

GENERAL SALES INFORMATION

SINGLE RESIDENTIAL BLOCK BLOCK 7 SECTION 19 WRIGHT – RZ1: SUBURBAN ZONE

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1. DEFINITIONS

In this General Sales Information the following words have the corresponding meanings:

Auction means the auction of the Land on the Auction Date;

Auction Conditions means the conditions for the auction specified in clause 5;

Auction Date means the date specified in clause 2.1;

Auction Registration Form means the form entitled “Auction Registration Form” to be completed in accordance with clause 4 below.

Authority means the City and Environment Directorate;

Bidder means a bidder appointed by the Registrant to bid at the Auction on its behalf pursuant to a completed Registrant Appointment of Bidder form;

Block means a block located on the Land;

Buyer means the buyer specified in the schedule of a Contract for Sale;

Contract for Sale means the contract for the purchase of a first grant Lease for each of the Blocks comprising the Land, substantially in the form of the specimen First Grant Contract for sale - land ready forming part of the Sales Documentation;

Date for Completion means the date specified in the schedule of the Contract for Sale;

General Sales Information means this General Sales Information and any annexure, schedule, additional clauses and attachments forming part of this General Sales Information;

Land means Block 7 Section 19 in the division of Wright;

Lease means a Crown lease substantially in the form of the specimen Crown lease at Annexure B of the Contract for Sale;

Registrant means the person, people or company listed as such on the Auction Registration Form;

Registrant Appointment of Bidder form means the Registrant Appointment of Bidder form contained within the Sales Documentation;

Sales Documentation means the documentation provided by the Suburban Land Agency in relation to the Land and includes:

- a) the draft Contract for Sale including special conditions;
- b) Block Details Plan;
- c) Block Fill Plan;
- d) Deposited Plan;
- e) Site Classification Report;
- f) the specimen Crown lease;
- g) the Registrant Appointment of Bidder form; and
- h) any addenda, supplementary information or questions and answers issued in relation to the Sales Documentation;

Territory means:

- a) when used in a geographical sense the Australian Capital Territory; and
- b) when used in any other sense the body politic established by section 7 of the *Australian Capital Territory (Self-Government) Act 1988* (Cth);

PART A – AUCTION INFORMATION

2. AUCTION DETAILS

2.1. The Auction will be on the following time, date and location:

Auction Date: **Monday, 4 May 2026**

Auction Time: Check in at 5.00 pm
Auction commences at 6:00 pm

Auction Location: Mingle Community Space
2 St Leon Street, Whitlam

2.2. The Land will be offered by auction and the Lease will be granted for the Block on the Date for Completion.

3. COMMUNICATION

3.1. All enquiries are to be provided in writing to the Suburban Land Agency for a response.

3.2. The Suburban Land Agency's contact details are as follows:

Suburban Land Agency
480 Northbourne Avenue
Dickson ACT 2602
Phone: 1800 777 952
Email: landsales@act.gov.au

3.3. The preferred method of contact is via email.

3.4. The information provided in the questions and answers will be provided by Territory agencies with the required expertise. The Suburban Land Agency makes no warranty or representation as to the accuracy or completeness of the information provided by other agencies.

3.5. If the Suburban Land Agency is not in a position to provide a response to a question from a prospective buyer within fourteen (14) calendar days of the question being submitted in accordance with this clause, Suburban Land Agency will refer that prospective buyer to the Sales Documentation.

3.6. All questions must be received by the Suburban Land Agency before **5.00 pm** on **Monday, 20 April 2026**. Questions received after this time may not be responded to.

3.7. The Suburban Land Agency may clarify or amend the Sales Documentation at any time prior to the Auction.

3.8. The Suburban Land Agency will circulate all questions and answers, addenda or supplementary information by email to persons registered with the Suburban Land Agency without identifying the source of the enquiry.

