Your Ref:
Enquiry Phone: Recoveries (07) 3412 4500
File No: 1012649-1
Document Reference: 19471965
Quote Assessment No: 1110202-2

CITY OF LOGAN

28 May 2026

Estate of Victor P MacKay

Dear Sir / Madam

NOTICE OF INTENTION TO SELL LAND FOR OVERDUE RATES OR CHARGES

Enclosed is a *Notice of Intention to Sell Land for Overdue Rates or Charges* (the **Notice**) issued under section 140(3) of the *Local Government Regulation 2012* (the **Regulation**).

The Notice is given to you by Logan City Council (**Council**) and relates to the following land:

- Assessment Number: 9223834-9
- Property Address: 3 Patricia Avenue, WOODRIDGE QLD 4114
- Lot and Plan Number: Lot 84 on RP 73277
- Registered Owner/s: Estate of Victor Peter MacKay

The Notice sets out details of the overdue rates and charges levied on the land, together with interest accrued on those amounts.

If the overdue rates, charges, and interest specified in the Notice are not paid **within three (3) months** from the date the Notice is given, Council will commence procedures to sell the land in accordance with section 141 of the Regulation, without further notice.

Once the procedures to sell the land have commenced, they may only be ended in accordance with section 141 of the Regulation, being when the first of the following occurs:

1. Council is paid the full amount of the overdue rates or charges and interest, together with all expenses incurred by Council in attempting to sell the land;
2. The land is sold; or
3. One (1) year after the Notice is given.

For enquiries regarding the Notice or the overdue rates and charges, please contact Council's Rates Recoveries team on **(07) 3412 4500** or **Council@logan.qld.gov.au** quoting the assessment number.

PTO

Logan City Council | 150 Wembley Road Logan Central QLD 4114 | PO Box 3226 Logan City DC QLD 4114
Council Enquiries: 07 3412 3412 | council@logan.qld.gov.au | ABN 21 627 796 435 | logan.qld.gov.au

Payment in full of the amount shown in the Notice within the required timeframe will prevent further action. Please refer below for payment options.

Regards

On behalf of
Rates Recoveries Team
Logan City Council

ATT:

Payment Options

Online	BPAY	Phone	By Mail	In Person
Please visit our website logan.qld.gov.au/rates/payment-options and follow the prompts. Reference: 92238349	Please use the below biller code and reference number when making this payment. Biller code: 17392 Reference: 592238349	Within Australia: 1300 276 468 Overseas: +61 1300 276 468. Biller code: 17392 Reference: 592238349	Make your cheque or money order payable to Logan City Council and post it with details of your property address and rates assessment number to Council's postal address - PO Box 3226, LOGAN CITY DC QLD 4114.	Logan City Council Administration Centre or Customer Service Centres: 150 Wembley Rd, Logan Central (8am – 5pm Monday to Friday)

LOGAN CITY COUNCIL

Local Government Regulation 2012 – Section 140

CITY OF LOGAN

Notice of Intention to Sell Land for Overdue Rates or Charges

To: **Estate of Victor Peter MacKay**

And to: No Other Interest Parties

1. This is a Notice of Intention to Sell Land for Overdue Rates or Charges pursuant to section 140(4) of the *Local Government Regulation 2012* (the Regulation).

2. Logan City Council (Council) has, by resolution made on 20 May 2026, decided to sell the land described below for overdue rates or charges pursuant to section 140(2) of the Regulation (the Resolution).

3. The description, location and size of the land, as detailed in the Council land record are as follows:

Address:	3 Patricia Avenue, WOODRIDGE QLD 4114		
Description:	Lot 84 on RP 73277	Title Reference:	13080010
Area (m^2):	607		

4. The terms of the Resolution are:

   1. That, pursuant to section 140(2) of the *Local Government Regulation 2012*, Council decide by resolution to sell the land for overdue rates and charges, as detailed in the confidential attachment titled '*Confidential Attachment 1*' accompanying the report *Sale of Land for Overdue Rates 2026*.

   2. That the Chief Executive Officer be delegated the power to take all further steps under Chapter 4, Part 12, Division 3 of the *Local Government Regulation 2012* to effect the sale of land (including, for the avoidance of doubt, the power to end sale procedures before auction for reasons other than those stipulated in section 141(3) of the *Local Government Regulation 2012*), as detailed in clause 1.

   3. That the attachment 'Confidential Attachment 1', be deemed confidential and be treated in accordance with sections 171 and 200 of the *Local Government Act 2009* and that the document remains confidential.

PTO

Extract of Confidential Attachment 1

Registered Owner:	*Estate of Victor Peter MacKay*
Property Address:	*3 Patricia Avenue, WOODRIDGE QLD 4114*
Description:	*Lot 84 on RP 73277 / 13080010*
Division:	*Division Two*
Unimproved Capital Value:	*Valued together with Lot 85*

5. The total amount of overdue rates or charges, together with accrued interest, calculated as at the date of this Notice is **$ 7,571.74**.

