

Enquiry Phone: Recoveries (07) 3412 4500
File No: 379143-2
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Quote Assessment No: 9582528 2

28 April 2025

F H Tam
GPO BOX 12427
CENTRAL
HONG KONG

Dear Madam

**NOTICE OF INTENTION TO SELL LAND FOR OVERDUE RATES AND CHARGES ON LAND AT
95/15 MAGELLAN ROAD SPRINGWOOD QLD 4127**

We refer to our previous communications and note that the rates and charges owing on the land remain overdue.

As these rates have remained unpaid for a period in excess of three (3) years, Council, at its meeting on 16 April 2025, resolved in accordance with section 140 (2) of the *Local Government Regulation 2012* to sell the land at public auction to recover the amount of overdue rates and charges owing to Council.

Enclosed is a "Notice of Intention to Sell Land" pursuant to section 140 (3) of the *Local Government Regulation 2012* for your attention. This includes a schedule of the unpaid rates and charges together with a copy of sections 141 to 144 of the *Regulation*.

If these rates and charges are not paid within 3 months of this notice, Council will commence procedures to sell the land at auction.

Should you wish to discuss this matter or to obtain the amount required to settle this action, please contact the Recoveries Team on (07) 3412 4500.



Recoveries Team

Enc

LOGAN CITY COUNCIL
Local Government Regulation 2012 – Section 140



NOTICE OF INTENTION TO SELL LAND

TO: FUNG HA TAM

RE: 95/15 MAGELLAN ROAD
SPRINGWOOD QLD 4127

NOTICE is hereby given pursuant to Section 140 of the *Local Government Regulation 2012* that:-

WHEREAS the Logan City Council has at its meeting on the 16th of April 2025 resolved to recover Overdue Rates and Charges by commencing proceedings for the Sale of Lands in accordance with Division 3 Part 12 Chapter 4 of the *Local Government Regulation 2012* as these Rates and Charges have continued to remain unpaid:

AND WHEREAS the sum of Nineteen Thousand, Five Hundred and Three Dollars and Ninety-Five Cents (\$19,503.95) being the amount of Rates, Charges and Interest as set out in the attached schedule is due and payable to Council in respect of the above property described as Lot 95 GTP 3095 and containing 138 m² more or less, for which you are the registered owner as recorded on Certificate of Title - Reference No 18388141 remains unpaid:

AND WHEREAS the sum of Three Thousand, Eight Hundred and Seventy-Three Dollars and Twenty-One Cents (\$3,873.21) has accrued in Interest on the Overdue Rates and Charges to the 24th of April 2025, is included in the above amount and is detailed in the attached schedule and continues to accrue as compound interest whilst such Overdue Rates and Charges remain unpaid at a rate of 12.35 percent per annum to 30th June 2025 calculated on a daily basis and then at a rate as prescribed in Council's Adopted Revenue Statement.

THIS IS TO GIVE NOTICE THAT, after the expiration of three months from the date hereof and before the expiration of six months from the date hereof, unless all Overdue Rates, Charges and Interest as well as any expenses incurred by Council for the intended sale, are sooner paid, procedures will be commenced for the sale of this property by way of public auction at a time and place to be advised.

Dated this 24th day of April 2025.

By **DARREN SCOTT**,
CHIEF EXECUTIVE OFFICER



Chief Executive Officer

SCHEDULE TO NOTICE OF INTENTION TO SELL

ADDRESS: 95/15 Magellan Road, SPRINGWOOD QLD 4127
ASSESSMENT: 9582528 (2)
OWNERS: Fung Ha Tam