4. REGISTRATION AND BIDDING AT THE AUCTION

4.1. Registrants must comply with the following conditions to register for the Auction:

- 4.1.1. complete and lodge with the Suburban Land Agency an Auction Registration Form prior to the Auction;
- 4.1.2. if the Registrant proposes to appoint a Bidder to bid on their behalf the Registrant:
 - (a) the Registrant must authorise this in their Auction Registration Form by checking the appropriate box; and
 - (b) the Registrant and their appointed Bidder must complete and submit a Registrant Appointment of Bidder form.
- 4.1.3. where the Registrant is a company:
 - (a) the Registrant must complete the details in the Auction Registration Form in respect of the Registrant entity (or entities) including the entity name, Australian Company Number (ACN) if applicable (in the box marked 'Company ID #', Australian Business Number (ABN) if applicable, the Registrant's position with respect to the Registrant, and the registered address of the Registrant;
 - (b) its directors must bid on behalf of the Registrant company;
 - (c) if the company Registrant proposes to appoint a Bidder that is not a director of the company, the Registrant company's director and the appointed Bidder must submit a Registrant Appointment of Bidder form duly executed in accordance with section 127 of the *Corporations Act 2001*; and
 - (d) the company must be registered with the Australian Securities and Investment Commission prior to applying for registration for the Auction.
- 4.1.4. if the Registrant proposes to bid for and on behalf another person (including where another person proposes to purchase the Land jointly or in common with the Registrant), that person must also register as a Registrant, as an "Additional Buyer", on the Auction Registration Form and complete the details set out in the Auction Registration Form for an "Additional Buyer".
- 4.1.5. each Registrant and Bidder must provide evidence of their identity showing a photo of the Registrant or Bidder and their current residential address. The original proof of identity will need to be presented on the day of the Auction.
- 4.2. The Suburban Land Agency reserves the right to refuse any Auction Registration Form in its sole and absolute discretion.
- 4.3. Registration for the Auction closes at the Registration Deadline. Registrants must ensure that all matters contained in clause 4.1 above are completed prior to the Registration Deadline. If an Auction Registration Form is lodged after the Registration Deadline or if the Registrant completes any matter in clause 4.1 above after the Registration Deadline, the Auction Registration Form and the Registrant's registration for the Auction will be refused (unless otherwise determined by the Suburban Land Agency in its sole and absolute discretion).
- 4.4. The Suburban Land Agency may exclude a Registrant from participating in the Auction, before or during the Auction, if the Registrant fails to comply with the Auction Conditions in clause 5 below.
- 4.5. Each Registrant will only be entitled to one (1) registration and one (1) bidder's number.
- 4.6. Registrants warrant that they have made their own enquiries regarding the Land, its value, its suitability for development and all planning approvals.

- 4.7. Participation in the Auction will be at each Registrant's sole risk, cost and expense. The Suburban Land Agency will not be responsible for any cost or loss incurred by a Registrant due to their taking part in the Auction or its nominated Bidders.
- 4.8. Neither the Suburban Land Agency nor its officers, employees or advisors will be liable to any Registrant on the basis of any promissory estoppel, quantum meruit or on any other contractual, quasi contractual or restitutionary grounds or in negligence as a consequence of any matter or thing relating to or incidental to the Registrant's or the Bidder's participation in the Auction.

5. AUCTION CONDITIONS

- 5.1. The following standard auction conditions apply to this Auction:
1. no bids may be made by or on behalf of the Suburban Land Agency on the Land;
 2. each person bidding must be entered on the bidder's record;
 3. the auctioneer may refuse any bid;
 4. the auctioneer may decide the amount by which the bidding is to be advanced;
 5. only bidders who have successfully registered to bid will be able to bid on the Land. One registration will enable the bidders to bid on the Land;
 6. the Auctioneer has the authority to reject or not accept any bid at their discretion. In the event of an erroneous bid or wrong bid, the Auctioneer will **reject the bid or may allow the bidder to rectify the bid at the Auctioneer's discretion**;
 7. the auctioneer may withdraw the Lot Block or any part of it from sale at any time;
 8. the auctioneer may refer a bid to the Suburban Land Agency at any time before the end of the Auction;
 9. if there is a dispute about a bid, the auctioneer may resubmit the relevant Land for sale at the last undisputed bid or start the bidding again;
 10. if there is a dispute about a bid, the auctioneer is the sole arbiter and the auctioneer's decision is final;
 11. the sale is subject to a reserve price unless the auctioneer announces otherwise;
 12. the highest recorded Bidder will be the Buyer of the Block, subject to the reserve price;
 13. in the event the Land is passed in below the reserve price that has been set for the Block, the Suburban Land Agency must first negotiate with the highest Bidder for the purchase of the Block; and
 14. a binding Contract for Sale is to be created between the Buyer and the Suburban Land Agency on the fall of the hammer and the Buyer is bound by the terms of the Contract for Sale immediately.
- 5.2. The right to the grant of the Lease for the Block will be offered on the Auction Date subject to an undisclosed reserve price.

