

EXPRESSION OF INTEREST

Sale of twelve (12) Windy 1100 Stage One lots

General Information:

Bathurst Regional Council has available for sale the Stage One Release Area of Windy 1100, consisting of 91 registered lots in Deposited Plan 1304135. Council confirms there are a total of 205 lots in the Windy 1100 Estate, including further stages not yet released.

Council is seeking suitably qualified and motivated agent/s to submit an Expression of Interest (EOI) to sell the following twelve (12) lots from Stage One as part of an initial trial process

The subject lots are:

Lot number	Area of Lot (m ²)	Service connection	Current Sale Price
100	893.1	Single	\$380,000.00
106	638.5	Single	\$350,000.00
109	976.3	Single	\$390,000.00
116	693.7	Single	\$360,000.00
120	924.5	Single	\$380,000.00
127	975	Dual	\$415,000.00
138	637.5	Single	\$350,000.00
150	637.5	Single	\$350,000.00
157	975	Dual	\$415,000.00
172	889.8	Single	\$380,000.00
184	975	Dual	\$415,000.00
190	607.4	Single	\$330,000.00

Council representatives may also meet with shortlisted agents to discuss their applications further.

A marketing contract will be provided to the successful applicant(s) in addition to confirmation of Council's legal representation. Council notes all lots sold will have the margin scheme applied for GST treatment.

For clarity all promotional and marketing material in connection with the sale of the Windy 1100 lots must be co-branded and include Council's logo and other information as required.

Council notes there may be multiple successful applicants for the sale of the twelve lots, with a panel of agents to be appointed for the purpose of sale of the twelve lots subject to the applications received. Council may also elect to list the lots non-exclusively subject to the applications received.

Council reserves the right to sell any lots within the Windy 1100 subdivision without commission unless said lot is assigned to an agent.

EOI Application Criteria:

The following questions must be completed and returned with any further information in accordance with the 'how to submit' section below.

1. Please outline your experience and history in land sales in the Bathurst area:

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2. Please confirm: a) your proposed commission expressed as a percentage of sale price, and b) your marketing fee inclusive of GST:

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3. Please confirm your proposed marketing strategy, advertising platforms and approach including digital and physical media:

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4. Please provide a sample of your marketing material for Council's consideration:

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5. Please provide an indication of your expected sale price for each of the lots based on current market conditions:

Lot number	Expected Sale Price
100	
106	
109	
116	
120	
127	
138	

150	
157	
172	
184	
190	

6. Please confirm your expected timeframe for sale of the twelve lots:

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7. If you have any further information you wish to add, please do so in the below section:

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Your EOI application **MUST** be received by Council by 10:00AM Tuesday, 8 October 2024.

Assessment Criteria:

Criteria	Weighting
Experience and history of land sales in the Bathurst region	10%
Commission percentage and marketing fee amount	25%
Marketing strategy, advertising platforms and approach	30%
Sample marketing material	10%
Indicative sale price	10%
Timeframe for sale	10%
Additional information	5%

Please be aware that the lowest price expression of interest may not necessarily be accepted by Council.

How to submit:

By email

Please submit your EOI application quoting “Expression of Interest – Windy 1100 Lot sales 37.00875” to council@bathurst.nsw.gov.au.

The lobbying or liaison with Councillors prior to the consideration of EOI applications to Council will lead to the rejection of the offending expression.

Site map of Windy 1100 Lots:

