



CROYDON SHIRE COUNCIL

Sale of Vacant Residential Allotment

1 INTRODUCTION

Croydon Shire Council has for sale a vacant residential allotment in Croydon. Council has set a reserve price of \$7,895.00 for the sale of the allotment.

The purchaser must obtain relevant development permits under the relevant Planning Act prior to carrying out any building or other works on the land. All works must be undertaken with current and applicable Australian Standards and comply with all requirements of the Building Code of Australia, Queensland Development Code and the Croydon Shire Council Planning Scheme.

2 LAND DESCRIPTION

The vacant lot is described as:

Lot	Plan	Tenure	Zone	Area	Address
315	MPH14026	Freehold	Residential	1012m ²	63 Alldridge Street, Croydon



The residential zoned allotments are within Council's reticulated water supply area but do not currently have water connected. The water connection fee is \$1,150.00 which includes the installation of a water meter to the property.

There is no reticulated sewerage system in Croydon.

The allotment has sealed road frontage.

3 GENERAL RATES AND UTILITY CHARGES

Subject to a minimum payment, the site valuation determined by the Department of Natural Resources is the most equitable and fair basis to levy Differential Rates – Urban and Rural. The rate in the dollar is determined by Council at its annual Budget Meeting, having regard to the requirement to raise funds to contribute towards meeting the costs of provision of services. Rates Notices will be issued half yearly, generally in the months of July and January for all rateable properties within the Shire. Interest at the rate of 8% per annum will apply to all overdue rates and utility charges.

Differential Rates (Cent in \$) Urban – 8.84

Council considers it appropriate that all landowners do not, under any circumstances, pay less than the amount fixed, regardless of the unimproved valuation of their land. It is Council's view that all landowners should make a minimum contribution towards the cost of provision of services.

Minimum Rates \$609.70 for Urban, Rural and Mining Properties

Water Access Charge \$191.68 per unit

Water Consumption Charge \$0.89 per kilolitre.

Water Utility Charges for land where council deems that water can be supplied from the reticulated system are to be levied on the basis of whether the land is vacant or occupied or whether it is, or is not, rateable land. A water access charge per unit is applied with the number of units per improvement as detailed in the Water Charges Schedule. In addition there is a water consumption charge of per kilolitre.

In respect of improvements erected during the year water charges shall be levied proportionally for the unexpired part of the year from the date that the structure is ready for occupation or from the date connection of water to the subject land, whichever date is the earlier.

Cleansing Charge \$304.25 per unit (service once per week)

Cleansing utility charges for occupied land where Council deems that a service will be supplied are to be levied on the following basis:

Cleansing Charges Schedule	
Property	Charge
Each house / dwelling unit / improved property (serviced once weekly)	1 utility charge per wheeled bin service.
Each commercial / industrial / community facility (serviced twice weekly)	2 utility charges per wheeled bin service.

In respect of improvements erected during the year, cleansing service utility charges shall be levied proportionally for the unexpired part of the year from the date the improvement is ready for occupation.

Utility charge applies whether or not a service is rendered. No other waste receptacles will be serviced.

4 CONDITIONS OF SALE

4.1 Payment

A deposit of 10% of the purchase price is payable to Croydon Shire Council on the day the buyer provides Council with the Buyer's details and Buyer's Solicitor details in the form attached.

Settlement payment must be made to Council's Solicitors within 30 days or the land may be disposed of to another party.

4.2 Transfer of Title

The purchaser will be responsible for all costs associated with the Transfer of Title.

Council's Solicitors will act on Council's behalf.

5 ENQUIRIES

For enquiries regarding the sale of allotments please contact Council on (07) 4748 7100 or by email admin@croydon.qld.gov.au

