

**Part 1 - Invitation to Tender &  
Specification**

**Request for Tender (RFT)**      **Purchase and Removal of two (2) Disused Buildings at 3-5 Feather Street, Roma QLD 4455**

**Closing Time:**                      **5 pm  
(Australian Eastern Standard Time)  
27 August 2024**

**RFT Number:**                      **25002**

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## 1. INVITATION TO TENDER

Maranoa Regional Council invites tenders for the purchase and removal of two (2) disused buildings, being one (1) 7.5x9m steel frame shed and one (1) 12x13m steel frame and timber truss shed, located at 3-5 Feather Street, Roma Qld 4455 that are surplus to Council requirements.

Inspections via prior appointment. Appointments to be made via Council's customer service 1300 007 662.

Tender Number:	25002
Tender Start:	6 August 2024
Closing Time: (clause 1 – Conditions of Tender)	5pm (Australian Eastern Standard Time) 27 August 2024
Conditions	Assets must be removed by 31 October 2024.
Optional Site Visit (clause 3.9 – Conditions of Tender)	<b>Location:</b> The sheds are located at 3-5 Feather Street, Roma Qld 4455. <b>Inspections via prior appointment.</b> <b>Appointments to be made via Council's customer service 1300 007 662.</b>
Tender: (clause 1 – Conditions of Tender)	Part 1 - Invitation to Tender and Specification Part 2 - Conditions of Tender Part 3 – Tender Response
Format for any Tender material provided in electronic form: (clause 5.1 – Conditions of Tender)	Microsoft Word or pdf. document
Tenders must be open for acceptance for this amount of time: (clause 7.5 – Conditions of Tender)	90 days from the Closing Time
Evaluation criteria and weightings (points) to be applied: (clause 9 – Conditions of Tender)	Refer to Part 3 - Tender Response
Any additional information to be designated as 'Confidential Information': (clause 1, clause 12 – Conditions of Tender)	As required by the individual Tenderer

### ASSISTANCE DURING THE TENDER PERIOD

If you would like assistance to complete the Tender submission, you can obtain assistance by contacting the **Department of State Development, Infrastructure Local Government and Planning**.

The Department's Roma-based representatives can be contacted on 0428 716 263 or by visiting the office at Department of Resources 25 Quintin Street, Roma QLD.

If you would like to request the Department's assistance, please make an appointment prior to allow plenty of time to complete and submit the tender response.

## **2. SPECIFICATION**

### **2.1 INTRODUCTION AND SCOPE**

Council offers for removal two (2) disused buildings, being one (1) 7.5x9m steel frame shed and one (1) 12x13m steel frame and timber truss shed, located at 3-5 Feather Street, Roma Qld 4455 that are surplus to Council requirements.

The Specification defines the property offered for sale.

### **2.2 BACKGROUND INFORMATION**

The buildings are located at 3-5 Feather Street, Roma Qld 4455 on land described as Lot 2 on RP123777. Council will arrange the disconnection of utilities prior to removal.

### **2.3 PARTICULARS OF BUILDING(S)**

Building 1 is a 7.5x9m steel frame shed, with Weathertex type external cladding. The shed appears to be in generally fair condition, with some water damage to parts of the external cladding.

Building 2 is a 12x13m steel frame shed, with timber truss roof and Colourbond external cladding. The shed appears to be in generally good condition.