6. EXCHANGE OF CONTRACTS

- 6.1. Where a successful bid is accepted by the auctioneer at the Auction the successful Registrant must immediately:
- 6.1.1. do all things to duly execute and exchange the Contract for Sale with the Suburban Land Agency; and
 - 6.1.2. pay the deposit (being 5% of the purchase price) by Electronic Funds Transfer (EFT), credit card, Electronic Funds Transfer at Point of Sale (EFTPOS), personal cheque or bank cheque **made out to 'Suburban Land Agency' (the Deposit)**.
- 6.2. If the successful bidder (including a company) proposes to have an attorney execute the Contract for Sale on their behalf, the successful bidder must produce to the Suburban Land Agency a written, executed and registered power of attorney acceptable to the Suburban Land Agency (at its absolute discretion) prior to executing the Contract for Sale.
- 6.3. If the Buyer is a company, the Contract for Sale must be executed in accordance with the company's constitution and the *Corporations Act 2001* (Cth) unless proposing to execute under a power of attorney under the requirements set out in clause 6.2 above.
- 6.4. The details of the successful Bidder as set out on the Auction Registration Form will be inserted in the schedule of the Contract for Sale as the Buyer. The Registrant will not be permitted to nominate an alternative entity or person for insertion onto the Contract for Sale or add any additional entities or persons.
- 6.5. In the event the Buyer fails to sign the Contract for Sale or pay the Deposit in accordance with and at the time specified in this clause 6, the Buyer nonetheless agrees that a binding contract in the form of the Contract for Sale is in place between the Suburban Land Agency and the Buyer in accordance with the Auction Conditions and at the election of the Suburban Land Agency:
- 6.5.1. the Buyer appoints the Suburban Land Agency as its attorney for the purposes of executing the Contract for Sale; and/or
 - 6.5.2. the Buyer will be in breach of the Contract for Sale and the Suburban Land Agency may immediately terminate the Contract for Sale and the provisions of clause 25 with respect to termination of the Contract for Sale of the Block shall apply.
- 6.6. Notwithstanding clause 6.5, nothing in the Sales Documentation will be construed to create a binding contract (express or implied) between the Suburban Land Agency and any Registrant or any Registrant's Bidder until a Registrant's bid is accepted under the Auction Conditions.

7. FAILURE TO REACH RESERVE PRICE

- 7.1. If bidding fails to reach the reserve price, the highest Bidder must notify the Suburban Land Agency following the conclusion of the Auction as to whether it intends to either negotiate or not to negotiate with the Suburban Land Agency on the sale of that part of the Land.

- 7.2. The highest Bidder should complete the written notification in the form attached at Schedule A of this General Sales Information immediately after the conclusion of the Auction to indicate its intention to either negotiate or not to negotiate on the sale of the Land.
- 7.3. The period for negotiation will end at **5.00 pm Tuesday, 5th May 2026**.
- 7.4. If the highest Bidder:
- 7.4.1. fails to notify the Suburban Land Agency of its intention to negotiate by the end of the period for negotiation;
- 7.4.2. notifies the Suburban Land Agency that it does not wish to negotiate with the Suburban Land Agency regarding the Block.
- 7.4.3. notifies the Suburban Land Agency that it wishes to negotiate and an agreement is not reached by the time and date specified in clause 7.3 of this General Sales Information,
- then the further use or sale of the Block will be at the Suburban Land Agency's sole and absolute discretion.

PART B – DEVELOPMENT OPPORTUNITY

8. OVERVIEW

- 8.1. The Block is zoned RZ1: Suburban Zone under the Territory Plan.
- 8.2. The size of the Block is as follows:

Single Residential	Size (m ²)
Block 7, Section 19	405

- 8.3. The specimen Crown lease for the Block permits the use of premises only for the purpose of single residential housing.
- 8.4. No natural gas or any other kind of combustible gas reticulation is provided.