6. In accordance with section 133 of the Regulation, interest accrues on overdue rates or charges from the day they become overdue and is calculated daily as compound interest at the following rates as they apply within the periods set out below and then at a rate as prescribed in Council's Adopted Revenue Statement.

   a) 1 July 2019 to 30 June 2020 – 9.83%
   b) 1 July 2020 to 30 June 2021 – 8.53%
   c) 1 July 2021 to 30 June 2022 – 8.03%
   d) 1 July 2022 to 30 June 2023 – 8.17%
   e) 1 July 2023 to 30 June 2024 – 11.64%
   f) 1 July 2024 to 30 June 2025 – 12.35%
   g) 1 July 2025 to 30 June 2026 – 12.12%

7. Details of the overdue rates and charges, including the period(s) for which they remain unpaid as well as the amount of interest charged, are set out in **Annexure A** to this Notice.

8. A copy of sections 141 to 144 of the Regulation is enclosed with this Notice and marked **Annexure B**.

Darren Scott
Chief Executive Officer
Logan City Council

Date: 27 May 2026

ANNEXURE A

CITY OF LOGAN

SCHEDULE TO NOTICE OF INTENTION TO SELL

ADDRESS: 3 Patricia Avenue, WOODRIDGE QLD 4114
ASSESSMENT: 9223834-9
OWNERS: Estate of Victor Peter MacKay

Date Issued	Date Due	Period Unpaid	Fire Levy	General Rates	Water Access	Water Usage	Sewerage Charges	Garbage	Environ-mental Charge	Comm. Services Charge	Total Levies Unpaid	Interest	To Date
18/07/2022	19/08/2022	1/07/22 to 30/09/22	$16.05	$0.00	$75.54	$0.00	$42.93	$0.00	$0.00	$0.00	$134.52	$0.00	30/09/2022
17/10/2022	18/11/2022	1/10/22 to 31/12/22	$16.05	$0.00	$75.54	$0.00	$133.50	$0.00	$21.85	$103.45	$350.39	$5.47	31/12/2022
16/01/2023	17/02/2023	1/01/23 to 31/03/23	$16.05	$0.00	$75.54	$0.00	$133.50	$222.75	$21.85	$103.45	$573.14	$14.23	31/03/2023
17/04/2023	19/05/2023	1/04/23 to 30/06/23	$16.05	$0.00	$75.54	$0.00	$133.50	$0.00	$21.85	$103.45	$350.39	$24.45	30/06/2023
19/07/2023	18/08/2023	1/07/23 to 30/09/23	$16.96	$0.00	$77.80	$0.00	$137.51	$0.00	$23.60	$106.05	$361.92	$45.87	30/09/2023
16/10/2023	17/11/2023	1/10/23 to 31/12/23	$16.96	$0.00	$77.80	$0.00	$137.51	$0.00	$23.60	$106.05	$361.92	$59.28	31/12/2023
15/01/2024	16/02/2024	1/01/24 to 31/03/24	$16.96	$0.00	$77.80	$0.00	$137.51	$0.00	$23.60	$106.05	$361.92	$71.03	31/03/2024
15/04/2024	17/05/2024	1/04/24 to 30/06/24	$16.96	$0.00	$77.80	$0.00	$137.51	$0.00	$23.60	$106.05	$361.92	$83.74	30/06/2024
17/07/2024	16/08/2024	1/07/24 to 30/09/24	$16.96	$0.00	$79.36	$0.00	$140.25	$0.00	$25.35	$111.35	$373.27	$104.46	30/09/2024
14/10/2024	15/11/2024	1/10/24 to 31/12/24	$16.96	$0.00	$79.36	$0.00	$140.25	$0.00	$25.35	$111.35	$373.27	$119.71	31/12/2024
15/01/2025	14/02/2025	1/01/25 to 31/03/25	$16.96	$0.00	$79.36	$0.00	$140.25	$0.00	$25.35	$111.35	$373.27	$132.28	31/03/2025
14/04/2025	16/05/2025	1/04/25 to 30/06/25	$16.96	$0.00	$79.36	$0.00	$140.25	$0.00	$25.35	$111.35	$373.27	$149.52	30/06/2025
21/07/2025	22/08/2025	1/07/25 to 30/09/25	$17.51	$0.00	$82.13	$0.00	$151.50	$0.00	$27.10	$0.00	$278.24	$162.79	30/09/2025
15/10/2025	14/11/2025	1/10/25 to 31/12/25	$17.51	$0.00	$82.13	$0.00	$151.50	$412.50	$27.10	$0.00	$690.74	$182.46	31/12/2025
19/01/2026	20/02/2026	1/01/26 to 31/03/26	$17.51	$0.00	$82.13	$0.00	$151.50	$206.25	$27.10	$0.00	$484.49	$201.19	31/03/2026
17/04/2026	22/05/2026	1/04/26 to 30/06/26	$17.51	$0.00	$82.13	$0.00	$151.50	$0.00	$27.10	$0.00	$278.24	$134.35	27/05/2026
			$269.92	**$0.00**	**$1,259.32**	**$0.00**	**$2,160.47**	**$841.50**	**$369.75**	**$1,179.95**	**$6,080.91**	**$1,490.83**	

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

$7,571.74

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.