



CHARTERED SURVEYORS

PROPERTY ADVISERS TO HM GOVERNMENT OF GIBRALTAR

CONDITIONS OF TENDER FOR THE SALE OF 12 RESIDENTIAL PROPERTIES, GIBRALTAR

1. His Majesty's Government of Gibraltar (HMGOG) is putting out to tender 12 residential properties ("the Properties") as advertised in the Official Tender Notice, and as more particularly detailed in the below schedule (hereinafter referred to as "the Schedule").

PROPERTY ADDRESS	RESERVE PRICE	AREA (M ²)	# BEDS	CPS	LEASE TERM
1.00.13 Oleander Court, Sir William Jackson Grove	£172,000.00	51.00 sqm	2	✓	68 yrs (approx)
7.07.02 Hibiscus Court, Sir William Jackson Grove	£158,000.00	47.00 sqm	2	✓	68 yrs (approx)
6 Amsterdam Court, Harbour Views	£215,000.00	63.84 sqm	2	✓	67 yrs (approx)
10 Tilbury Court, Harbour Views	£215,000.00	63.84 sqm	2	✓	67 yrs (approx)
615 Seashell House, Beach View Terraces	£272,000.00	80.70 sqm	2	✓	141 yrs (approx)
818 Seashell House, Beach View Terraces	£320,000.00	95.20 sqm	3	✓	141 yrs (approx)
919 Sand Dune House, Beach View Terraces	£163,000.00	48.26 sqm	1	✓	141 yrs (approx)
709 Cumberland Terraces	£263,000.00	78.00 sqm	3	✓	135 yrs (approx)
619 Cumberland Terraces	£269,000.00	80.00 sqm	3	✓	135 yrs (approx)
17 Merlot House, Vineyards	£152,000.00	45.00 sqm	1	×	88 yrs (approx)
6 Poppy House, Waterport Terraces	£309,000.00	91.91 sqm	3	✓	134 yrs (approx)
7 Flat Bastion Mews	£275,000.00	81.80 sqm	2	✓	136 yrs (approx)

2. The Properties are being offered for sale on a 100% ownership basis with vacant possession for owner occupation to individuals who must be eligible to be on the Housing Waiting List.
3. Priority will be given to individuals releasing a government rental flat.
4. The Properties each have a set Reserve Price as detailed in the Schedule and this is the minimum amount for which the Properties will be sold, and HMGOG is expecting to receive tender submissions for a sum higher than the Reserve Price.
5. The Properties include one car parking space per property except for 17 Merlot House, Vineyards, which is sold without a parking space.
6. The Properties are sold on an "as is" and "as seen" basis and the tenderer shall be deemed to have visited the Properties and carried out all necessary surveys, investigations, and inspections and have collected all information required for tendering purposes. HMGOG will not be responsible for nor pay any costs or expenses related to or associated with the Properties.

7. Multiple offers can be made for different properties but only one property (hereinafter referred to as “the Property”) will be allocated to each successful tenderer. The Form of Tender includes a list for the Properties and the tenderer must specify their order of preference in their tender submission.
8. The Properties are available for sale by way of a Deed of Assignment of the existing Underlease for the residue unexpired lease term.
9. The successful tenderer will be required to become a member of the Management Company (for the relevant estate) on completion of their purchase.
10. The successful tenderer of the Property shall be considered to have become familiar with all laws and regulations that may affect their activities in the Property.
11. The cost of any works required to be carried out by utility agencies or companies as a result of an application for a connection (including the production of wiring diagrams and test certificates) shall be for the account and sole cost of the tenderer.
12. The Properties and any included items (if any) are believed and shall be taken to be correctly described as to quantity and otherwise. Any error, omission, misdescription or misstatement found in the Conditions of Tender and associated documentation shall not entitle a tenderer to any compensation in respect thereof.
13. The cost of connection and bringing services to the Property (if required) shall be met by the successful tenderer of the Property and who shall have been deemed to have made all necessary investigations and consulted the respective providers of utility services and costings in submitting their tender application.
14. Other conditions of tender are as contained in the Deed of Underlease.
15. Tenderers shall be either:-
 - (a) Individuals wishing to release a government rental flat;
 - (b) Individuals eligible to be on the Housing Waiting List;
 - (c) British Subjects;
 - (d) National/s of a Member State of the European Economic Area who have valid residence permits issued under Immigration Control Act; or who have the right of establishment in Gibraltar and who have exercised or intend to exercise that right;
16. HMGOG shall not be responsible nor pay any expense or loss which may be incurred by a tenderer in the preparation of this tender.
17. The successful tenderer of the Property will be required to give consent to the Royal Gibraltar Police (RGP) to release details of any convictions, if the RGP are requested to do so by the HMGOG or any authorised company or agency.
18. HMGOG does not bind itself to accept the highest or any tender and may accept any tender in part.

19. Tenders marked “**TENDER FOR THE SALE OF 12 RESIDENTIAL PROPERTIES**” should be submitted, sealed and addressed to HMGOG and must be deposited in the Tender Box situated at Land Property Services Limited, 50 Town Range, Gibraltar **NO LATER THAN NOON ON FRIDAY 31st JANUARY 2025.**

**TENDERS RECEIVED AFTER THE CLOSING TIME
AND DATE WILL NOT BE CONSIDERED**