Date Issued	Date Due	Period Unpaid	Fire Levy	General Rates	Water Access	Water Usage	Sewerage Charges	Garbage	Environmental Charge	Comm. Services Charge	Total Levies Unpaid	Interest	To Date
16/04/2021	21/05/2021	1/04/21 to 30/06/21	\$56.50	\$280.50	\$74.80	\$176.08	\$178.00	\$63.75	\$19.95	\$50.39	\$899.97	\$0.00	30/06/2021
16/07/2021	20/08/2021	1/07/21 to 30/09/21	\$57.45	\$298.75	\$75.54	\$172.06	\$178.00	\$63.75	\$20.10	\$100.95	\$966.60	\$26.36	30/09/2021
15/10/2021	19/11/2021	1/10/21 to 31/12/21	\$57.45	\$298.75	\$75.54	\$159.47	\$178.00	\$63.75	\$20.10	\$100.95	\$954.01	\$46.80	31/12/2021
14/01/2022	18/02/2022	1/01/22 to 31/03/22	\$57.45	\$298.75	\$75.54	\$137.26	\$178.00	\$63.75	\$20.10	\$100.95	\$931.80	\$65.54	31/03/2022
14/04/2022	20/05/2022	1/04/22 to 30/06/22	\$57.45	\$298.75	\$75.54	\$151.41	\$178.00	\$63.75	\$20.10	\$100.95	\$945.95	\$86.46	30/06/2022
18/07/2022	19/08/2022	1/07/22 to 30/09/22	\$58.85	\$313.75	\$75.54	\$127.20	\$178.00	\$65.75	\$21.85	\$103.45	\$944.39	\$110.37	30/09/2022
17/10/2022	18/11/2022	1/10/22 to 31/12/22	\$58.85	\$313.75	\$75.54	\$122.58	\$178.00	\$65.75	\$21.85	\$103.45	\$939.77	\$132.71	31/12/2022
16/01/2023	17/02/2023	1/01/23 to 31/03/23	\$58.85	\$313.75	\$75.54	\$113.88	\$178.00	\$65.75	\$21.85	\$103.45	\$931.07	\$150.40	31/03/2023
17/04/2023	19/05/2023	1/04/23 to 30/06/23	\$58.85	\$313.75	\$75.54	\$137.23	\$178.00	\$65.75	\$21.85	\$103.45	\$954.42	\$172.32	30/06/2023
19/07/2023	18/08/2023	1/07/23 to 30/09/23	\$61.26	\$331.89	\$77.80	\$129.34	\$183.35	\$69.00	\$23.60	\$106.05	\$982.29	\$284.01	30/09/2023
16/10/2023	17/11/2023	1/10/23 to 31/12/23	\$61.26	\$331.89	\$77.80	\$139.07	\$183.35	\$69.00	\$23.60	\$106.05	\$992.02	\$323.53	31/12/2023
15/01/2024	16/02/2024	1/01/24 to 31/03/24	\$61.26	\$331.89	\$77.80	\$148.23	\$183.35	\$69.00	\$23.60	\$106.05	\$1,001.18	\$358.82	31/03/2024
15/04/2024	17/05/2024	1/04/24 to 30/06/24	\$61.26	\$331.89	\$77.80	\$169.34	\$183.35	\$69.00	\$23.60	\$106.05	\$1,022.29	\$399.01	30/06/2024
17/07/2024	16/08/2024	1/07/24 to 30/09/24	\$61.26	\$358.44	\$79.36	\$136.94	\$187.00	\$74.75	\$25.35	\$111.35	\$1,034.45	\$474.92	30/09/2024
14/10/2024	15/11/2024	1/10/24 to 31/12/24	\$61.26	\$358.44	\$79.36	\$166.98	\$187.00	\$74.75	\$25.35	\$111.35	\$1,064.49	\$523.38	31/12/2024
15/01/2025	14/02/2025	1/01/25 to 31/03/25	\$61.26	\$358.44	\$79.36	\$168.53	\$187.00	\$74.75	\$25.35	\$111.35	\$1,066.04	\$560.85	31/03/2025
Interest Charges												\$157.73	24/04/2025
			\$950.52	\$5,133.38	\$1,228.40	\$2,355.60	\$2,896.40	\$1,082.00	\$358.20	\$1,626.24	\$15,630.74	\$3,873.21	

