



Economic Development Queensland

Traveston Land

How to buy from EDQ

Parties wishing to buy land from Economic Development Queensland (EDQ) must submit a completed application form.

EDQ is seeking applications to purchase from owner occupiers or tenant-led requirements. Any application from a property developer will need to be accompanied by written confirmation from the prospective tenant as to their preferred lot and that the applicant is their chosen partner to deliver the development.

Applications proposing a speculative development or seeking opportunities to land bank will not be considered.

Applications will be considered on their merit and will be assessed against the assessment criteria. EDQ reserves the right to select applicants at its absolute discretion.

EDQ's acceptance of an application does not act as confirmation that EDQ is bound to sell a given site to an applicant. The Buyer's application and commercial terms of a transaction are subject to the approval of the delegate of Minister for Economic Development Queensland (MEDQ) in its absolute discretion. To be clear, MEDQ is not bound until such time as formal contract documents are signed and executed by all parties.

Sales Process

Please read the information below carefully.

- Land will be sold on an in-line basis to one applicant.
- Applications must be emailed to industrial@edq.qld.gov.au and steven.whiteman@edq.qld.gov.au on a first come first served basis.
- EDQ reserves the right to decline insufficiently completed applications.
- EDQ reserves the right to seek clarification from applicants regarding any aspect of their application.
- Applicants will be informed of the results of the assessment as soon as practicably possible after this date.
- EDQ may choose to shortlist applicants and request additional information to assist with the final assessment.
- EDQ will deal exclusively with the successful applicant, pending agreement on essential commercial terms, approval of the transaction by EDQ senior management, issue and execution by both parties of contract documents.
- EDQ's acceptance of an application is not confirmation that EDQ is bound to sell a given site to an applicant.
- Neither party is bound unless and until contract documents are fully executed by both parties.
- Applications may be made directly or through your preferred real estate agent.





Assessment Criteria

Applications must:

- Be fully completed.
- Provide details of current operations and business activity.
- Provide details of the proposed development, including site plans and activities that will be carried out on the premises.
- Provide employment details and estimates of capital expenditure for build and fit out.
- Confirm the purchasing entity and provide trust documents if applicable.

Each application is assessed on an individual basis against eligibility criteria that include:

- Economic benefit to the local region
- Merits of the proposed project development (and intended onsite activity)
- Existing land use designations
- Capability and track record of the applicant
- The applicant's intentions/commitment to proceed with the proposed development
- Local government planning requirements, e.g. Conditions of approval

Contract of Sale

EDQ offers contract terms geared toward supporting the initial stages of project delivery. These include:

- Rights to conduct Due Diligence
- Requirement to lodge development application.
- Requirement to obtain and provide EDQ copy of development approval prior to settlement.

Further information:

Find out how to secure in-demand industrial land in one of Australia's major growth corridors by contacting Steven Whiteman, Sales and Property Manager, on 0477 738 497 or steven.whiteman@edq.qld.gov.au

Reservation of Rights

In addition to the advice set out above, (which is not exhaustive) applicants should seek their own independent advice regarding the planning requirements applicable to a proposed development for the site.

EDQ reserve the right, in their absolute discretion, to:

- Change this invitation
- Withdraw the properties or any part of them
- Negotiate and sell to any person (whether or not that person has submitted an application)
- Amend, modify or supplement this Information Memorandum
- Cancel, supplement, replace, vary or waive any aspect of the application process
- Exclude potential purchasers from further participation in the application process
- Exchange an unconditional contract of sale with a purchaser (contract documentation is available)
- Grant an exclusive dealing or due diligence period to a potential purchaser
- Require additional information from an applicant
- Reject all or any registration of interests at any time for any reason
- End any discussions with any applicant (including a shortlisted applicant)
- Stop proceeding any further with the purchasing industrial land application

- Proceed in a different way with the purchasing industrial land application (including entering into discussions with a person who is not an applicant).

This is not a tender process. Applicants understand and acknowledge that:

- The lodgement of a Purchasing industrial land application form
- Any communications between the applicant and EDQ, does not give rise to or constitute any contractual relationship between the applicant, EDQ or the State of Queensland (or any of them).

Unless specifically stated, EDQ will not treat any information provided by an applicant as confidential.

Potential purchasers will accept any decision made by the Vendor throughout the application process as sparing final and binding.

EDQ make no warranties or otherwise as to the veracity or accuracy of any information contained in this invitation or given to an applicant (including a short-listed applicant).

An applicant is solely responsible for all costs and expenses incurred by the applicant in connection with the preparation and lodgement of a Purchasing industrial land application form and any communication with EDQ.

Disclaimer

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Neither EDQ nor The State of Queensland is liable in connection with this document or its contents. The purchaser/ applicant is solely responsible for examining the information contained in this document and satisfying itself as to the completeness, accuracy and adequacy of any information. Any use by purchaser/ applicant of this document or information contained in it is at purchaser/ applicant's sole risk, cost and expense. Where appropriate, independent professional advice should be sought.

Find more information contact Steven Whiteman at steven.whiteman@edq.qld.gov.au