



SCENIC RIM REGIONAL COUNCIL

Expression of Interest

**Grazing Licence over Council owned land situated
at Tabragalba, more particularly described as Lot 2
on RP808825**

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**Expression of Interest
Grazing Licence over Council owned land
situated at Tabragalba (Lot 2 on RP808825)**

1. INTRODUCTION

Scenic Rim Regional Council (**Council**) invites interested parties to submit an Expression of Interest for a Grazing Licence over Council owned land at Tabragalba.

The property is offered on an 'as is', 'where is' basis.

Location: The property adjoins the Beaudesert-Nerang Road and Tabragalba House Road (Refer Appendix 1 - Aerial Photo).

Real Property Description: Lot 2 on RP808825.

Total License Area: 179.8 hectares.

Use: The property has been, and is intended to be, used for the grazing of livestock.

Improvements: There are no improvements on the property, save and except for:

- Boundary fencing;
- Some remnant internal fencing; and
- Partial stock yards.

Applicants should consider the current condition of fencing, the presence of weeds, and any other land management issues at the property when submitting their Expression of Interest.

Access: Primary access to the property is via Tabragalba House Road.

Licence Document: Available upon request

2. PURPOSE

This Expression of Interest summarises Council's objectives and expectations in offering grazing rights over the above property (**the Property**). The purpose of the Expression of Interest is to:

- i. Seek interest from competent parties (**Applicants**), who are interested in participating in a competitive application process;
- ii. Provide Applicants with the opportunity to consider Council's minimum licence terms; and
- iii. Provide Applicants with the Evaluation Criteria against which Expression of Interest applications will be assessed.

3. INSPECTION

The property will be available for inspection on the following dates and times:

- Wednesday **27 November 2019** between **12.00-2.00pm**
- Friday **29 November 2019** between **12.00-2.00pm**

Access to the property is via Tabragalba House Road.

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Please advise Council's Property Management section of your intention to attend an inspection at least twenty-four (24) hours prior to the date of inspection.

Telephone: 5540 5111.

4. PROCESS AND KEY DATES

The Expression of Interest must include the following:

- i. A completed and signed Expression of Interest Form (Appendix 2); and
- ii. Responses to the Assessment Criteria; and

All completed Expression of Interest applications must be clearly marked:

"EOI - Grazing Licence over Council owned land situated at Tabragalba (Lot 2 on RP808825)" and addressed to the Chief Executive Officer.

The completed Expression of Interest must be submitted in accordance with one of the following methods of lodgement:

Hand deliver:

Scenic Rim Regional Council Office

- Beaudesert Office
82 Brisbane Street
Beaudesert QLD 4285
- Boonah Office
14-36 High Street
Boonah QLD 4310

By mail:

Scenic Rim Regional Council
PO Box 25
BEAUDESERT QLD 4285

By email:

mail@scenicrim.qld.gov.au

Responses received or lodged after the closing time will not be accepted.

By submitting an Expression of Interest, the Applicants acknowledge that the Expression of Interest process will be conducted solely for the benefit of Council and that Council and the Applicants do not intend to create any contract or other legally enforceable relationship between them. Council reserves the right to discontinue the Expression of Interest process at its discretion.

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The following table outlines the timeline expected for the Expression of Interest process:

STEP	DETAILS	DATE
Calls for Expression of Interest	Advertised on the Council website and local newspapers	13 November 2019
Property available for Inspection		27 November 2019 and 29 November 2019 between 12.00-2.00pm
Expression of Interest closes		13 December 2019 at 4.00pm
Expressions of Interest evaluated		16 December 2019 - 17 January 2019
Award of Grazing License		4 February 2020

Council reserves the right to alter or amend the above timetable and/or process as appropriate to the quality and quantity of interest expressed.

The process will be abandoned if submissions are considered to be below the standard required.

5. CLOSING DATE AND TIME

Applications close on **Friday 13 December 2019 at 4.00pm**.

6. EVALUATION CRITERIA

Council will use the following evaluation criteria when assessing Expression of Interest applications (not necessarily in order of priority);

- Financial offer and funding capacity;
- Commitment to the term of the Grazing License; and
- The type of stock and stocking rate intended to be applied to the property

7. CONFIDENTIALITY OF INFORMATION

All applications will remain the property of Council. Council will treat the contents of the applications as commercial-in-confidence.

