

TENDER INSTRUCTIONS TO BIDDERS

The minimum bid amount required is noted in the advertisement. One tender form shall be completed per assessment account number.

Various properties are subject to HST charges. This charge will be collected from the successful bidder in addition to the final bid price.

All tenders will be dated and time stamped when received. All bids must be received by February 22, 2022 at 2:00 PM. **NOTE: Region of Queens Municipality office will be closed Monday February 21, 2022.** In the event two tenders are received for the same amount and it is the highest bid amount received, the bid that was received first will be deemed the successful bid.

The successful bidder will be contacted and be given three (3) business days after awarding of Tender to pay the amount in full or the Tender will be awarded to the next highest bidder(s).

Terms of Payment: Cash, Certified Cheque, or Bank Draft by Friday, February 25, 2022 at 4:00 pm.

The successful bidder will be responsible for all costs relating to the transfer of title.

Region of Queens Municipality reserves the right to reject any tenders that do not satisfactorily complete the form and /or have omissions.

PLEASE NOTE: FAXED TENDERS ARE NOT ACCEPTABLE AND WILL NOT BE CONSIDERED

Region of Queens Municipality makes no representations or warranties to any purchaser regarding the fitness, geographical or environmental suitability of the land(s) offered for sale for any particular use and does not certify the legal title, legal description or boundaries. The lands offered for sale ARE BEING SOLD ON AN "AS IS" BASIS ONLY, subject to any estates or interests of the Crown in right of Canada or the Province of Nova Scotia.

- All properties that are proposed to be sold were advertised and posted in accordance with the *Municipal Government Act*.
- Wickwire Holm has conducted a search and determined that all appropriate persons/encumbrances have been duly notified of the pending Tax Tender under the *Municipal Government Act*; however, the obligation is on the purchaser to satisfy themselves as to the property title.
- Our title search pertains to the Records at the Land Registry only, and accordingly, we cannot guarantee the actual location of the property boundaries or the dimensions of the property. If you are concerned as to the actual location of the corners of the property, it is best to engage your own surveyor. The survey will also determine whether the building and/or outbuildings, if any, are fully within the bounds of the property. Please note that pre existing surveys prepared for the previous owners or for their predecessors provide no contractual relief for you if a survey problem is later discovered. Your only recourse lies in having contracted the surveyor yourself.
- Upon payment of the bid, a Certificate of Sale will be issued in accordance with section 150 of the *Municipal Government Act* which the Treasurer of the Region will register at the Registry of Deeds. A copy of the Certificate will be served on each owner and given to the purchaser of the Property. Upon the receipt of the Certificate of Sale, the purchaser is deemed to have an official interest, and may place insurance on the land and any buildings.
- The deed transferring ownership will be the responsibility of the purchaser and estimated to be a minimum of \$250.00.
- Subject to the *Municipal Government Act* and *Municipal Conflict of Interest Act* no:
 - a. Council Member;
 - b. Employee;
 - c. Spouse of a Council member or employee;
 - d. Company of said individuals; or
 - e. Company of where the above mentioned individuals beneficially own the Majority of the issued and outstanding shares;

of a municipality that sells land for arrears or taxes shall purchase the land at the sale or have a direct or indirect interest in the purchase. A person who contravenes this section and is convicted of such, forfeits the person's office or employment, as the case may be, and is liable on summary conviction, to a penalty of five thousand dollars or imprisonment for a term not exceeding six months.