

## **Expression of Interest Document**

### **Part 1 – Invitation, Information and Specification for Responders**

|                                |  |
|--------------------------------|--|
| <b>Expression of Interest:</b> | <b>Services Building<br/>85-91 Bowen Street, Roma Qld 4455</b>                   |
| <b>Closing Time:</b>           | <b>2 pm<br/>(Australian Eastern Standard Time)<br/>30<sup>th</sup> June 2025</b> |
| <b>EOI Number:</b>             | <b>25045</b>   |



**maranoa**  
REGIONAL COUNCIL

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## INVITATION FOR EXPRESSION OF INTEREST

### INTRODUCTION

Maranoa Regional Council invites Expressions of Interest (EOIs) from interested parties for the potential use of the Services Building located at 85-91 Bowen Street, Roma.

This initiative aims to encourage proposals that align with Council's vision to activate the facility with services that align with the purpose of the Reserve Land being Educational Purposes.

After the evaluation of the Expression of Interest submissions, Council may prepare a short list of the respondents and invite written tenders from those respondents.

If Council approves a successful Tenderer, then Council will enter into a contract for a lease with that Tenderer, if terms and conditions are agreed.

Council is under no obligation to accept any submission.

|   |   |
|---|---|
| Expression of Interest Number:  | 25045   |
| Closing Date and Time (clause 1 – Conditions of EOI)  | 2 pm<br>(Australian Eastern Standard Time)<br>30 <sup>th</sup> June 2025  |
| Tender Documents: (clause 1 – Conditions of EOI)  | Part 1 – Invitation, Information and Specification for Responders.<br>Part 2 – Conditions of EOI<br>Part 3 – EOI Response |
| Format for any Tender material provided in electronic form: (clause 5 – Conditions of Contract)                         | As compliant with VendorPanel   |
| Tenders must be open for acceptance for this amount of time: (clause 5 – Conditions of Contract)                        | 90 days from the Closing Time   |
| Evaluation criteria and weightings to be applied: (clause 9 – Conditions of Tender)                                     | Refer to the Tender Response  |
| Any additional information to be designated as 'Confidential Information': (clause 1, clause 12 – Conditions of Tender) | As required by the individual Tenderer  |
| Relevant Legislation  | Local Government Regulation 2012  |
| Council Resolution  | OM/05.2025/13   |

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**ASSISTANCE IN COMPLETING THE EXPRESSION OF INTEREST**

Assistance during the tender period can be obtained from the following State Government Department, Department of State Development, Infrastructure and Planning.

The Department's Roma-based representatives can be contacted on 0428 716 263 or by visiting the office at 25 Quintin Street, Roma QLD.

If you would like to request the Department's assistance, please make an appointment prior to the last week of the tender period.

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## SPECIFICATION

### INTRODUCTION AND SCOPE

Maranoa Regional Council invites Expressions of Interest (EOIs) from interested parties for the potential use of a vacant building located at 85-91 Bowen Street Roma, Qld 4455.

This initiative aims to encourage proposals that align with Council's vision to activate the facility with services that provide benefit to the Roma Community.

### BACKGROUND INFORMATION

The Services Building was purchased by Council in 2024, located at 85-91 Bowen Street, Roma, Qld, 4455 also known as Lot 4 on R86106.

The building being offered has a floor area of approximately 464sqm and the block of land being approximately 4956sqm.

The Services Building includes amenities, storage, laundry, kitchen and a large open space.

The allotment also includes two bay high set shed, shade shelter, rainwater tank, portable disable toilet unit and is fully fenced.

This allotment is also utilised by the Roma Community Gardens.

### PARTICULARS OF LAND

#### Property Offered

The commercial space is offered on an "as is" basis and interested parties must undertake their own investigation in relation to the adequacy of the property for their requirements.

The facility has a connection to the town reticulated water supply.

#### Site Development

The Property is zoned General Residential under the Maranoa Planning Scheme 2017. Any development is subject to:

- The Planning Scheme
- Building Act 1975
- Standard Building Regulations 1994
- Building Code of Australia

#### Due Diligence

Proponents are responsible for conducting due diligence on all regulatory, planning and commercial considerations relevant to their intended use.

## Conditions

The property is located at 85 – 91 Bowen Street, Roma on land described as Lot 4 on R86106 (highlighted on the map below).

All tender applications close in twenty-one (21) days from the date of publication.

Council retains the right to terminate the lease with three (3) months' notice to the lessee.

Council retains the right to enter the property for the purpose of measurement, survey or inspection.

## INDICATIVE LEASE TERMS

- Lease Type: Commercial lease
- Initial Term: To be negotiated (indicatively 3 years)
- Renewal: Subject to mutual agreement
- Responsibilities: Lessee to cover utilities, operations and maintenance of fit-out in accordance with relevant Australian Standards, and compliance with all legal obligations

## INSURANCE AND COMPLIANCE OBLIGATIONS

The successful proponent must provide evidence of:

- Public Liability Insurance (\$20 million minimum)
- Workers Compensation (if applicable)
- Compliance with applicable legislation and standards

## EVALUATION CRITERIA

EOIs will be evaluated based on the following criteria:

| Criteria   | Weighting |
|--|-----------|
| Proposed use of the space for Reserve purpose  | 40%       |
| Compatibility with Council's vision and benefits to the local community and/or business sector       | 20%       |
| Capacity to manage and operate the facility in compliance with relevant regulations for proposed use | 20%       |
| Indicative Price offered   | 20%       |

Respondents should clearly articulate their intended use, community benefits, and operational capability and timeframes.

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## SUBMISSION REQUIREMENTS

To register your Expression of Interest, please complete the attached form and return by: 2.00pm (AEST), 30<sup>th</sup> June 2025.

By VendorPanel or Email (PDF preferred); [council@maranoa.qld.gov.au](mailto:council@maranoa.qld.gov.au)

## ASSESSMENT PROCESS

Following submission:

- Proposals will be evaluated against the criteria above
- Shortlisted applicants may be contacted for interviews or site visits
- Outcome of EOI to be expected to be completed by 30<sup>th</sup> June 2025

## CONFIDENTIALITY AND PRIVACY STATEMENT

Council is committed to protecting your personal information in accordance with the Information Privacy Act 2009. Information provided will only be used for assessing this EOI

## DISCLAIMER

Submission of an EOI does not create any legal relationship or obligation on the part of Maranoa Regional Council to enter into any agreement or proceed with any proposal.

## ATTACHMENTS

- Photographs of Building
- Floor Plans







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