

30 May 2025

Jessica Caroline Escandor
[REDACTED]
[REDACTED]

Dear Ms Escandor

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 given pursuant to section 140(3) of the *Local Government Regulation 2012* (**the Notice**) (**the Regulation**).

The Notice is given to you by Redland City Council (**Council**) and relates to the land described as follows:

Owner/s:	Jessica Caroline Escandor
Lot and Plan Number:	Lot 56 on RP 130246
Title Reference:	14630202
Address:	57 Taylor Street Russell Island Qld 4184
Property Number:	18622
Registered Encumbrance/s:	

(the Land)

The Notice provides a summary of the overdue rates and charges levied on the Land as well as interest accrued on those overdue amounts.

If the overdue rates, charges and interest as set out in the Notice are not paid within **3 months** of the Notice being given, Council will start the procedures for selling the Land pursuant to section 141 of the Regulation without further notice. Once procedures for selling the Land have commenced, they will only end in accordance with section 141 of the Regulation, that is upon the earlier of:

1. Council being paid the full amount of the overdue rates or charges and interest, together with all expenses that Council has incurred in attempting to sell the Land; or
2. the Land being sold; or
3. 1 year after the Notice being given.

Please contact Council's Accounts Receivable team on 3383 3053 or via email at accountsreceivable.qld.gov.au quoting the property number if you wish to discuss the Notice and/or the overdue rates and charges.

Louise Rusan

Louise Rusan
Chief Executive Officer
Redland City Council

NOTICE OF INTENTION TO SELL LAND FOR OVERDUE RATES OR CHARGES

Section 140 of the Local Government Regulation 2012

To: JESSICA CAROLINE ESCANDOR

AND TO: INTERESTED PARTIES

(as defined in Schedule 8 of the *Local Government Regulation 2012*)

1. This is a Notice of Intention to Sell Land for Overdue Rates or Charges given by Redland City Council (**Council**) pursuant to section 140(3) of the *Local Government Regulation 2012* (**the Notice**).
2. Council resolved to sell the Land described at paragraph 5 below because some or all of the overdue rates or charges for the land have been overdue for at least the period prescribed by section 140(1)(c) of the *Local Government Regulation 2012*.
3. The resolution was made on 21 May 2025.
4. The terms of the resolution are as follows:

"That, pursuant to section 140(2) of the Local Government Regulation 2012, Council resolves as follows:

 1. *To end sale of land procedures commenced in May 2024 in accordance with section 141 of the Local Government Regulation 2012 (Qld) (the Regulation)*
 2. *To sell the land described in the attachment for overdue rates and charges in accordance with Chapter 4 Part 12 Division 3 Subdivision 2 of the Local Government Regulation 2012.*
 3. *That this report and attachment remains confidential until such time as required by any legal or statutory obligation, subject to maintaining the confidentiality of legal privileged, private and commercial in confidence information."*
5. The description of the location and size of the land as shown in Council's land record, is as follows:
 - a. Real Property Description: Lot 56 on RP 130246
 - b. Address: 57 Taylor Street Russell Island Qld 4184
 - c. Size: 531 m2
6. Details of the overdue rates and charges for the land, as at the date of this Notice, including details of the period for which the rates or charges have been unpaid, are as set out in **Attachment 1** to this Notice.
7. Details of the interest that is owing on the overdue rates and charges, as at the date of this Notice, are set out in **Attachment 1** to this Notice. Interest is calculated from the date after the due date for payment on daily rests and as compound interest in accordance with section 133 of the *Local Government Regulation 2012* at the rate of:
 - a. 8.03% per annum in relation to rates and charges levied from 1 July 2021 to 30 June 2022;
 - b. 8.17% per annum in relation to rates and charges levied from 1 July 2022 to 30 June 2023;
 - c. 11.64% per annum in relation to rates and charges levied from 1 July 2023 to 30 June 2024;
 - d. 12.35% per annum in relation to rates and charges levied from 1 July 2024 to 30 June 2025.

8. The total amount of overdue rates and charges and interest as at the date of this Notice is \$13,135.02.
9. A copy of sections 141 to 144 of the *Local Government Regulation 2012* are also **attached** to this Notice at **Attachment 2**.

Signed on 30 May 2025 by the Chief Executive Officer of Redland City Council.



Louise Rusan
Chief Executive Officer
Redland City Council

ATTACHMENT 1

Property No: 18622 - 57 Taylor Street Russell Island QLD 4184

Charge Date	Rating Period	Due Date	Interest Rate	Period Unpaid	Charge Description - Property No: 18622	Levy	Interest	Credit	Balance
01/07/2021	01/07/2021 to 30/09/2021	12/08/2021	8.03%	3 years 9 months 18 days (1387 days)	Emergency management levy - Class E Group 1	6.95		6.95	0.03
					Environment & coastal management	37.23		37.23	0.18
					General rate category 4a	301.75		301.68	1.30
					Landfill remediation	11.97		11.97	0.06
					Redland City SES administration	1.82		1.82	0.01
					Residential fixed water access 20mm	72.42		72.41	0.36
					Interest		1.86		
01/10/2021	01/10/2021 to 31/12/2021	15/11/2021	8.03%	3 years 6 months 15 days (1292 days)	Emergency management levy - Class E Group 1	6.95		-	9.16
					Environment & coastal management	37.23		-	49.33
					General rate category 4a	301.75		-	399.88
					Landfill remediation	11.97		-	15.91
					Redland City SES administration	1.82		-	2.48
					Residential fixed water access 20mm	72.42		-	96.07
					Rural fire brigade	1.63		-	2.26
01/01/2022	01/01/2022 to 31/03/2022	14/02/2022	8.03%	3 years 3 months 16 days (1201 days)	Emergency management levy - Class E Group 1	6.95		-	9.02
					Environment & coastal management	37.23		-	48.41
					General rate category 4a	301.75		-	391.97
					Landfill remediation	11.97		-	15.59
					Redland City SES administration	1.82		-	2.43
					Residential fixed water access 20mm	72.42		-	94.19
					Rural fire brigade	1.63		-	2.21
01/04/2022	01/04/2022 to 30/06/2022	16/05/2022	8.03%	3 years 14 days (1110 days)	Emergency management levy - Class E Group 1	6.95		-	8.83
					Environment & coastal management	37.23		-	47.46
					General rate category 4a	301.75		-	384.22
					Landfill remediation	11.97		-	15.29
					Redland City SES administration	1.82		-	2.38
					Residential fixed water access 20mm	72.42		-	92.28
					Rural fire brigade	1.63		-	2.15
01/07/2022	01/07/2022 to 30/09/2022	15/08/2022	8.17%	2 years 9 months 15 days (1019 days)	Emergency management levy - Class E Group 1	7.10		-	8.89
					Environment & coastal management	40.38		-	50.64
					General rate category 4a	316.00		-	396.47
					Landfill remediation	12.17		-	15.29
					Redland City SES administration	1.76		-	2.27
					Residential fixed water access 20mm	74.85		-	93.89
					Rural fire brigade	1.61		-	2.08
01/10/2022	01/10/2022 to 31/12/2022	14/11/2022	8.17%	2 years 6 months 16 days (928 days)	Emergency management levy - Class E Group 1	7.10		-	8.71
					Environment & coastal management	40.38		-	49.65
					General rate category 4a	316.00		-	388.53
					Landfill remediation	12.17		-	14.98
					Redland City SES administration	1.76		-	2.21
					Residential fixed water access 20mm	74.85		-	92.00
					Rural fire brigade	1.61		-	2.02
					Interest		104.23		

ATTACHMENT 1

Property No: 18622 - 57 Taylor Street Russell Island QLD 4184

Charge Date	Rating Period	Due Date	Interest Rate	Period Unpaid	Charge Description - Property No: 18622	Levy	Interest	Credit	Balance
01/01/2023	01/01/2023 to 31/03/2023	13/02/2023	8.17%	2 years 3 months 17 days (837 days)	Emergency management levy - Class E Group 1	7.10		-	8.55
					Environment & coastal management	40.38		-	48.62
					General rate category 4a	316.00		-	380.71
					Landfill remediation	12.17		-	14.68
					Redland City SES administration	1.76		-	2.15
					Residential fixed water access 20mm	74.85		-	90.19
					Rural fire brigade	1.61		-	1.97
					Interest		93.00		
01/04/2023	01/04/2023 to 30/06/2023	18/05/2023	8.17%	2 years 12 days (743 days)	Emergency management levy - Class E Group 1	7.10		-	8.36
					Environment & coastal management	40.38		-	47.65
					General rate category 4a	316.00		-	372.80
					Landfill remediation	12.17		-	14.35
					Redland City SES administration	1.76		-	2.09
					Residential fixed water access 20mm	74.85		-	88.29
					Rural fire brigade	1.61		-	1.89
					Interest		81.56		
01/07/2023	01/07/2023 to 30/09/2023	15/08/2023	11.64%	1 year 9 months 15 days (654 days)	Emergency management levy - Class E Group 1	7.30		-	8.99
					Environment & coastal management	43.00		-	52.88
					General rate category 4a	330.75		-	406.74
					Landfill remediation	14.83		-	18.27
					Redland City SES administration	1.60		-	2.01
					Residential fixed water access 20mm	79.78		-	98.11
					Rural fire brigade	2.80		-	3.43
					Interest		110.37		
01/10/2023	-	02/10/2023	0.00%	1 year 7 months 19 days (597 days)	Contractor Fee - Property By Laws	2,824.80		-	2,824.80
					Enter and Clear Inspection - Property By Laws	245.65		-	245.65
					Interest		-		
01/10/2023	01/10/2023 to 31/12/2023	17/11/2023	11.64%	1 year 6 months 13 days (560 days)	Emergency management levy - Class E Group 1	7.30		-	8.71
					Environment & coastal management	43.00		-	51.34
					General rate category 4a	330.75		-	394.81
					Landfill remediation	14.83		-	17.69
					Redland City SES administration	1.60		-	1.91
					Residential fixed water access 20mm	79.78		-	95.24
					Rural fire brigade	2.80		-	3.35
					Interest		92.99		
01/01/2024	01/01/2024 to 31/03/2024	13/02/2024	11.64%	1 year 3 months 17 days (472 days)	Emergency management levy - Class E Group 1	7.30		-	8.49
					Environment & coastal management	43.00		-	49.93
					General rate category 4a	330.75		-	384.01
					Landfill remediation	14.83		-	17.23
					Redland City SES administration	1.60		-	1.85
					Residential fixed water access 20mm	79.78		-	92.63
					Rural fire brigade	2.80		-	3.26
					Interest		77.34		