9. COMPLETION

Completion of each Contract for Sale will take place 42 calendar days after the date of the Contract for Sale.

10. SALES DOCUMENTATION

- 10.1. The Sales Documentation is provided for information only.
- 10.2. The Suburban Land Agency makes no warranty as to the accuracy or completeness of any information disclosed in the Sales Documentation and the Sales Documentation is subject to change. Any alterations or additional information in respect of the Sales Documentation will be issued as supplementary information.

10.3. Potential Buyers should make their own enquiries regarding the Land, its value, its suitability for development and all planning approvals and should not rely on any material included in the Sales Documentation.

10.4. Potential Buyers should review all of the Sales Documentation and seek any necessary legal, financial and planning advice prior to sale.

11. BACKGROUND DOCUMENTATION

11.1. The Background Documentation provided by the Suburban Land Agency is listed in the Sales Documentation for the Land under the heading of "Background Documentation". Any alterations will be issued as an addenda or supplementary information.

11.2. The Background Documentation is made available by the Suburban Land Agency for information purposes only. The Suburban Land Agency makes no warranty or representation as to the accuracy or completeness of the Background Documentation and does not purport to adopt any of the statements or representations in any of the Background Documentation as its own statements or representations.

11.3. Registrants should note that the reports in the Background Documentation may refer to uses that are not permitted in the Lease. Registrants should refer to the specimen Crown lease for the permitted uses of the Land.

12. RESTRICTION ON TRANSFER

12.1. There are restrictions on transferring a Lease before a dwelling is constructed on a Block, in accordance with the terms of the Lease and relevant legislation.

13. SPECIMEN LEASE

13.1. The specimen Crown lease is subject to change following the date of the Contracts for Sale for the Land.

13.2. The Suburban Land Agency confirms that the permitted uses specified in the Lease will not be amended following the date of the Contract for Sale.

14. PLANNING AND OTHER APPROVAL

14.1. The Buyers acknowledge that by entering into the Contract for Sale, the offer of the Lease or grant of the Lease does not imply that any relevant approvals, consents or licences regarding planning, design, siting and any other matters relating to the Buyer's proposal will be granted without conditions.

15. REGRADING, FILL AND OTHER DISABILITIES

15.1. It is a condition of the Contract for Sale that the Buyer will not be entitled to raise any objection, requisition or claim compensation against the Commonwealth, the Suburban Land Agency or their agents in respect of the existence of regrading, fill, contamination, ground water or a soil classification on or upon the Land, whether caused by the Commonwealth, by the Suburban Land Agency or their agents or by previous owners of the Land, or otherwise.

16. SETTLEMENT OF SALE

- 16.1. Unless otherwise agreed by the Suburban Land Agency, settlement of the Contract for Sale will take place at the ACT Law Society Settlement Room on the Date for Completion specified in the Contract for Sale.
- 16.2. At settlement, the Buyer will be required to:
- 16.2.1. pay the balance of the purchase price (less any deposit, or part of the deposit, paid and residential withholding amount) on the Date for Completion by bank cheque payable to the Suburban Land Agency and
- 16.2.2. Provide an unendorsed bank cheque payable to the "Deputy Commissioner of Taxation" for the residential withholding amount
- in accordance with the Contract for Sale.
- 16.3. A failure to pay the balance of the purchase price by the Date for Completion may constitute a breach of the Contract for Sale. The consequences of this are set out in the Contract for Sale.

17. STAMP DUTY

- 17.1. Duty will be payable by the Buyer on the purchase of the Lease following Completion.
- 17.2. All duty enquiries and transactions should be made to:

Access Canberra
Dickson Shopfront (Land Titles Office Only)
480 Northbourne Avenue
DICKSON ACT 2602

Telephone: 13 22 81

ACT Revenue Office: 02 627 0028

18. ISSUE OF LEASES

- 18.1. The Authority will use the Buyer's details on the Contract for Sale to prepare the Lease for the Block. The Lease can only be issued with these details. Any alterations will be treated as a transfer, with all fees associated with transfers, such as duty, payable by the Buyer.
- 18.2. The commencement date of the Lease will be the date that the Lease is granted.

