



Croydon Shire Council

LAND FOR SALE

Individual parcels of vacant residential and industrial land

Croydon Shire Council
PO Box 17
Croydon QLD 4871

Phone (07) 4748 7100
Email admin@croydon.qld.gov.au

1. Introduction

Croydon Shire Council is offering for sale at a fixed price a number of individual parcels of Council owned vacant residential and industrial land allotments located in the township of Croydon, Queensland. Council at its Ordinary Meeting of 21 September 2023 resolved to dispose of the parcels of land by fixed price under section 236 of the *Local Government Regulation 2012* and in line with the valuation of land. Council may dispose of the land other than by tender or auction as the asset was previously offered for sale by tender and was not sold and will be sold for more than the highest tender bid that was received.

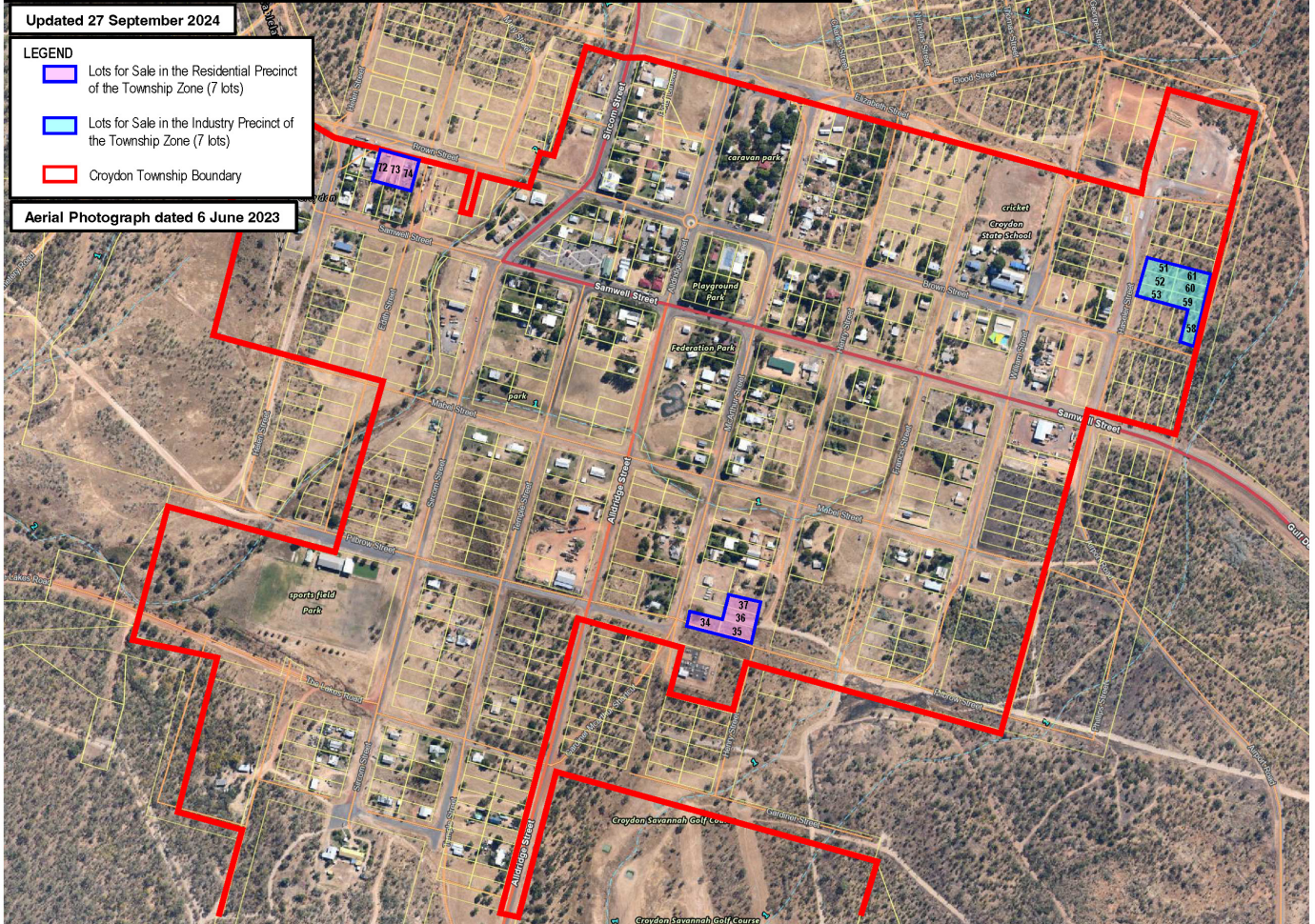
2. Vacant Land Allotments

Council is offering for sale a number individual parcels of freehold land as described below at a fixed sale price. The properties are offered on an “as is” basis and interested parties are responsible for undertaking their own research to ensure the properties are adequate for their requirements.

