

Sale of Land – FAQ and Important Information

1. **No legal advice** - Council cannot provide legal advice. Any advice provided by Council or its agents is general in nature.

You are encouraged to seek independent legal advice and undertake your own due diligence conditions as you see fit, prior to the auction.
2. **The auction list may change** - Properties can be removed from sale up to Auction, at Councils absolute discretion.

It is recommended that you continue to check Council's website as the list of properties going to Auction may be continuously updated.
3. **As is, where is** - Council cannot provide access or inspection of the properties. The properties are sold on a "as is, where is" basis.

Council gives no warranty as to the state or occupation of a property in any respect, including whether the buyer will receive vacant possession.

If there is an occupier in the property after settlement, this is the buyer's responsibility.
4. **Contract terms** - Contracts are unconditional. A 10% deposit is required to be paid on fall of the hammer by EFT. Settlement is 12 September 2025.
5. **DocuSign** – Contracts will be sent to successful bidders via the secure platform DocuSign.
6. **Personal bidders** - Bidders are required to enter the contract in the capacity in which you register to bid. If you are a couple, both bidders must be registered to bid.
7. **Company bidders** - If purchasing as a company please ensure that all representatives of the company are available to sign the contract and you have registered to bid correctly (e.g. sole director or director/secretary).

Each director of the company buyer must complete the guarantee and indemnity attached to the contract at Annexure B.
8. **Trustee bidders** - If you are purchasing as a trustee please ensure you have a copy of the Trust Deed and all relevant signatories are available to sign the contract.
9. **Conveyancer** - If you are the successful bidder, you will need to nominate a conveyancer to act on your behalf.

Settlement of these properties cannot occur via PEXA.
10. **Prior reading** - Please ensure you familiarise yourself with the Conditions of Sale by Public

Auction and Draft Contract and Special Conditions (Residential, Residential CTS or Commercial as appropriate) as well as any disclosure material provided.

11. **Property transferred free of encumbrances** - On lodgment of the transfer documentation with Titles Queensland, the property will be transferred to the buyer free of encumbrances.
12. **Application of proceeds of sale** - The Seller is obligated to use proceeds of sale in a priority order pursuant to regulation 146 of the *Local Government Regulation 2012* (Qld).

The Buyer will be liable for land tax and any outgoings not paid in full by operation of Regulation 146. However, the Property is sold free of all local government rates and charges accrued prior to the Settlement Date.
13. **Online Bidding** - Please familiarise yourself with the following link and the requirements, prior to the auction:
https://widget.auctionslive.com/widget/upcoming_auctions/jyeX
14. **Passed-in Properties** – If the reserve price is not met at auction, Council can enter negotiations with any registered bidder who raised a bid. Bidders should contact Collection House on 1300 314 443 as soon as possible following the auction with their best and final offer. Negotiations with bidders will close at 3pm.
15. **Contracts entered after 1 August 2025 - Notice pursuant to section 100(c) of the *Property Law Act 2023* (Qld)**

The Seller of the property is a local government and any related contract of sale gives effect to the exercise of a power under the *Local Government Act 2009* and the *Local Government Regulation 2012* (Qld) to sell land to recover overdue rates or charges.

The Buyer needs to make the buyer's own enquiries about matters affecting the property, and the Seller is not required to comply with section 99 of the *Property Law Act 2023* (Qld).

The Contract will be the REIQ Contract for the Sale and Purchase of Residential or Commercial Real Estate 1st Edition with Special Conditions as appropriate.

The Buyer will need to execute a copy of the notice pursuant to section 100(c) **prior** to executing the contract of sale.
16. **Further questions?** If, after reading the above information and the Conditions of Sale by Public Auction, you have any further queries, please contact CLH Group on 1300 314 443.