

Local Government Regulation 2012 (Section 140)
Notice of Intention to Sell Land

To: Est Late Gena James Stupkin
 Care MacDonald & Michel Lawyers
 PO Box 5034
 GLADSTONE QLD 4680

Date: 3 December 2024

This notice is given to you by Gladstone Regional Council, and relates to property described as Lot 3 Y 5472, situated at 1341 Calliope River Road, YARWUN QLD 4694.

Background

This notice is given because rates or charges levied by the Council on the above property are at least 3 years overdue or default judgment has been granted by the Magistrates Court on vacant land. Where rates or charges on a property are more than 3 years overdue, or are more than 1 year overdue and default judgment has been granted by the Magistrates Court on vacant land the Council may sell the property at public auction and use the proceeds to discharge the overdue rates or charges.

The Council is required to issue a Notice of Intention to Sell Land to the property owner giving details of its decision and giving the owner a final opportunity to pay the overdue rates or charges. If the overdue rates or charges are not paid within 3 months of this notice, the Council will issue an Auction Notice to the property owner and commence proceedings to sell the property. The sale proceedings will be discontinued if the amount of all overdue rates or charges levied on the land, and accrued interest and all expenses incurred by the Council for the intended sale, are paid to it.

The Council has decided to apply this procedure to your property described above. This document gives you notice of the matters which Council is required to notify under the *Local Government Regulation 2012* to give you a final opportunity to pay the overdue rates or charges and prevent sale of the land by Council.

Formal Notice

TAKE NOTICE THAT: -

(a) Gladstone Regional Council has, by resolution, decided under section 140 of the *Local Government Regulation 2012*, to sell the land described above for overdue rates or charges.

(b) The resolution was made by Council in general meeting on Tuesday 3 December 2024 as follows:-

"That Council, pursuant to section 140(2) of Local Government Regulation 2012, resolve to sell the 30 properties listed in Attachment 1, for overdue rates and charges."

(c) The land is described in the Council's land record as Lot 3 Y 5472, situated at 1341 Calliope River Road, YARWUN QLD 4694. It has an area of 809 Square Meters.

(d) Details of all overdue rates or charges for the land, as at the date of this notice are as follows:-

Levy Details	01.07.2020 To 30.06.2021	01.07.2021 To 30.06.2022	01.07.2022 To 30.06.2023	01.07.2023 To 30.06.2024	01.07.2024 To 30.06.2025
General	0.00	1,050.00	1,150.00	1,254.00	1,341.00
Charge against the Land	0.00	0.00	0.00	1,856.75	1,133.80
Cleansing	0.00	0.00	0.00	0.00	0.00
Sewerage	0.00	0.00	0.00	0.00	0.00
Water Access	0.00	0.00	0.00	0.00	0.00
Water Consumption	0.00	0.00	0.00	0.00	0.00
Fire	0.00	112.40	115.20	119.00	119.00
Waste Management Facility Charge	0.00	0.00	45.00	55.60	70.00
Totals	0.00	1,162.40	1,310.20	3,285.35	2,663.80

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(e) Interest accrued on the overdue rates to the date of this Notice is as follows:-

Levy Details	01.07.2020 To 30.06.2021	01.07.2021 To 30.06.2022	01.07.2022 To 30.06.2023	01.07.2023 To 30.06.2024	01.07.2024 To 30.06.2025
General	0.00	60.35	159.87	405.49	242.24
Cleansing	0.00	0.00	0.00	0.00	0.00
Sewerage	0.00	0.00	0.00	0.00	0.00
Water Access	0.00	0.00	0.00	0.00	0.00
Water Consumption	0.00	0.00	0.00	0.00	0.00
Fire	0.00	6.45	16.67	41.08	24.13
Waste Management Facility Charge	0.00	0.00	2.56	10.61	7.30
Totals	0.00	66.80	179.10	457.18	273.67

Interest continues to accrue at the rate of 12.35% per annum. The interest accrued on the overdue rates is compound interest and is calculated on daily rests.

(f) The amount of all overdue rates at the date of this notice is:-

Overdue rates (paragraph (d))	8,421.75
Interest (paragraph (e))	976.75
Total	9,398.50

(g) A copy of sections 141 to 144 of the *Local Government Regulation 2012* is attached.

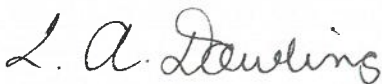
Consequences of non-payment

To end the procedure for sale of land you must pay the full amount of:

- All overdue rates or charges and interest referred to in this notice in paragraph (f); and
- Any further accrued interest calculated up to the date of payment; and
- All expenses incurred by the Council for the intended sale.

Please contact Council to confirm the correct figure for payment as at the date of payment.

If full payment is not received Council will sell the land under sections 141 to 144 of the *Local Government Regulation 2012*. The sale proceeds will be applied in accordance with section 146 of the *Local Government Regulation 2012*.



Leisa Dowling
Chief Executive Officer
Gladstone Regional Council

BPAY



Bill code: 72868
Ref: 233221
Contact your Financial
Institution to make this
payment

ONLINE SERVICES



Payment Ref Number: 233221
Go to the below website to make a credit card payment:
www.gladstone.qld.gov.au/OnlineServices