19. REGISTRATION OF LEASE

- 19.1. Following completion of the sale, the Buyer must register the Lease with Access Canberra.
- 20.2. The Buyers will be responsible for any fees associated with registration of the Lease. These fees are payable at the time of lodgement for registration directly to:

Access Canberra
Chief Minister, Treasury and Economic Development Directorate
GPO Box 158

Canberra ACT 2601
General Enquiries: 13 22 81

20. GOODS AND SERVICES TAX (GST)

- 20.1. GST will be payable in accordance with the Contract for Sale.

21. RATES AND LAND TAX

- 21.1. The Buyer's liability to pay general rates, land tax, water and sewerage rates commences from the commencement date of the Lease.

22. DEVELOPMENT AND BUILDING APPROVAL PROCESS

- 22.1. The Suburban Land Agency does not deal with the development and building approval process for a Block.
- 22.2. For information on development and building approval processes please contact the Authority on 02 6207 1923. Information is also available on the Authority's website at www.planning.act.gov.au.

23. SERVICE PROVIDERS

- 23.1. Buyers are reminded that the Suburban Land Agency is not a utility service provider and "Works" in the Contract for Sale do not include actual connections to services, substations or transformers that may be required for such connections.
- 23.2. The Buyer will be responsible for contacting all relevant service providers for utility services as soon as practicable to arrange servicing of the Land by those service providers to avoid delays to their developments caused as a consequence of being unable, for example, to access water or power.
- 23.3. The Suburban Land Agency does not routinely provide and will not warrant the location of any future substations.

24. FOREIGN PERSONS

- 24.1. Registrants that are a "foreign person" as defined in the *Foreign Acquisitions and Takeovers Act 1975* (Cth) should note that the Contract for Sale requires them to warrant that the Commonwealth Treasurer cannot prohibit the transfer of the Lease to them. If the Registrant is not able to satisfy this requirement, the Contract for Sale may be terminated and the Deposit forfeited to the Suburban Land Agency.

25. PRECEDENT FOR CONTRACT FOR SALE

- 25.1. In the event of any inconsistency between this General Sales Information and the Sales Documentation, the remainder of the Sales Documentation will prevail.

26. LAWS OF THE AUSTRALIAN CAPITAL TERRITORY

- 26.1. Leases are at all times subject to the laws in force in the Australian Capital Territory. Potential Registrants should seek legal advice as to how these laws may affect them and their proposed purchase and use of the Land.

27. CONTACT LIST

27.1. The following is a general contact list. Specific contact details are provided throughout the Sales Documentation.

Access Canberra:	13 22 81
ACT Revenue Office:	(02) 6207 0028
ActewAGL Corporation:	13 14 93
Authority:	(02) 6207 1923 or 13 22 81 (general enquiries)
Griffin Legal:	(02) 61983100
Icon Water:	(02) 6248 3111
Suburban Land Agency:	1800 777 952
Transport Canberra:	13 17 10 or (02) 6207 7611
City Services:	13 22 81

SCHEDULE A

NOTIFICATION OF INTENTION TO NEGOTIATE BY HIGHEST BIDDER

highest bidder to indicate intention and sign below

☐ INTENTION TO NEGOTIATE

In accordance with paragraph 7.2 of the General Sales Information, this is my written notification to the Suburban Land Agency that I intend to negotiate further with the Suburban Land Agency in relation to the purchase of the Land.

I understand that:

- (a) the period for negotiation will end **5 pm, Tuesday, 5 May 2026** (“Negotiation Period”);
- (b) if an agreement is not reached within the Negotiation Period then the further use or sale of the Land will be at the Suburban Land Agency’s sole and absolute discretion; and
- (c) the Sales Documentation and conditions of auction specified in the General Sales Information will continue to apply for the duration of the Negotiation Period and if an agreement is reached, as if the Land was sold at Auction.

☐ INTENTION NOT TO NEGOTIATE

In accordance with paragraph 7.2 of the General Sales Information, this is written notification to the Suburban Land Agency that I do not intend to negotiate any further with the Suburban Land Agency in relation to the purchase of the Land.

I understand that by signing this form I waive my right as the highest bidder to exclusive negotiation on the Land until **5 pm, Tuesday, 5 May 2026**.

Auction Date: **Monday, 4 May 2026**

Land:

Name:.....

Signature:.....

Date:.....

If Highest Bidder is Company, Position in Company:.....

Address.....

Phone Number: