

HALIFAX REGIONAL MUNICIPALITY

PROPERTY TAX SALE BY TENDER

Tender Number: HRM-TaxSale06

Deadline for Bids: May 31, 2022 at 10:00 am



HALIFAX

Tender # HRM-TaxSale06
Instructions to Bidders:

In accordance with the *Halifax Regional Municipality Charter*, public notice is hereby given that the lands & premises listed in Schedule "A" attached hereto shall be sold by Tender.

Tender Forms and Specifications: may be obtained by visiting our tendering website at <https://www.procurement.novascotia.ca/tender-details.aspx?id=HRMTAXSALE06>
Bidders must complete and submit a separate bid form for each property they wish to bid on.

Further descriptions and inquiries are to be directed to hrmcollections@halifax.ca or 1-844-476-0002.

SEALED TENDERS are to be submitted:

- on the Halifax Regional Municipality's bid form in a plain envelope marked "**Halifax Regional Municipality Tax Sale Property Tender**", to the Alderney Customer Service Centre located at 40 Alderney Drive, Dartmouth, Nova Scotia between 8:30AM and 4:30PM; or
- in digital format via upload to Halifax Regional Municipality's e-bidding portal at the following address: <http://www.halifax.ca/procurement>. A one-time registration to create an account may be required.

These bids will only be accepted until 10:00am on May 31, 2022.

HRM will not accept bids submitted by any other method, including by facsimile or email

Tender Opening: This Tender will be opened on May 31, 2022 at 10:01 am.

The Halifax Regional Municipality reserves the right to reject any or all tenders or to accept any tender or part thereof considered to be in its best interest.

BID Submission Form *

Account Assessment Number (AAN#)*: _____

Civic Address of Property: _____

Amount of BID (excluding HST, if applicable)**: _____

HST Number (if applicable)**: _____

Name of Bidder: _____

Address of Bidder: _____

Telephone #: _____ Fax #: _____

Email: _____

I hereby certify that I will pay the full tender amount indicated above and any other fees and expenses within three (3) business days after awarding of the tender, if this tender is the successful bid.

Signed: _____ Date: _____

*** Only one AAN per Tender form will be accepted.**

**** Commercial properties and vacant land will be subject to HST charges. Halifax Regional Municipality will collect and remit HST on the bid amount unless the Purchaser provides a HST number.**

Note: Any inquiries concerning:

- a) Interpretations of proposal policies; or
- b) Requests for further information

Should be directed to hrmcollections@halifax.ca or 1-844-476-0002.

Summary:

- 1) Notice is hereby given in accordance with the provisions of the *Halifax Regional Municipality Charter*, section 156(2), the properties listed in Schedule "A" attached hereto and situated in the Halifax Regional Municipality will be sold by Tender closing March 8, 2022 at 10:00 am. Faxed or emailed Tenders will not be considered.
- 2) The Halifax Regional Municipality makes no representations or warranties to any Purchaser regarding the fitness, geophysical or environmental suitability of the land(s) offered for sale for any particular use, nor if the current zoning is compatible for any particular use. The properties are being sold on an as is basis only (both land or land & dwellings).
- 3) Although the Halifax Regional Municipality has made all reasonable efforts to confirm ownership of the Property, it does not guarantee title, legal description, or boundaries of the Properties subject to this tender. The Treasurer of Halifax Regional Municipality has not made any determination as to whether a survey is or is not required. **Prospective Purchasers are responsible to conduct their own searches and surveys or investigations.**
- 4) A tax deed conveys only the interests of the assessed owner, whatever that interest may be. Bidders are responsible for obtaining their own legal advice on the effect of a tax deed and their rights regarding a property purchased, including advice regarding personal property/tenants at a property and the Halifax Regional Municipality is not responsible for taking possession.
- 5) Tax sales do not in all circumstances clear defects in title. If you are intending to clear defects in title of the property by way of tax sale, you are advised to obtain a legal opinion as to whether this can be done.
- 6) By participating in this Tender you are acknowledging that you have satisfied yourself as to what it is you are bidding on, that the process leading to your bid has been conducted properly and that you will not hold the Halifax Regional Municipality responsible or liable if later there proves to be an issue with title or survey or any other problem. If you are not in agreement with this, you may not bid.
- 7) Mobile Homes – Bidding on the mobile home only. Land is not included, unless specifically otherwise indicated. The Halifax Regional Municipality is not responsible for ensuring that the successful bidder will be able to enter the land on which the mobile home is located. Any dealings for mobile homes sold at tax sale which are located within a designated mobile home park are strictly between the Purchaser and the park owner.
- 8) The successful Bidder(s) will be given three (3) business days after awarding of the Tender to pay the amount in full or the property will be re-tendered. The Halifax Regional Municipality may formally disqualify or suspend a person from bidding on any tax sale tender opportunities for a period not exceeding one (1) year, on grounds that the party tendering has failed to pay the full amount of the tender price within the three (3) business days after awarding of the Tender.
- 9) Successful Bidder(s) is/are responsible for taxes from the day of the purchase.
- 10) The Halifax Regional Municipality reserves the right to accept or reject any or all Tenders, not necessarily accept the highest Tender, or accept any Tender which it may consider to be in its best interest. The Halifax Regional Municipality also reserves the right to waive formality, informality or technicality in any Tender.
- 11) Per section 159 of the *Halifax Regional Municipality Charter*, purchase of tax sale property by municipal employees or their spouses is not permitted.
- 12) As per section 166 of the *Halifax Regional Municipality Charter*, on receipt of the certificate of sale, the Purchaser (a) has all the rights of action and powers of an owner needed to protect the land and may collect rents due, or to grow due, and use the land without diminishing its value, but shall not cut down any trees on the land, injure the premises or knowingly allow any other person to do so; (b) is not liable for damage done to the land without the Purchaser's

knowledge; and (c) shall insure any buildings on the land, if the buildings are insurable, and is deemed to have an insurable interest in the land.

- 13) Per section 171 of the *Halifax Regional Municipality Charter*, the Halifax Regional Municipality shall deliver a deed to the land to the Purchaser, or as directed by the Purchaser, at any time after the expiration of the six months from the sale, if the land has not been redeemed.
- 14) Other than outlined in the *Halifax Regional Municipality Charter*, after full payment of the Tender amount there is no ability for the Halifax Regional Municipality to reverse a Tender after it has been awarded and all sales are final.

Definitions:

- 15) Redeemable: Any of the prior property interest holders outlined in section 17 below have the right to purchase the property back within six months of the date of sale.
- 16) Not Redeemable: The Purchaser owns the property from the date of sale, the prior property interest holders outlined in section 17 below have no opportunity to buy the property back.
- 17) Purchasers should be aware that properties may be redeemed within six months of the date of sale by the prior owner, a person with a mortgage, lien or other charge on the land or a person having an interest in the land by payment of the following:
 - a) The sum paid by the Purchaser;
 - b) Interest at a rate of 10% per annum of the total sum paid from the date of sale to the date of redemption;
 - c) The full amount of any outstanding taxes arising before the sale where the Purchaser paid less than the amount of outstanding taxes on the land;
 - d) Taxes levied on the land after the sale and any interest;
 - e) The fee to record the certificate of discharge;
 - f) All sums paid by the Purchaser for fire insurance; and
 - g) Any amounts paid by the Purchaser for necessary repairs made with the written approval from the Halifax Regional Municipality Treasurer, to the buildings on the land.
- 18) Any repairs made to a redeemable property must be approved in advance and in writing by the Halifax Regional Municipality Treasurer.
- 19) Where a property owes more than six (6) years of arrears for taxes, the property cannot be redeemed.
- 20) Only at the end of the redemption period will the title pass to the successful Bidder.

