of Sale upon acceptance by Council. Tenderers are advised that no legal obligations will arise between Council and the Tenderers until such time as a formal Contract of Sale has been signed by the parties.

Council reserves the right to include in a Contract of Sale with a successful Tenderer such conditions as the Council deems appropriate in its absolute discretion.

9. Tenderers Proposed Use of Land

- (a) Tenderers are advised that it is Council's preference that the construction of residential dwellings on the residential lots should commence in a timely manner after settlement of Contracts of Sale.
- (b) Tenderers are advised that it is the Council's preference for a structure to be constructed on the industrial lots in a timely manner after settlement of the Contracts of sale of industrial lots.
- (c) In this regard:
 - (i) Tenderers are required to notify Council of their intended use of the land as well as of their proposed date of commencement of construction upon the land.
 - (ii) Council will use, as one of its criteria for the selection of successful Tenderers, the Tenderers' proposed use of the land and the Tenderers nominated date of construction upon the land.
- (d) Council reserves the right to include in any Contract of Sale with a successful Tenderer a provision specifying that the Tenderer will enter into a Covenant with the Council to commence construction of a residence on the land by a specified date failing which the land is to be transferred to the Council on terms and conditions satisfactory to the Council.

10. Deposit

Successful Tenderers will be required to pay into the trust account of Council's Lawyers, Moray & Agnew (in their capacity as Deposit Holder) a deposit of 10% of the purchase price upon signing of a formal Contract of Sale.

11. Tender Submission

Tenders must be submitted by 4:00pm on Monday 13 May 2024 using the tender submission form provided. The tender submission form must be fully completed and signed.

Tenders may be lodged using one of the following methods:

1. Electronic lodgement via tender box at ceo@croydon.qld.gov.au
2. Lodgement at Council's Administration Office, 63 Samwell Street, Croydon in a sealed envelope appropriately labelled 'Tender T10 2023/2024 Sale of Council owned land'.

3. Lodgment by post addressed to Chief Executive Officer, Croydon Shire Council, PO Box 17, Croydon QLD 4871, with the envelope appropriately labelled “Tender T10 2023/2024 Sale of Council owned land”. If posting your tender submission, it must reach Council by the closing time and date specified.

12. Conflict of Interest

The Tenderer must inform the Council of any actual or potential conflict of interest concerning this Tender process. If a Tenderer notifies the Council of an actual or potential conflict of interest or if the Council becomes aware of the existence of an actual or potential conflict of interest, the Council may, in its absolute discretion:

- (a) Enter into discussions to seek to resolve such conflict of interest; or
- (b) Cease further consideration of and disregard the Tender Submission lodged by that Tenderer and/or take any other action it considers appropriate.

