

# TENDER APPLICATION

## WINDY 1100 STAGE 1 DUAL SERVICE LOTS

**General Information:**

Bathurst Regional Council is pleased to release Windy 1100 Stage 1 Dual Service Lots for purchase via Tender.

You are invited to participate in this process by making an offer on any lot(s) by completing this Tender form.

Any queries in respect of the lots, or this Tender process should be directed to the Property Management Coordinator on 6333 6235.

A site inspection for interested applicants will be available from 11:00AM to 1:00PM on 2 April 2024 at the Richardson Street Windradyne site entrance.

Purchasers should undertake their own investigations as to whether developer contributions will be payable.

**Making an offer:**

Please submit your application by 12:00pm, Monday 8 April 2024.

Please find below sales brochure showing the dual service lots available in stage 1 (marked "D"):

**WINDY 1100**  
WINDRADYNE

**STAGE 1**

*Your next chapter starts here.*

PROPOSED ROAD 01

141 828 sqm	140 828 sqm	139 876 sqm <i>D</i>	138 827 sqm	137 827 sqm	136 827 sqm	135 876 sqm <i>D</i>	134 827 sqm	133 827 sqm	132 827 sqm	131 876 sqm <i>D</i>	130 827 sqm	129 827 sqm	128 827 sqm	127 876 sqm <i>D</i>	126 827 sqm	125 827 sqm	124 827 sqm	123 876 sqm <i>D</i>	122 827 sqm	121 827 sqm	120 827 sqm	119 1076 sqm <i>D</i>
142 1076 sqm		145 876 sqm <i>D</i>	146 827 sqm	147 827 sqm	148 827 sqm <i>D</i>	149 876 sqm <i>D</i>	150 827 sqm	151 827 sqm	152 827 sqm	153 876 sqm <i>D</i>	154 827 sqm	155 827 sqm	156 827 sqm	157 876 sqm <i>D</i>	158 827 sqm	159 827 sqm	160 827 sqm	161 876 sqm <i>D</i>	162 876 sqm	163 827 sqm	164 1021 sqm	165 876 sqm <i>D</i>

PROPOSED ROAD 02

190 827 sqm	189 827 sqm	188 876 sqm <i>D</i>	187 827 sqm	186 827 sqm	185 827 sqm	184 876 sqm <i>D</i>	183 827 sqm	182 827 sqm	181 827 sqm	180 876 sqm <i>D</i>	179 827 sqm	178 827 sqm	177 827 sqm	176 876 sqm <i>D</i>	175 827 sqm	174 827 sqm	173 827 sqm	172 827 sqm	171 1021 sqm <i>D</i>	170 827 sqm	169 827 sqm	168 827 sqm	167 876 sqm
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*D - Dual Service*

RICHARDSON ST

**BATHURST REGIONAL COUNCIL**

A sample contract can be found on Bathurst Regional Council's website.

Applications must be submitted via the Tender application form at [windy1100.com.au](http://windy1100.com.au)

**Terms and conditions:**

- By submitting a Tender, you acknowledge you have reviewed all details in the accompanying sales brochure, you have made all relevant enquiries and you have familiarised yourself with the Tender process in addition to the characteristics of the land on which you intend to make an offer.
- Please make sure all the details in your offer are clear and unambiguous. Offers that do not satisfy this requirement in the opinion of the Bathurst Regional Council's Property Management Coordinator will not be considered.
- All details required by the form must be provided.
- All submitted Tender forms will remain confidential and at no time will any details be disclosed to third parties (except Council's legal representatives via the Notice of Sale).
- You can make an offer on one lot, or a number of alternative lots. You are not required to fill out all the alternatives in the form. You may make an offer on one lot only. By making an offer on alternative lots, you are confirming that you are willing to purchase any single one of those lots at the price offered.
- You should ensure that any offer submitted is the best, highest and final offer. There will not be an opportunity after the closing date to increase your offer.
- Notwithstanding that you may make an offer on more than one lot, the allocation of more than one lot will be at the seller's sole discretion.
- Once this process has been completed any remaining unsold lots will be listed for sale via upcoming sales processes.

**Acceptance of Offers:**

At the conclusion of the Tender period, Bathurst Regional Council will open the offers and consider each offer in accordance with the following process:

1. The highest offer made for a lot will be accepted, subject to the offer being satisfactory to Bathurst Regional Council who must be satisfied you have capacity to finance the purchase.
2. In the event that a lot does not receive an offer acceptable to Bathurst Regional Council, you may be invited to improve your offer for that lot. Bathurst Regional Council reserves the right to not sell a lot should no acceptable offer be made.
3. Once your offer has been accepted, you will then be contacted to confirm your successful offer and your nominated representative will be contacted with a completed sales advice form.
4. If exchange does not occur within the required time period, the lot will be withdrawn from sale to you.

5. A Contract of Sale will then be issued to your nominated solicitor, with a requirement for the contracts to be exchanged within 21 days. Failure to complete the exchange will result in the lot being listed for sale.

**Non-binding:**

1. Nothing in this document, or the Tender process generally, will be deemed to require Bathurst Regional Council to enter into a Contract or an agreement (as the case may be) for the relevant Lots, nor does it bind Bathurst Regional Council in any way to negotiate with an interested party.
2. This Tender does not create a binding agreement to sell or buy the property. Sale of the property is subject to both parties entering into a formal Contract of sale.
3. The seller may, prior to entering into a Contract of Sale of the Property, decide not to proceed with the sale.
4. In submitting a Tender, the Interested Buyer of the Property fully understands that if the seller accepts the Tender, no binding agreement will exist between the Seller and the Interested Buyer until a Contract Sale is formally agreed between the parties, duly executed by the parties and formally exchanged.

**Definitions:**

**Seller** means Bathurst Regional Council ABN 42 173 522 302, being the owner of land upon which the Lot in this Tender is located.

**Interested Buyer** means the individual/s and/or entity/s who has/have expressed interest, pursuant to the terms contained in this Tender in purchasing the Lot.

**Contract of Sale** means the formal and entire agreement between the parties to sell and purchase the Lot, if entered into, generally in accordance with the Seller's standard form of contract.

**How to apply:**

Please complete the below questions and return with any further information by email to [council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au) quoting reference number 37.00858:

1. Please confirm your purchase price inclusive of GST and the lot(s) you are tendering for:

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2. Please confirm the entity purchasing the lot(s) including a contact number, postal address, email address and contact person (as applicable).

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3. In the event you are the successful applicant, you will be required to exchange contracts within twenty-one (21) days of Council's issue of a sales advice to you. Please confirm your acknowledgement of this requirement.

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4. Please confirm your nominated solicitor/conveyancer and their contact details:

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5. If you would like an earlier settlement than that stated on the contract, please confirm your proposed early settlement date below:

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

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**The lobbying or liaison with Councillors prior to the consideration of tenders by Council will lead to the rejection of the offending expression.**