8. ENQUIRIES

Enquiries should be directed to:

Scott Osman, Manager Maintenance and Operations

Telephone: 07 5540 5111

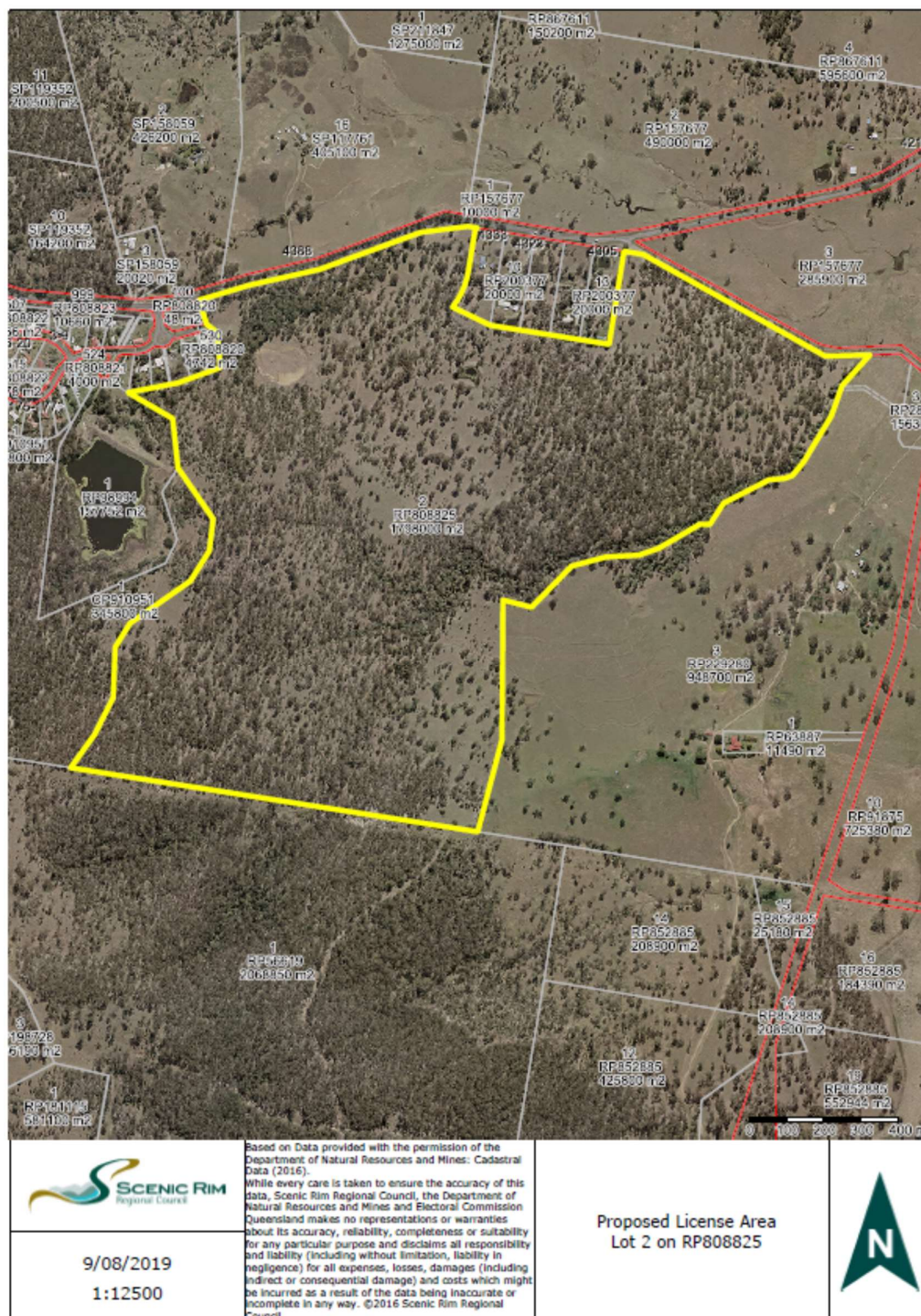
Email: mail@scenicrim.qld.gov.au

9. MINIMUM LICENSE TERMS

Term	Requirement
Term	10 years
Rent	Applicants are invited to nominate the annual rent they propose to pay for the property.
Rent Review	Rent will be reviewed annually in accordance with CPI.
Outgoings	Ownership of the property shall remain vested in the Council. As such the Licensee will be exempt from Rates charges. The successful applicant will be responsible for all electricity, water usage, fencing and land management costs.
Reservation to Council	Council may at any time during the term of the License give notice requiring the Licensee to surrender their rights in respect to the whole or part of the property. Council must provide no less than twelve (12) months written notice to the Licensee. If excising a portion of land, no more than ten (10) hectares will be removed from the Licence area.
Third Party Access Rights	The Licensee will allow Council and other third parties authorised by Council the right of access to the property
Insurances	The Licensee must maintain the following policies of insurance: <ul style="list-style-type: none"> • Insurance for all stock, plant and equipment, vehicles, feed or other property stored on or brought to the property by the Licensee; • Public liability insurance of not less than \$20,000,000; • Workers compensation insurance for all employees employed by the Applicant (if applicable); • Contractors all risk insurance of no less than \$20,000,000; and • Any other insurances required by Law

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APPENDIX 1 - Aerial Map



APPENDIX 2 - Expression of Interest Form

**GRAZING LICENSE OVER COUNCIL OWNED LAND SITUATED AT
TABRAGALBA, MORE PARTICULARLY DESCRIBED AS LOT 2 ON
RP808825**

If the format of any section of this form is unsuitable, or if there is insufficient space in any section of this form, include an attachment with the necessary responses and complete the relevant section of this form as "See Attachment". Any such attachment must repeat the relevant heading and question from this form and be placed directly following the Expression of Interest Form.

APPLICANT DETAILS

Name of Applicant <ul style="list-style-type: none"><i>If the Applicant is a company - specify the full company name and company directors.</i><i>If the Applicant is a trust - specify the names of each trustee of the trust.</i><i>If the Applicant is an individual or partnership, specify the full name of each individual or partner.</i><i>If the Applicant trades under a business name, specify the registered business name.</i>		
Applicant's ACN <ul style="list-style-type: none"><i>If the Applicant is a company</i>		
Applicant's ABN		
Applicant's postal address		
Applicant's street address		
Applicant's phone number		
Applicant's contact person <i>For enquiries during the EOI process, notices and other enquiries.</i>	Name:	
	Direct Phone:	