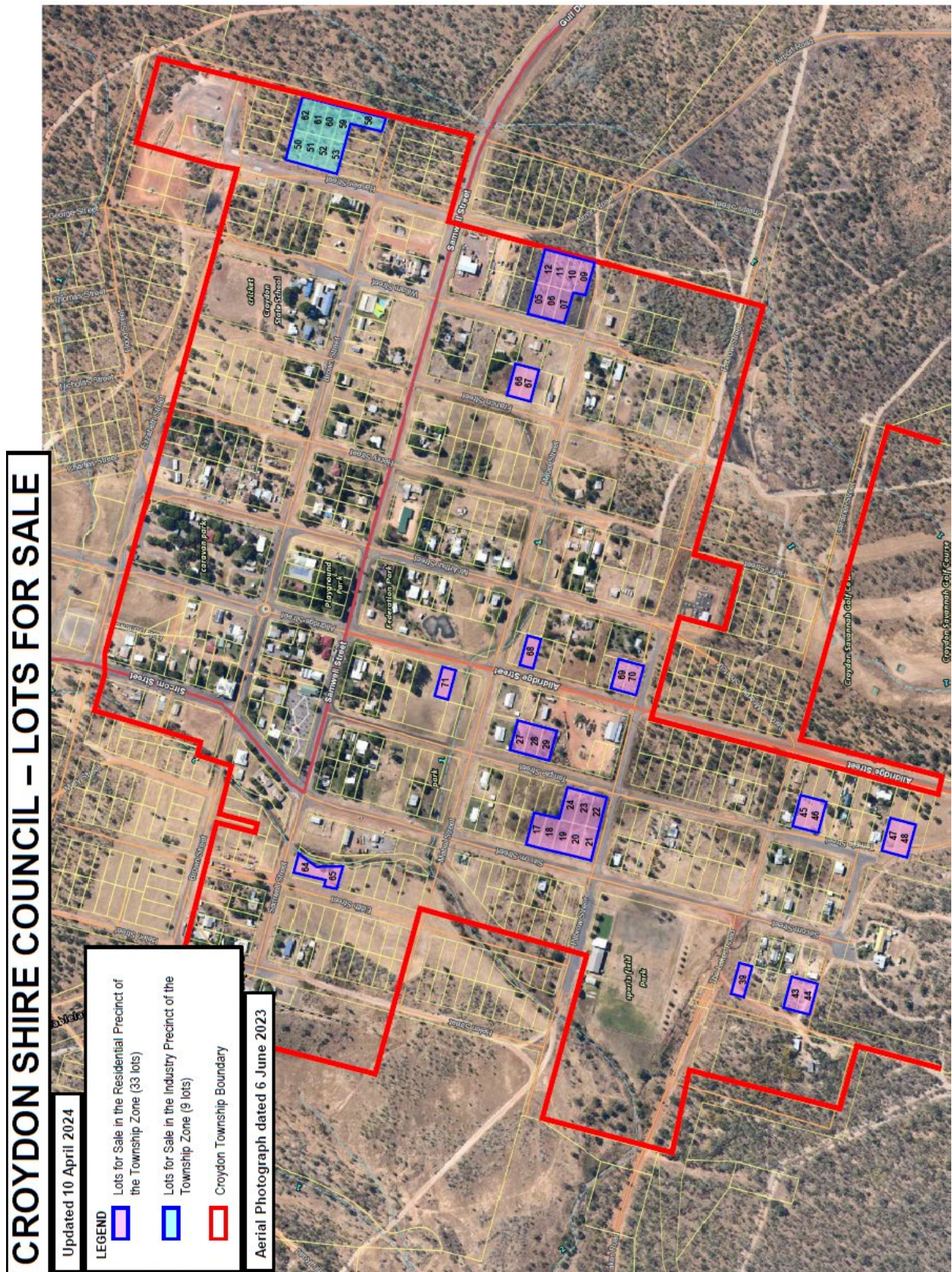
13. False or Misleading Claims

If a Tenderer is found to have made or engaged in false or misleading claims, statements or conduct, the Council reserves the right to reject the Tender Submission of the particular Tenderer.

14. Authorisation

This invitation to tender is authorised by Jacqui Cresswell, Chief Executive Officer, Croydon Shire Council on 20 April 2024.

Attachment 1 – Map



TENDER SUBMISSION

Sale of Council Owned Land

Forty Two (42) individual parcels of vacant Residential / Industrial land

Tender T10 2023/2024

Closing Time: 4:00pm Monday 13 May 2024

Tenderer Details	
Name/s (in full) (As it will show on Title)	
ABN/ACN (name and number if applicable)	
Is the tenderer registered for GST	<input type="checkbox"/> Yes <input type="checkbox"/> No
Residential Address	
Postal Address	
Telephone Number	
Mobile Telephone Number	
Email Address	
Tenderer's proposed use of the land and anticipated date of construction upon the land	
Identity and contact details of Tenderer's Lawyer	
If the Tenderer intends the Contract of Sale to be subject to finance, please specify: a) The identity of the financial institution b) The amount of the loan c) Finance date	

<p>Special Conditions: The Tenderer should specify any Special Conditions which the Tenderer requires to be included in the proposed Contract of Sale</p>	
<p>GST Withholding Obligations: Is the Tenderer registered for GST and acquiring the land for a creditable purpose? NOTE: <i>An example of an acquisition for a “creditable purpose” would be the purchase of the land by a building contractor, who is registered for GST, for the purposes of building a house on the land and selling it in the ordinary course of its business</i></p>	

Price Offered to Council

	Property Address	Real Property Description	Land Area	Township Zone Precinct	Purchase Price (Ex GST)	GST (if applicable)	Total Price (Inc GST)
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67	Francis Street, Croydon, QLD, 4871	L11 on SP340505	1,012m2	Residential			
68	Alldrige Street, Croydon, QLD, 4871	L2 on SP340506	1,012m2	Residential			
69	Alldrige Street, Croydon, QLD, 4871	L9 on SP340506	1,012m2	Residential			
70	Alldrige Street, Croydon, QLD, 4871	L10 on SP340506	1,012m2	Residential			
71	65 Alldridge Street, Croydon, QLD, 4871	Lot 316 on MPH14026	1,012m2	Residential			

By signing this document, I agree that if my tender is accepted, I will enter into a standard REIQ Terms of Contract for Houses and Residential Land with Croydon Shire Council within 30 days from the date of offer on such terms and conditions as the Council deems appropriate in its absolute discretion.

Signature _____

Date ____/____/____

Signature _____

Date ____/____/____

Other information:

*You may wish to include details of intended use of the land, likely commencement date for construction etc. which ‘**may**’ form part of selection of successful offers should more than one offer be received for same property.*