

INFORMATION SHEET

SALE OF VACANT RESIDENTIAL LAND: LOTS 69-74, 80-83 SP199370 ELIZABETH ST, MUNDUBBERA

AGENT

Council has engaged *Raine and Horne Rural Mundubbera* to conduct the Auction. For further information, please contact *Agent - Graham Lohse* on 4165 4804 or 0429 654 804, or via email dagenla@bigpond.net.au

BUILDING

A building permit approved by a licenced building certifier is required prior to commencement of work for most building work undertaken within the Council area. Council's website has information sheets about the requirements for building permits, which is available [here](#).

PLUMBING AND DRAINAGE

All new complying plumbing and drainage work must have a permit issued by Council's Plumbing Inspector prior to commencing any work. Council's website has an information sheet about the requirements for plumbing permits, which is available [here](#).

DEVELOPMENT ASSESSMENT

Under the North Burnett Regional Council Planning Scheme a "dwelling house" or a "dual occupancy" are accepted development subject to the requirements of the dwelling house code or dual occupancy code, and if not compliant to these codes a planning application will be required.

FLOOD HAZARD OVERLAY

All properties listed are not identified as being within the North Burnett Regional Council Planning Scheme flood hazard overlay, which is available [here](#).

All properties listed are not identified within the 1% or 0.2% AEP event as mapped in town flood studies by Queensland State, which is available [here](#).

RATES

Properties are not currently Rated and as such accurate rating charges can not be supplied.

SERVICES

Electricity: Ergon advice to Council is that Supply is available for Lots 74, 80, 81, 82 & 83.

Lots 69-73 will be at the discretion of the Buyers Electrician as to if a Property Pole is required.

Water & Sewerage:

- Short form Water connection available
- Water Meter supplied at no cost
- Standard Sewerage connection available
- Buyers shall engage own Plumber for both connections
- Council inspection fees - \$75.50¹ for each service

¹ Refer Council's 2023-2024 Revenue Statement for current Fees and Charges

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CONTRACT TERMS OVERVIEW

- Deposit - \$5,000
- GST shall apply to all Sales, and Bidding shall be inclusive of GST
- Settlement date of all Auction Contracts - 29 August 2023
- All contracts will be subject to a Building Covenant as a Special Condition of any Contract
- No early entry will be granted prior to settlement for any Auction contracts
- Copy of Contract including Covenant available from Agent

FURTHER INFORMATION

For sales enquiries please contact the Agent; for Building, Planning and any other matters please contact Council on 1300 696 272 or www.northburnett.qld.gov.au

Disclaimer:

Properties are sold as is where is and no warranties or representations are given by Council. Information provided herein is for general purposes only. Prospective Buyers are advised to seek their own legal advices prior to Auction.