Please Note: These figures are nett of any Council or State Remissions

\$19,503.95

**LOCAL GOVERNMENT
REGULATION 2012**

**STATEMENT OF PROVISIONS RELATING TO
SELLING LAND FOR OVERDUE RATES OR CHARGES**

CHAPTER 4 - RATES AND CHARGES

PART 12 - OVERDUE RATES AND CHARGES

Division 3 - Selling land for overdue rates or charges

Section 141 When procedures for selling land must start and end

- (1) This section applies if -
 - (a) a local government decides to sell land under this subdivision for overdue rates and charges and gives the registered owner of the land a notice of intention to sell the land; and
 - (b) the overdue rates or charges are not paid in full within -
 - (i) generally - 3 months after the local government gives the notice of intention to sell the land; or
 - (ii) if the rates or charges were levied on a mining claim - 1 month after the local government gives the notice of intention to sell the land.
- (2) The local government must start the procedures mentioned in section 142(4) for selling the land within 6 months after the local government gives the notice of intention to sell the land to the registered owner of the land.
- (3) The local government must end the procedures at the earliest of the following -
 - (a) the local government is paid -
 - (i) the amount of the overdue rates or charges; and
 - (ii) all expenses that the local government incurs in attempting to sell the land;
 - (b) the land is sold;
 - (c) 1 year after the notice of intention to sell is given to the registered owner.
- (4) If the local government ends the procedures under subsection (3)(c), nothing in this section prevents the local government from deciding to sell the land again under section 140(2).

Section 142 Procedures for selling land

- (1) This section sets out the procedures that a local government must follow when selling land for overdue rates or charges.
- (2) The local government must first offer the land for sale by auction.
- (3) The local government must prepare an auction notice.
- (4) At least 14 days, but not more than 35 days, before the day of the auction, the local government must -
 - (a) give a copy of the auction notice to everyone who was given a notice of intention to sell the land; and
 - (b) publish the auction notice on the local government's website; and
 - (c) display the auction notice in a conspicuous place in the local government's public office, until the day of the auction; and
 - (d) display the auction notice in a conspicuous place on the land unless it is not reasonably practicable to do so because the land is in a remote location or difficult to access; and
 - (e) take all reasonable steps to publish the auction notice in another way to notify the public about the sale of the land.
- (5) However, if -
 - (a) the land is a building unit; and
 - (b) it is not practicable to display the auction notice in a conspicuous place on the land;

the notice may be displayed in a conspicuous part of the common property for the building units.
- (6) In this section –
auction notice, for a sale of land by auction, means a written notice stating –
 - (a) the day, time and place of the auction; and
 - (b) a full description of the land.

Section 143 Conduct of auction

- (1) The local government must set a reserve price for the land at the auction that is at least -
 - (a) the market value of the land; or
 - (b) the higher of the following -
 - (i) the amount of overdue rates or charges on the land;
 - (ii) the value of the land.
- (2) If the reserve price is not reached at the auction, the local government may enter into negotiations with any bidder who attended the auction to sell the land by agreement.

- (3) However, the price for the land under the agreement must not be less than the reserve price for the land.

Section 144 Procedures for selling land by another auction or negotiation

- (1) The local government may, after the day of the auction, decide to continue to offer the land for sale by another auction, or sale by negotiation, under this section.
- (2) The local government must end any negotiations entered into under section 143(2) when it makes a decision under subsection (1).
- (3) Sections 142(3) to (5) and 143 apply to the preparation and conduct of any subsequent sale by auction under this section.
- (4) The local government must prepare a sales notice if it decides to offer the land for sale by negotiation under this section.
- (5) The local government must -
 - (a) give a copy of the sales notice to each interested party who was given a notice of intention to sell the land; and
 - (b) publish the sales notice on the local government's website; and
 - (c) display the sales notice in a conspicuous place in the local government's public office; and
 - (d) display the sales notice in a conspicuous place on the land unless it is not reasonably practicable to do so because the land is in a remote location or difficult to access; and
 - (e) take all reasonable steps to publish the sales notice in another way to notify the public about the sale of the land.
- (6) However, if -
 - (a) the land is a building unit; and
 - (b) it is not practicable to display the sales notice in a conspicuous place on the land;the notice may be displayed in a conspicuous part of the common property for the building units.
- (7) The local government must ensure that the price for land offered for sale by negotiation under this section is at least -
 - (a) the market value of the land; or
 - (b) the higher of the following—
 - (i) the amount of overdue rates or charges on the land;
 - (ii) the value of the land.
- (8) In this section—

sales notice, for a sale of land by negotiation, means a written notice stating—

 - (a) the land is for sale by negotiation; and
 - (b) a full description of the land.