

Part 3 – Specification

Request for Tender (RFT) **Lease of Lot 1 on RP 87687 – 254 Northern Road, Roma QLD 4455.**

Closing Time: **10am**
(Australian Eastern Standard Time)
27 June 2022

RFT Number: **22042**

1 INTRODUCTION AND SCOPE

Council offers for lease the land located at Lot 1 on RP 87687 - 254 Northern Road, Roma for a period of three (3) years to graze stock. The property is located north of the Roma Airport and is freehold tenure.

This Part 3, the Specification, defines the property offered for lease.

2 BACKGROUND INFORMATION

The property located at 254 Northern Road, Roma on land described as Part of Lot 1 on RP 87687.

Lot 1 on RP 87687 is Council owned freehold land, with an area of approximately 3.84 hectares.

3 PARTICULARS OF LAND

3.1 Property Offered

The property is offered on an “as is” basis and tenderers must undertake their own investigation in relation to the adequacy of the property for their requirements. Including consideration of the vicinity of the property to the Roma Airport.

The Lessee will be responsible for the cost of any improvements to the land including fencing to make the property stock proof to the satisfaction of Council. The current lessee may remove their equipment and remove any improvements at the end of their lease term.

3.2 Site Development

The property is zoned ‘Rural’ under the *Maranoa Planning Scheme 2017*.

The permitted use of the land as per the draft lease is “grazing”.

All development is subject to the provisions of the planning scheme for the Maranoa Region and the Building Act 1975, the Standard Building Regulations 1994 and the Building Code of Australia.

3.3 Rates & Charges

Rates and Charges are payable by the Lessee in respect of the Land.

The property has a connection to the town reticulated water supply. The lessee will be responsible for payment of applicable water access and consumption charges.

3.4 Due Diligence

The Tenderer acknowledges that the Tenderer is responsible for undertaking appropriate due diligence regarding leasing of the Land.

4 HOW TENDERS WILL BE EVALUATED

Tenders will be evaluated using the following weighting:-

Criteria	Weighting (%)
(a) Lease price offered.	80%
(b) Grazing proposal including stocking rates and management of pasture.	10%
(c) Local content	10%

In the tender response, Tenderers need to outline their grazing proposal for the land including type of animals to be grazed, stocking rates and management of pasture. This response will be considered in evaluating how the proposal will be compatible with Council's vision for the Land.

PHOTOGRAPH OF THE SITE

Site Map – Google Earth View