Map Ref No.	Property Address	Real Property Description	Land Area	Township Zone Precinct	Reserve
34	22 McArthur Street, Croydon, QLD, 4871	L60 on MPH22300	1,012m ²	Residential	\$10,450
35	19 Henry Street, Croydon, QLD, 4871	L61 on MPH22300	1,012m ²	Residential	\$10,450
36	Henry Street, Croydon, QLD, 4871	L516 on SP340500	1,012m ²	Residential	\$10,450
37	Henry Street, Croydon, QLD, 4871	L517 on SP340500	1,012m ²	Residential	\$10,450
51	Haseler Street, Croydon, QLD, 4871	L108 on MPH22302	1,012m ²	Industrial	\$10,450
52	Haseler Street, Croydon, QLD, 4871	L109 on MPH22302	1,012m ²	Industrial	\$10,450
53	Haseler Street, Croydon, QLD, 4871	L110 on MPH22302	1,012m ²	Industrial	\$10,450
58	Brown Street, Croydon, QLD, 4871	L95 on MPH22302	1,012m ²	Industrial	\$10,450
59	Phillips Street, Croydon, QLD, 4871	L96 on MPH22302	1,012m ²	Industrial	\$10,450
60	Phillips Street, Croydon, QLD, 4871	L97 on MPH22302	1,012m ²	Industrial	\$10,450
61	Phillips Street, Croydon, QLD, 4871	L98 on MPH22302	1,012m ²	Industrial	\$10,450
72	Brown Street, Croydon, QLD, 4871	L148 on MPH15915	1,012m ²	Residential	\$10,450
73	Brown Street, Croydon, QLD, 4871	L46 on MPH22229	1,012m ²	Residential	\$10,450
74	Brown Street, Croydon, QLD, 4871	L150 on MPH15915	1,012m ²	Residential	\$10,450

All reserve prices are GST inclusive

CROYDON SHIRE COUNCIL – LOTS FOR SALE



Town Planning - The land is within the Township Zone Residential and Industrial under the Croydon Shire Planning Scheme. Any building and development works must be undertaken in accordance with the relevant Australian Standards and Building Codes and Croydon Shire Council Planning Scheme.

Services - There are no services connected to the vacant properties. There is no reticulated sewerage system in Croydon.

3. Contact Person

Enquiries regarding the purchase of land may be directed to Dharmendra Naidu, Finance Manager on telephone 4748 7100 or by emailing dnaidu@croydon.qld.gov.au

4. Buyers Details

To secure the purchase of land, interested parties must complete the Buyers Details Form (see attached) and return to ceo@croydon.qld.gov.au so that Council's solicitors can prepare the necessary contract and sale documents.

A deposit of 10% of the sale price will be required to be paid by the buyer on signing the contract of sale.

5. Authorisation

The sale of land is authorised by Jacqui Cresswell, Chief Executive Officer, Croydon Shire Council on 21 June 2024.

CROYDON SHIRE COUNCIL - SALE OF VACANT LAND

BUYER'S DETAILS

Name/s (in full)	
ABN/ACN (if applicable)	
Is the buyer registered for GST and acquiring the land for a creditable purpose?	<input type="checkbox"/> Yes <input type="checkbox"/> No (Note: An example of an acquisition for a creditable purpose would be the purchase of the land by a building contractor, who is registered for GST, for the purposes of building a house on the land and selling it in the ordinary course of its business).
Is the contract to be conditional on the buyer obtaining approval of finance?	<input type="checkbox"/> Yes <input type="checkbox"/> No If YES, please specify: 1. Financial Institution: _____ 2. Financed amount: _____ 3. Finance Date: _____
Buyer's Street Address	
Buyer's Postal Address	
Buyer's Telephone Number	
Buyer's Mobile Telephone Number	
Buyer's Email Address	

PROPERTY BEING PURCHASED

Lot	Plan	Land Area	Address	Purchase Amount (GST INCLUSIVE)

BUYER'S SOLICITOR

Solicitor Name	
Solicitor Contact Person	
Street Address	
Postal Address	
Telephone Number	
Email Address	

_____ Buyer's Name (Please print) _____ Buyer's Signature _____ / / Date

_____ Buyer's Name (Please print) _____ Buyer's Signature _____ / / Date