

EXPRESSIONS OF INTEREST FORM



THE ESSENCE OF
TORQUAY LIFESTYLE

Section 1 – Submitter Details	Submitter Name/s:	
	Contact Email Address:	
	Contact Phone Number:	

Section 2 – Property Details	I/we am/are interested in purchasing the following lot/s at Salt Torquay:			
	✓	Lot Number	Lot Size (m ²)	EOI Price
		Lot 109	542	\$460,000
		Lot 110	447	\$415,000
		Lot 111	447	\$415,000
		Lot 112	447	\$410,000
		Lot 113	447	\$410,000
		Lot 116	619	\$480,000
		Lot 117	448	\$410,000
		Lot 118	448	\$410,000
		Lot 119	448	\$410,000
		Lot 120	400	\$385,000
		Lot 121	400	\$385,000
		Lot 122	448	\$425,000
		Lot 123	512	\$450,000
		Lot 124	448	\$410,000
		Lot 125	400	\$385,000
		Lot 126	400	\$385,000
		Lot 127	400	\$385,000
		Lot 128	400	\$385,000
		Lot 129	448	\$410,000
		Lot 130	554	\$460,000
		Lot 210	575	\$465,000
		Lot 211	639	\$485,000
		Lot 212	639	\$485,000
	Lot 213	511	\$440,000	

*Mark all lots that you would potentially purchase for the listed price with a tick. (Refer to the evaluation process below for how land will be allocated.)

salt-torquay.com.au | CALL 0413 158 175 **hockingstuart**

SALT TORQUAY BY IS THE FIRST COMMUNITY PRECINCT IN REGIONAL AUSTRALIA TO BE RECOGNISED AS A ONE PLANET COMMUNITY. OUR ONE PLANET ACTION PLAN HAS BEEN ENDORSED BY BIOREGIONAL AS DEMONSTRATING NATIONAL LEADERSHIP IN ONE PLANET LIVING IN 2018.





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Section 3 – Other information	Note below any special conditions of the offer that are not in accordance with the contract of sale conditions:
Submission:	Return completed form to: property@barwonwater.vic.gov.au before 6pm Friday 12th July 2019

1. EOI Queries

All queries shall be directed by email to:

Name: Leigh Hall-Sullivan

Agency: Hocking Stuart Torquay

Telephone: 0413 158 175

Email: torquay@hockingstart.com.au

To ensure all submitters have equal access to information, answers to queries may be provided via the Salt Torquay website without revealing the source of the query. No information provided verbally will be considered a part of the offer of either vendor or submitter.

2. Submission and Disclosure of EOI Contents and Information

Submissions are to be made to the vendor, Barwon Water, in accordance with Victorian Government Land Transaction requirements. The vendor will treat offers as confidential and not disclose contents and information, except:

- a/ as required by law; and
- b/ to the appointed agent and probity advisor for the purpose of assessment and communication relating to the Salt Torquay estate.

3. Date for Close of Submissions

It is the responsibility of the submitter to ensure that EOI submissions are lodged prior to the time for close of submissions. Submissions received after the time for close of submission will not be considered in the initial allocation of lots. EOI submissions will not be assessed before the date and time shown for closing of submissions.

4. No Agreement

These conditions will not form part of the Contract of Sale. No agreement shall exist between the submitter and the vendor until such time as both parties have executed the Contract of Sale.

The vendor is under no obligation to enter into a Contract of Sale with any submitter or any other person or entity.

No representation made by or on behalf of the vendor in relation to the EOI (or its subject matter) will be binding on the vendor unless that representation is expressly incorporated into the contracts ultimately entered into between the vendor and the purchaser.

5. Reservations by the vendor

The vendor reserves the right to without advance notice, without explanation and for any cause whatsoever:

- a/ To postpone the EOI process;
- b/ To cancel the EOI process;
- c/ To change any information in the Request for EOI;
- d/ To change the terms and procedures relating to the EOI process;
- e/ To terminate negotiations at any time prior to the achievement of any binding agreement for the sale of a property;
- f/ Refuse any EOI submission;
- g/ Not to accept any EOI submission.

6. Complaints or objections to EOI Process

Any complaint or objection to the EOI process must be submitted to the vendor (property@barwonwater.vic.gov.au). The written complaint statement must set out:

- a/ the basis for the complaint (specifying the issues involved);
- b/ how the subject of the complaint (and the specific issues) affect the person or organisation making the complaint;
- c/ any relevant background information; and
- d/ the outcome desired by the person or organisation making the complaint.

Barwon Water has engaged Pitcher Partners as its independent probity advisor.

7. Evaluation of EOIs

- a/ All EOI's for properties marked with a tick received before the nominated submission time will be treated equally.
- b/ Submitters will be advised if any other offers have been made for properties for which they have selected. If no other offers have been made for any of these properties, the submitter will be invited to execute a Contract of Sale for their preferred property.
- c/ Where two or more submitters have selected (ticked) the same property the following process will be used to allocate the property:
 - i/ Submitters will be invited to submit a Best and Final Offer. The property will be allocated to the submission with the highest offer with contractual terms in accordance with the draft Contract of Sale. (This process may be repeated if subsequent submissions are of equal value).
 - ii/ If submissions cannot be separated via the above process, a random selection will be made under the supervision of the independent probity advisor. Submitters will be invited to attend the random selection event.
- d/ The vendor is under no obligation to give all submitters notification that an invitation to execute a contract has been given.
- e/ Should no offers (meeting price and condition requirements) be received for a particular lot the relevant lot will be placed on the open market for sale at a set sale price. Sales will be made on the basis of chronological order of offers meeting the sale price.
- f/ In case of any doubt on any offer scenario independent probity advice will be sought.

