

SALE OF LAND FOR RATE ARREARS TERMS AND CONDITIONS OF SALE

1. This action is being taken in accordance with Section 141 - 144 of the Queensland Local Government Regulation 2012. Visit www.legislation.qld.gov.au for more information.
2. Council must set a reserve price for the property. If the reserve price is not reached during the auction process, the property shall be 'passed in'. Council may then enter negotiations for the purchase of the property with, but only with, the highest bidder at the auction. Any potential sale must be at a price greater than the highest bid received during the auction
3. Properties are sold in an 'as is - where is' condition. Council neither guarantees nor infers compliance to building codes etc. It is recommended potential purchasers undertake whatever searches they consider appropriate prior to the auction.
4. As Council is the seller in the sale transaction and not the registered owner, it is unable to authorize inspections of the property.
5. Properties are sold with clear title i.e. mortgages, caveats or the like do not transfer to the incoming owner.
6. Vacant possession of the property is the responsibility of the successful purchaser.
7. Unconditional contracts of sale shall be used with the financial terms being 10% Non-Refundable deposit payable by Cash; Bank Cheque; Credit Card or Electronic Transfer upon signing the contract. The balance due by 12.00pm 14 days after the date of the auction, payable by Cash or Bank Cheque. Personal cheques will not be accepted under any circumstances.
8. All representatives of the successful purchaser must be available to sign the contract immediately following the auction. If the successful purchaser is a company, all relevant signatories must sign the contract of sale together with the company seal if the articles of the company so require.
9. Any property advertised for sale by Council under this part of the Local Government Regulation shall be withdrawn from sale list should payment of the overdue rates together with the costs incurred with the selling procedures be received. It is suggested enquiries be made nearer the auction date to ascertain what, if any, properties have been withdrawn from the sale list.
10. Upon completion of the sale transaction, it is the responsibility of the purchaser to lodge the transfer documents with Department of Environment and Resource Management.
11. Name of underbidders will be taken in case of default.