### **2.4 GENERAL SPECIFICATIONS OF TENDER**

- 2.4.1 The Tenderer has the option of offering a price for one (1) or two (2) of the buildings.
- 2.4.2 The Tenderer has the option of dismantling the building and removing the components or relocating the building as a whole.
- 2.4.3 All materials recovered from the building will become the property of the successful Tenderer.
- 2.4.4 The tenderer is required to obtain the necessary building approvals for the removal of the buildings.
- 2.4.5 The tenderer is required to obtain the necessary building approvals for the reinstatement of the buildings.
- 2.4.6 The Tenderer is required to supply site fencing while works are being undertaken.
- 2.4.7 The Tenderer shall arrange for any necessary police and/or Queensland Transport approvals or transportation requirements that may be necessary.
- 2.4.8 The Tenderer shall execute all of the works in accordance with the requirements of Workplace Health & Safety Queensland.
- 2.4.9 The buildings must be disassembled by an appropriately qualified persons.
- 2.4.10 Damage to adjoining areas including buildings, fences, or any above or underground services shall be reinstated to the satisfaction of Council.
- 2.4.11 All materials/buildings shall be removed from the site within sixty (60) days of acceptance of tender.
- 2.4.12 The Tenderer shall be responsible for payment of any waste management charges associated with the disposal of material from the site.
- 2.4.13 Council will arrange for disconnection of all services from the buildings and Council will pay the fees associated with this.

2.4.14 The Tenderer shall execute the works in such manner to restrict noise and/or dust nuisance to all adjoining properties.

2.4.15 The site must be left in a clean and tidy condition to the satisfaction of Council.

### 2.5 PRICE

Tenderers are required to propose a price for one (1) or both (2) buildings by completing section 4.2 of Part 3 – Tender Response.

### 2.6 REMOVAL

The buildings must be purchased and removed by 31 October 2024.

### 2.7 DUE DILIGENCE

The Tenderer acknowledges that the Tenderer is responsible for undertaking appropriate due diligence regarding the purchase and removal of the disused cottages.

### 2.8 INFORMATION TO NOTE

The following information has been provided for the Purchaser's convenience only, and the Purchaser agrees that it will not be relied upon by the Purchaser for any purpose (including performing its obligations under the Agreement). Please refer to the Disclaimer at the end of this section.

A Building Demolition Permit will be required from Council to remove the buildings from the site. An application will need to consist of the following:

DA Form 2 (including details of an appropriately licensed builder undertaking the removal) found here: <https://planning.dsdmip.qld.gov.au/planning/better-development/application-forms-and-templates>

Safe Work Method Statement (SWMS) for the works being carried out.

Demolition fee: \$600.00 (minimum fee)

Inspection fee: \$125.00 (one final inspection)

A refundable cash bond of \$4,000 must be paid to Council with the application for the Building Demolition Permit. The bond will be returned on completion of the removal works and final inspection by Council verifying the site has been left in a satisfactorily clean and tidy state.

If the buildings are proposed to be relocated to another site within the Maranoa Region, a building approval will need to be obtained for the new site/s. This application is to consist of the following:

DA Form 2 (including licensed builder's details) found here:

<https://planning.dsdmip.qld.gov.au/planning/better-development/application-forms-and-templates>

Site plan for the new location/s, including setbacks to boundaries and other improvements on the land.

Engineered footing design and Form 15 compliance certificate for the new location.

Application fee – to be determined based on the use and class of the building e.g. domestic use for storage or commercial use.

Inspection fees: \$125.00 per inspection (expect 2 x inspections - footing and final).

In the event that the buildings are to be relocated to a site/s in the Maranoa Region, it is recommended to contact Council's Planning Department to ascertain if any further approval requirements may apply.

**Disclaimer:**

The above information has been provided for the Purchaser's convenience only, and the Purchaser agrees that it will not be relied upon by the Purchaser for any purpose (including performing its obligations under the Agreement). Council does not warrant the accuracy, completeness or suitability of the above information, and accepts no liability arising out of, or in any way in connection with the Purchaser's use of the above information. The Purchaser acknowledges and agrees that it must rely on its own investigations regarding its obligations under the Agreement (including its obligation to comply with all Legislative Requirements).

For the avoidance of doubt, the parties acknowledge and agree that the above 'information to note' does not form part of this Agreement or give rise to any obligations or duties under the Agreement. Compliance with the above 'information to note' will not relieve the Purchaser from any obligation or duty under the Agreement or constitute evidence of the Purchaser's compliance with such obligations or duties.

### 3. PHOTOGRAPHS

#### 3.1 LOCATION



#### 3.2 BUILDING 1

##### Building 1



Building 1, Internal





### 3.3 BUILDING 2

#### Building 2



#### Building 2, Internal



