

NOTICE OF INTENTION TO SELL LAND

Local Government Act 2009
Local Government Regulation 2012

**TO: ANTHEA LOUISE JANSEN
WAYNE GILBERT JACKSON**
16 Dickson Street
JUNDAH QLD 4736
("the Registered Owner")

BARCOO SHIRE COUNCIL has, by resolution, decided under section 140 of the *Local Government Regulation 2012* to sell the land in the SCHEDULE for overdue rates.

The resolution made on 23 January 2020 was in the following terms: "That Council resolve to take further action in accordance with Chapter 4 Part 12 Division 3 Selling or Acquiring Land for overdue rates or charges of the *Local Government Regulation 2012* to recover the debts accrued from overdue rates by auctioning the properties located at 7 Morehead Street, Jundah and 21 Garrick Street, Jundah".

SCHEDULE

Assessment Number	Description of the Location and Size of the Land	Details of Overdue Rates		Interest Accrued*		Total amount of overdue rates and interest as at the date of this notice
		Year Ended	Rates Amount	Year Ended	Interest Amount	
00013-00000-000	7 Morehead Street, Jundah QLD 4736 Lot 21 on Crown Plan J2749, Title Reference: 30134028 2023m2	30/06/2009	\$527.50	30/06/2009	\$NIL	\$16,777.36
		30/06/2010	\$572.50	30/06/2010	\$41.78	
		30/06/2011	\$612.50	30/06/2011	\$154.17	
		30/06/2012	\$661.50	30/06/2012	\$222.33	
		30/06/2013	\$686.50	30/06/2013	\$322.52	
		30/06/2014	\$706.40	30/06/2014	\$443.81	
		30/06/2015	\$738.40	30/06/2015	\$385.57	
		30/06/2016	\$759.20	30/06/2016	\$857.16	
		30/06/2017	\$775.00	30/06/2017	\$763.19	
		30/06/2018	\$794.80	30/06/2018	\$1,271.91	
		30/06/2019	\$855.60	30/06/2019	\$1,345.64	
		30/06/2020	\$905.00	30/06/2020	\$1,443.35	
		to 15/01/21	\$461.45	to 15/01/21	\$469.58	
Total Overdue Rates	\$9,056.35	Total Interest Accrued	\$7,721.01			

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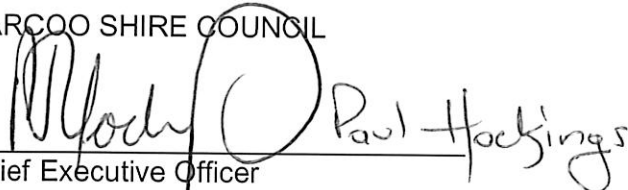
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- * **Details of rate at which interest accruing and description of way interest is calculated:** 8.53% per annum being compound interest calculated on daily rests as from the date the rate notice becomes overdue.

DATED at Jundah this 19th day of January, 2021

BARCOO SHIRE COUNCIL


Chief Executive Officer

We refer you to s141 to 144 of the *Local Government Regulation 2012* which provides in general terms:

- If the overdue rates and charges are not paid in full within three (3) months of this notice the local government must commence the procedure to sell the land within six (6) months of this notice. The sale procedure must end if the local government is paid the overdue rates or charges and all expenses the local government incurs in attempting to sell the land are also paid (s.141);
- The local government must first offer the land for sale by auction and must at least fourteen (14) days, but not more than thirty five (35) days before the auction date give a copy of the auction notice to the Registered Owner, advertise the auction in a newspaper circulating in the local government area, display the auction notice in the local government's office until the day of the auction and display the auction notice on the land (s.142);
- The local government must set a reserve price for the auction which is at least the market value of the land; or the higher of the amount of overdue rates or charges on the land and the value of the land. If the reserve price is not met at the auction, the local government may negotiate with the highest bidder but the price for the land must not be lower than the highest bid for the land from the auction. If the highest bidder at the auction does not agree to buy the land, the land is taken to have been sold at auction to the local government for the reserve price (s.143);
- If the land is taken to be sold to the local government under s.143, the local government must give the registrar of titles a general request form to have the local government registered as owner of the land. The registrar of titles will then transfer the land to the local government free of all encumbrances and this transfer will register even if there is no instrument of title and even if the local government has not complied with these sections (s.144).