	Email Address:	

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LICENCE OFFER

Does your proposal meet Council's Minimum Licence Terms	<input type="checkbox"/> Yes <input type="checkbox"/> No
	If No, provide details of any departure from the Minimum Licence Terms and how this benefits Council:
Does this Application conform to the Expression of Interest in every respect?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	If No, provide details of any departure from the Minimum Licence Terms and how this benefits Council:

FINANCIAL

Financial Offer	
Applicants are to provide details of any factors that may impact on their ability and capacity to fund their proposal	

EXPERIENCE

Please identify the type of stock and the stocking rate you intend to apply to the property	
Provide a summary of the Applicant's experience in undertaking grazing activities	
Provide any other comments in support of your suitability for licensing the property	

CONFLICTS OF INTEREST AND MATERIAL INTERESTS

Does a Conflict of Interest exist?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	If Yes, give details:
Does a material interest exist, or the risk of a material interest exist, between the Tenderer and Councillor, Officer, employee, adviser, consultant or agent of Council in relation to the Expression of Interest process?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	If Yes, give details:

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DECLARATION OF OFFER

In signing this Expression of Interest application, the person/s named below certify that in submitting the Application:

- i. They have read and understood and complied with the requirements of the Expression of Interest; and
- ii. The enclosed Expression of Interest Form and all supporting materials are a true and accurate account of their application; and
- iii. They are duly authorised on behalf of the Applicant to submit this application and bind the Applicant.

1	Is the Applicant an individual (i.e. a sole trader)? <ul style="list-style-type: none"> If Yes - complete signing clause below If No - proceed to 2 	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Signature of Applicant:		
	Print full name of Applicant:		
	Insert date of signing:		

2	Is the Applicant a partnership? <ul style="list-style-type: none"> If Yes - complete signing clause below If No - proceed to 3 	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Signature of each partner in the partnership:		
	Print full name of each person signing above:		
	Insert date of signing:		

3	Is the Applicant a company?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	How many directors does the Applicant have? <ul style="list-style-type: none"> If the Applicant has only one director, that person must sign below. If the Applicant has two or more directors, at least two directors must sign below 	<input type="checkbox"/> One <input type="checkbox"/> Two or more	
	Signature(s) of director(s) required to sign		
	Print full name of each director signing above		
	Insert date of signing		