



**Croydon Shire Council**

# **FOR SALE BY TENDER**

**Two (2) Residential Properties**

102 Sircom Street, Croydon QLD 4871

and

96 Sircom Street, Croydon QLD 4871

**Tender T9 2018/2019**

**Closing Time: 4.30pm Friday 31 May 2019**

Croydon Shire Council  
PO Box 17  
Croydon QLD 4871

## 1. Introduction

Croydon Shire Council is offering for sale separately by public tender two (2) residential properties located at Croydon.

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

## 2. Residential Properties

### Residential Property No. 1



Property Address	102 Sircom Street, Croydon QLD 4871						
Real Property Description	L1 SP304955						
Land Area	1733m <sup>2</sup>						
Town Planning	The property is within the Township Zone Residential precinct under the Croydon Shire Planning Scheme.						
Services	Electricity, town water and independent on-site septic system is connected to the property. The property has sealed road frontage with kerb and channeling.						
Dwelling	High set, three (3) bedrooms, one (1) bathroom, kitchen, laundry and lounge/dining, build approximately 1975. Updated kitchen with single bowl sink, floor and wall cupboards, laminated benchtops, tiled splashback, electric upright stove. Laundry is located under the house. Wall mounted and split system air conditioning, ceiling fans. Vinyl floor coverings. Built in robes. One car attached carport.						
Dwelling Construction	<table border="0"> <tr> <td style="vertical-align: top;">Foundations:</td> <td>Steel piers</td> </tr> <tr> <td style="vertical-align: top;">Floor:</td> <td>Particleboard</td> </tr> <tr> <td style="vertical-align: top;">External Walls:</td> <td>Aluminium weatherboard, cement sheeting</td> </tr> </table>	Foundations:	Steel piers	Floor:	Particleboard	External Walls:	Aluminium weatherboard, cement sheeting
Foundations:	Steel piers						
Floor:	Particleboard						
External Walls:	Aluminium weatherboard, cement sheeting						

	Internal Walls:	Fibrous cement
	Ceiling:	Fibrous cement
	Windows:	Aluminium
	Roof:	Metal
Floor Area	Approx.	160m <sup>2</sup>
Condition	The building is in fair condition.	
Tenancy	The property is currently leased.	

**Residential Property No. 2**



Property Address	96 Sircom Street, Croydon QLD 4871
Real Property Description	L2 SP304955
Land Area	1434m <sup>2</sup>
Town Planning	The property is within the Township Zone Residential precinct under the Croydon Shire Planning Scheme.
Services	Electricity, town water and independent on-site septic system is connected to the property. The property has sealed road frontage with kerb and channeling.

Dwelling	Two (2) bedrooms, one (1) bathroom, kitchen, laundry, dining, patio, build approximately 1990. Updated kitchen with single bowl sink, floor and wall cupboards, laminated benchtops, tiled splashback, rangehood, electric upright stove. Laundry is located external to house. Wall mounted air conditioning, ceiling fans, vinyl floor coverings. Storage shed with concrete floor.														
Dwelling Construction	<table> <tr> <td>Foundations:</td> <td>Steel piers</td> </tr> <tr> <td>Floor:</td> <td>Plywood</td> </tr> <tr> <td>External Walls:</td> <td>Aluminium weatherboard</td> </tr> <tr> <td>Internal Walls:</td> <td>Panelled</td> </tr> <tr> <td>Ceiling:</td> <td>Panelled</td> </tr> <tr> <td>Windows:</td> <td>Aluminium</td> </tr> <tr> <td>Roof:</td> <td>Metal</td> </tr> </table>	Foundations:	Steel piers	Floor:	Plywood	External Walls:	Aluminium weatherboard	Internal Walls:	Panelled	Ceiling:	Panelled	Windows:	Aluminium	Roof:	Metal
Foundations:	Steel piers														
Floor:	Plywood														
External Walls:	Aluminium weatherboard														
Internal Walls:	Panelled														
Ceiling:	Panelled														
Windows:	Aluminium														
Roof:	Metal														
Floor Area	Approx. 111m <sup>2</sup>														
Condition	The building is in fair condition.														
Tenancy	The property is vacant.														

### 3. Inspections

Council will make the properties available for inspection from 10.30am to 12.30pm on Wednesday 15 May 2019. To register your attendance at the inspection please email [admin@croydon.qld.gov.au](mailto:admin@croydon.qld.gov.au) prior to 15 May 2019.

### 4. Contact Person

Enquiries regarding this tender may be directed to:

Name: Robert Holmes  
 Position: Acting Chief Executive Officer  
 Telephone: 07 4748 7100  
 Email: [ceo@croydon.qld.gov.au](mailto:ceo@croydon.qld.gov.au)

### 5. Tender Validity Period

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

### 6. Acceptance of Tender

Council may decide not to accept the highest or any tender it receives. 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.

## 7. Tender Submission

Tenders must be submitted by 4.30pm on Friday 31 May 2019 using the tender submission form provided.

Tenders may only be lodged by:

1. Lodgement at Council's Administration Office, 63 Samwell Street, Croydon in a sealed envelope appropriately labelled '**Tender T9 Sale of Residential Properties**'.
2. Lodgement by post addressed to Chief Executive Officer, Croydon Shire Council, PO Box 17, Croydon QLD 4871, with the envelope appropriately labelled '**Tender T9 Sale of Residential Properties**'.

If posting your tender submission it must reach Council by the closing time and date specified.

## 8. Authorisation

This invitation to tender is authorised by Robert Holmes, Acting Chief Executive Officer, Croydon Shire Council on 29 April 2019.

**CROYDON SHIRE COUNCIL  
TENDER T9 - SALE OF RESIDENTIAL PROPERTIES  
CONFIDENTIAL TENDER SUBMISSION  
CLOSING TIME: 4.30PM FRIDAY 31 MAY 2019**

<b>Name (in full)</b>				
<b>ABN/ACN (name and number if applicable)</b>				
<b>Residential Address</b>				
<b>Postal Address</b>				
<b>Telephone Number</b>				
<b>Mobile Telephone Number</b>				
<b>Email Address</b>				
<b>Property</b>	<b>Lot</b>	<b>Plan</b>	<b>Address</b>	<b>Lump Sum Price</b>
1	1	SP304955	102 Sircom Street, Croydon QLD 4871	\$
2	2	SP304955	96 Sircom Street, Croydon QLD 4871	\$

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.

Signature \_\_\_\_\_

Date \_\_\_\_/\_\_\_\_/\_\_\_\_