ATTACHMENT 1

Property No: 18622 - 57 Taylor Street Russell Island QLD 4184

Charge Date	Rating Period	Due Date	Interest Rate	Period Unpaid	Charge Description - Property No: 18622	Levy	Interest	Credit	Balance
01/04/2024	01/04/2024 to 30/06/2024	17/05/2024	11.64%	1 year 13 days (378 days)	Emergency management levy - Class E Group 1	7.30		-	8.22
					Environment & coastal management	43.00		-	48.46
					General rate category 4a	330.75		-	372.76
					Landfill remediation	14.83		-	16.72
					Redland City SES administration	1.60		-	1.81
					Residential fixed water access 20mm	79.78		-	89.92
					Rural fire brigade	2.80		-	3.16
					Interest		60.99		
01/07/2024	-	02/07/2024	0.00%	10 months 28 days (332 days)	Contractor Fee - Property By Laws	869.00		-	869.00
					Enter and Clear Inspection - Property By Laws	260.00		-	260.00
					Interest		-		
01/07/2024	01/07/2024 to 30/09/2024	13/08/2024	12.35%	9 months 17 days (290 days)	Emergency management levy - Class E Group 1	7.30		-	8.04
					Environment & coastal management	50.63		-	55.79
					General rate category 4a	349.00		-	384.67
					Landfill remediation	10.47		-	11.55
					Redland City SES administration	1.66		-	1.83
					Residential fixed water access 20mm	84.18		-	92.78
					Rural fire brigade	3.91		-	4.29
					Interest		51.80		
01/10/2024	01/10/2024 to 31/12/2024	14/11/2024	12.35%	6 months 16 days (197 days)	Emergency management levy - Class E Group 1	7.30		-	7.80
					Environment & coastal management	50.63		-	54.09
					General rate category 4a	349.00		-	372.85
					Landfill remediation	10.47		-	11.18
					Redland City SES administration	1.66		-	1.78
					Residential fixed water access 20mm	84.18		-	89.93
					Rural fire brigade	3.91		-	4.17
					Interest		34.65		
01/01/2025	01/01/2025 to 31/03/2025	17/02/2025	12.35%	3 months 13 days (102 days)	Emergency management levy - Class E Group 1	7.30		-	7.56
					Environment & coastal management	50.63		-	52.40
					General rate category 4a	349.00		-	361.17
					Landfill remediation	10.47		-	10.83
					Redland City SES administration	1.66		-	1.73
					Residential fixed water access 20mm	84.18		-	87.11
					Rural fire brigade	3.91		-	4.04
					Interest		17.69		
01/04/2025	-	02/04/2025	0.00%	1 month 28 days (59 days)	Contractor Fee - Property By Laws	363.00		-	363.00
					Enter and Clear Inspection - Property By Laws	271.60		-	271.60
					Interest		-		
01/04/2025	01/04/2025 to 30/06/2025	13/05/2025	12.35%	17 days (17 days)	Emergency management levy - Class E Group 1	7.30		-	7.34
					Environment & coastal management	50.63		-	50.92
					General rate category 4a	349.00		-	351.00
					Landfill remediation	10.47		-	10.53
					Redland City SES administration	1.66		-	1.67
					Residential fixed water access 20mm	84.18		-	84.67
					Rural fire brigade	3.91		-	3.93
					Interest		2.91		
Sub-totals						12,331.82	1,235.26	432.06	13,135.02
TOTAL AMOUNT OF OVERDUE RATES AND CHARGES AND INTERST									13,135.02

Attachment 2

Local Government Regulation 2012

Chapter 4 > Part 12 > Division 3 > Subdivision 2 > Section 141

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).

Local Government Regulation 2012

Chapter 4 > Part 12 > Division 3 > Subdivision 2 > Section 142

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.

Examples of other ways to publish the auction notice—

publish the auction notice in a newspaper that is circulating generally in the local government area or on a real estate trading website

- (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.

Local Government Regulation 2012

Chapter 4 > Part 12 > Division 3 > Subdivision 2 > Section 143

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 for the land 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.

Local Government Regulation 2012

Chapter 4 > Part 12 > Division 3 > Subdivision 2 > Section 144

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.

Examples of other ways to publish the sales notice—

publish the sales notice in a newspaper that is circulating generally in the local government area or on a real estate trading website

- (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.