

Part 3 – Specification

**Request for Tender
(RFT)**

**Sale of Vacant Land located at
Rose Smith Lane, Muckadilla –
Lot 18 on M3831**

Closing Time:

**10 am
(Australian Eastern Standard
Time)
26/9/2022**

RFT Number:

23007

1 INTRODUCTION AND SCOPE

- 1.1** Council offers for sale vacant land located at Rose Smith Lane, Muckadilla Q 4461.
- 1.2** This Part 3, the Specification, defines the property offered for sale.

2 BACKGROUND INFORMATION

- 2.1** The property is located at Rose Smith Lane, Muckadilla on land described as Lot 18 on M3831.
- 2.2** The property is zoned 'Township'.
- 2.3** Lot 18 on M3831 has a land area of 2,023 square metres.
- 2.4** Muckadilla is a small community on the Warrego Highway between Roma and Mitchell. Muckadilla township provides convenience services to the surrounding district and highway travellers.

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.

3.2 Site Development

The property is zoned 'Township' under the Maranoa Planning Scheme.

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 in respect of the Land.

3.4 Due Diligence

The Tenderer acknowledges that the Tenderer is responsible for undertaking appropriate due diligence regarding the purchase of the property (including any enquiries regarding the suitability of the site for any development under the Maranoa Planning Scheme).

**PHOTOGRAPHS OF THE SITE
Site Maps – Lot 18 on M3831**