Schedule “A”
Tax Sale Properties

AAN	Owners	PID	Description	Address	Minimum Bid	HST	Redeemable
00473049	STEVEN CHARLES HORNE	00251272	DWELLING	43 MARGARET ROAD - HALIFAX - LAND DWELLING	\$4,688.55	N	YES
00990191	DOUGLAS ARTHUR CASEY	00647149	DWELLING	92 ISLAND VIEW DRIVE - LOT A - BOUTILIERS POINT - DWELLING	\$10,471.40	N	YES
01071491	KENNETH JOHN DACEY	00244616	DWELLING	144 PLEASANT ST - DARTMOUTH - LAND DWELLINGS	\$19,556.65	N	YES
01126326	GARY DEASE	40117871	DWELLING	52 BALLATHIE CRES - LOT R-10 - FALL RIVER DWELLING GARAGE	\$12,474.10	N	YES
01205102	MARK ALEXANDER MCNULTY	00228189	DWELLING	3 WOODSIDE AVE - DARTMOUTH - LAND DWELLING	\$3,953.05	N	YES
01329367	TINA MARIE MACNEIL	00570499	DWELLING	1626 PROSPECT BAY RD - PROSPECT - LAND DWELLING BUILDING	\$4,832.50	N	YES
01446401	MICHAEL OWEN MORASH AND TERRY-ANN MORASH	40241887	DWELLING	95 KENNEDYS RD BOUTILIERS POINT LAND DWELLING	\$9,736.20	N	YES
01468758	ANGELA MARIE WILSON AND MARK SCOTT STEVENS	40653404	DWELLING	163 COW BAY RD - LOT X1-CB - EASTERN PASSAGE - DWELLING	\$5,562.05	N	YES
01625063	FRANCIS MURRAY REID	00642694	LAND	2149 CROWELL RD - LOT 1 - EAST LAWRENCETOWN	\$33,956.15	Y	YES
01785745	GARY LEROUX	40307134	DWELLING	849 UPPER GOVERNOR STREET - LOT 89 - NORTH PRESTON	\$13,711.20	N	YES
06039219	KEVIN MARK BOUGHNER AND VICKIE LYNN BOUGHNER	00383547	DWELLING	1514 TERENCE BAY RD - LOT 24A - TERENCE BAY - DWELLING	\$18,982.50	N	NO
07673620	LEO CHESTER BARKHOUSE AND LINDA MARIE BANKS	40538464	LAND	801 PLEASANT VALLEY ROAD - LOT 89-1 - PLEASANT VALLEY - DWELLING	\$18,653.35	Y	YES
08579067	BDO CANADA LTD.	40595597	LAND	LOT 20 SHEET HARBOUR - TRAFALGAR ROAD - EAST RIVER - SHEET HARBOUR	\$1,710.20	Y	YES
08858667	EARL SMITH & TYWRON SMITH	40686230	DWELLING	77 SIMMONDS RD - LOT 38-X-B - NORTH PRESTON - DWELLING	\$7,964.05	N	YES
08999953	KAREN SERVICE	40752446	DWELLING	27 OAKWOOD DR - LOT 10-WILLIAMSWOOD - DWELLING	\$5,132.75	N	NO
09115226	RENEE HELEN BREWER	40841231	LAND	JOHN GRANT BANK ROAD - LOT 27 - ELDERBANK	\$1,127.20	Y	YES
09775692	OWNER UNKNOWN	41188863	LAND	PURCELLS COVE ROAD - HALIFAX - LAND	\$1,232.85	Y	YES
10315050	STELLA BURGOYNE	00542944	LAND	NO 7 GRANT 1324 - HARRIGAN COVE	\$5,517.90	Y	NO
10422027	ESTATE OF SAMUEL PURCELL	41354085	LAND	LAND AT HIGHWAY 349 - PORTUGUESE COVE	\$5,669.35	Y	NO
10668697	W. ERIC WHEBBY LIMITED	41429127	LAND	LAND AT NO 318 HIGHWAY - WAVERLEY	\$834.10	Y	YES

