

Part 3 – Specification

**Request for Tender
(RFT)**

**Sale of Council Owned Land
Lots 8 – 11 and Lots 13 - 29 on
SP297126, Racecourse Road and
Denton Court, Injune Q 4454**

Closing Time:

10 am (Australian Eastern Standard Time)

6 June 2022

RFT Number:

22024

SPECIFICATION – Sale of Council Owned Land Lots 8 – 11 and Lots 13 - 29 on SP297126, Racecourse Road and Denton Court, Injune Q 4454

1 INTRODUCTION AND SCOPE

Council has completed the development of 22 parcels of land at the 'Racecourse North Estate', Injune in response to community demand for vacant land suitable for the construction of residential housing.

Council offers for individual sale land described as Lots 8 – 11 and Lots 13 - 29 on SP297126 and located at Racecourse Road and Denton Court, Injune.

Lots 12 and 30 are excluded from this sale.

This Part 3, the Specification, defines the properties offered for sale.

2 TENDER SUBMISSION

Tenderers can submit their Part 4 – Tender Response through www.vendorpanel.com.au OR by emailing the tender submission to procurement@maranoa.qld.gov.au

3 BACKGROUND INFORMATION

The parcels of land offered for sale are located at the newly developed 'Racecourse North Estate', Injune.

The land is Council owned freehold land located on the western side of the Injune township.

Council is offering for sale 21 parcels of land being Lots 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 on SP297126.

The land parcels vary in size per allotment.

4 PARTICULARS OF LAND

3.1 Property Offered

The properties are offered on an "as is" basis and tenderers must undertake their own investigation in relation to the adequacy of the property for their requirements.

Water and sewerage is available for connection to each allotment.

3.2 Property Details

Lot on Plan	Area square metres	Proposed property reserved street address
Lot 8 on SP297126	801m ²	8 Racecourse Road
Lot 9 on SP297126	955m ²	Corner allotment – 1 Denton Court or 1 Racecourse Road
Lot 10 on SP297126	1228m ²	3 Denton Court
Lot 11 on SP297126	1000m ²	5 Denton Court
Lot 13 on SP297126	800m ²	9 Denton Court
Lot 14 on SP297126	800m ²	11 Denton Court
Lot 15 on SP297126	800m ²	13 Denton Court
Lot 16 on SP297126	800m ²	15 Denton Court
Lot 17 on SP297126	797m ²	17 Denton Court
Lot 18 on SP297126	919m ²	19 Denton Court

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Lot on Plan	Area square metres	Proposed property reserved street address
Lot 19 on SP297126	1089m ²	21 Denton Court
Lot 20 on SP297126	1099m ²	22 Denton Court
Lot 21 on SP297126	904m ²	20 Denton Court
Lot 22 on SP297126	808m ²	18 Denton Court
Lot 23 on SP297126	809m ²	16 Denton Court
Lot 24 on SP297126	809m ²	14 Denton Court
Lot 25 on SP297126	809m ²	12 Denton Court
Lot 26 on SP297126	809m ²	10 Denton Court
Lot 27 on SP297126	809m ²	8 Denton Court
Lot 28 on SP297126	809m ²	6 Denton Court
Lot 29 on SP297126	809m ²	4 Denton Court

3.2 Site Development

The property is zoned 'Residential' under the *Maranoa Planning Scheme 2017*.

All tenderers are to outline their plans for the land, including building concept.

Successful tenderers must construct a compliant dwelling on the land within two (2) years of the purchase contract completing. Council has the right to buy back the land at the same purchase price paid by the successful tenderer (less Council's legal costs, duty and registration fees to re-acquire the property) to Council for the land if construction is not completed within this timeframe as well as any related special conditions recommended by Council's lawyers to protect Council's interests.

All development is subject to the provisions of the planning scheme for the Maranoa Region and the *Building Act 1975*, the Standard Building Regulations 1994 and the Building Code of Australia.

3.3 Rates & Charges

Rates and Charges are payable in respect of the Land.

3.4 Due Diligence

The Tenderer acknowledges that the Tenderer is responsible for undertaking appropriate due diligence regarding the purchase of the Land including the terms and conditions of the contract and special conditions to the contract.

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SURVEY PLAN

Plan of Lots 8 – 30 & 997 on SP297126

