

27 April 2026

Paul Christain Jira
[REDACTED]
[REDACTED]

Dear Mr Jira

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:	Paul Christain Jira
Lot and Plan Number:	Lot 82 on RP 135035
Title Reference:	14858164
Address:	13 Blaxland Street Russell Island Qld 4184
Property Number:	23406
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 on 3383 3053 or via email at accountsreceivable@redland.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: Paul Christain Jira

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 15 April 2026.
4. The terms of the resolution are as follows:

“That Council resolves as follows:

 1. *To end sale of land procedures commenced in May 2025 for those parcels of land set out in Attachment 1 - End Sale of Land 2025 Procedures, pursuant to section 141 of the Local Government Regulation 2012 (the Regulation).*
 2. *To sell the land described in Attachment 2 for overdue rates and charges in accordance with Chapter 4 Part 12 Division 3 Subdivision 2 of the Regulation.*
 3. *That this report and attachments remain confidential until such time as required by any legal or statutory obligation, subject to maintaining the confidentiality of legally 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 82 on RP 135035
 - b. Address: 13 Blaxland Street Russell Island Qld 4184
 - c. Size: 536 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. 8.17% per annum in relation to rates and charges levied from 1 July 2022 to 30 June 2023;
 - b. 11.64% per annum in relation to rates and charges levied from 1 July 2023 to 30 June 2024
 - c. 12.35% per annum in relation to rates and charges levied from 1 July 2024 to 30 June 2025;
 - d. 12.12% per annum in relation to rates and charges levied from 1 July 2025 to 30 June 2026.

8. The total amount of overdue rates and charges and interest as at the date of this Notice is \$9,039.72.
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 27 April 2026 by the Chief Executive Officer of Redland City Council.

Louise Rusan

Louise Rusan
Chief Executive Officer
Redland City Council

ATTACHMENT 1

Property No: 23406 - 13 Blaxland Street Russell Island QLD 4184

Charge Date	Rating Period	Due Date	Interest Rate	Period Unpaid	Charge Description - Property No: 23406	Levy	Interest	Credit	Balance
01/07/2022	01/07/2022 to 30/09/2022	15/08/2022	8.17%	3 years 8 months 9 days (1348 days)	Environment & coastal management	40.38		-	54.38
					Landfill remediation	12.17		-	16.42
					Redland City SES administration	1.76		-	2.44
					Rural fire brigade	1.61		-	2.25
					Emergency management levy - Class E Group 1	7.10		-	9.54
					General rate category 4a	316.00		-	425.73
					Residential fixed water access 20mm	74.85		-	100.81
					Interest		157.70		
01/10/2022	01/10/2022 to 31/12/2022	14/11/2022	8.17%	3 years 5 months 10 days (1257 days)	Environment & coastal management	40.38		-	53.31
					Landfill remediation	12.17		-	16.07
					Redland City SES administration	1.76		-	2.39
					Rural fire brigade	1.61		-	2.18
					Emergency management levy - Class E Group 1	7.10		-	9.35
					General rate category 4a	316.00		-	417.21
					Residential fixed water access 20mm	74.85		-	98.79
					Interest		145.43		
01/01/2023	01/01/2023 to 31/03/2023	13/02/2023	8.17%	3 years 2 months 11 days (1166 days)	Environment & coastal management	40.38		-	52.20
					Landfill remediation	12.17		-	15.75
					Redland City SES administration	1.76		-	2.32
					Rural fire brigade	1.61		-	2.13
					Emergency management levy - Class E Group 1	7.10		-	9.17
					General rate category 4a	316.00		-	408.80
					Residential fixed water access 20mm	74.85		-	96.84
					Interest		133.34		
01/04/2023	01/04/2023 to 30/06/2023	18/05/2023	8.17%	2 years 11 months 6 days (1072 days)	Environment & coastal management	40.38		-	51.16
					Landfill remediation	12.17		-	15.40
					Redland City SES administration	1.76		-	2.26
					Rural fire brigade	1.61		-	2.04
					Emergency management levy - Class E Group 1	7.10		-	8.97
					General rate category 4a	316.00		-	400.31
					Residential fixed water access 20mm	74.85		-	94.79
					Interest		121.06		
01/07/2023	01/07/2023 to 30/09/2023	15/08/2023	11.64%	2 years 8 months 9 days (983 days)	Environment & coastal management	43.00		-	58.50
					Landfill remediation	14.83		-	20.21
					Redland City SES administration	1.60		-	2.22
					Rural fire brigade	2.80		-	3.81
					Emergency management levy - Class E Group 1	7.30		-	9.95
					General rate category 4a	330.75		-	450.04
					Residential fixed water access 20mm	79.78		-	108.56
					Interest		173.23		
01/10/2023	01/10/2023 to 31/12/2023	17/11/2023	11.64%	2 year 5 months 7 days (889 days)	Environment & coastal management	43.00		-	56.80
					Landfill remediation	14.83		-	19.58
					Redland City SES administration	1.60		-	2.12
					Rural fire brigade	2.80		-	3.71
					Emergency management levy - Class E Group 1	7.30		-	9.65
					General rate category 4a	330.75		-	436.83
					Residential fixed water access 20mm	79.78		-	105.39
					Interest		154.02		

ATTACHMENT 1

Property No: 23406 - 13 Blaxland Street Russell Island QLD 4184

Charge Date	Rating Period	Due Date	Interest Rate	Period Unpaid	Charge Description - Property No: 23406	Levy	Interest	Credit	Balance
01/01/2024	01/01/2024 to 31/03/2024	13/02/2024	11.64%	2 year 2 months 11 days (801 days)	Environment & coastal management	43.00		-	55.23
					Landfill remediation	14.83		-	19.06
					Redland City SES administration	1.60		-	2.05
					Rural fire brigade	2.80		-	3.60
					Emergency management levy - Class E Group 1	7.30		-	9.38
					General rate category 4a	330.75		-	424.89
					Residential fixed water access 20mm	79.78		-	102.50
					Interest		136.65		
01/04/2024	01/04/2024 to 30/06/2024	17/05/2024	11.64%	1 year 11 months 7 days (707 days)	Environment & coastal management	43.00		-	53.64
					Landfill remediation	14.83		-	18.51
					Redland City SES administration	1.60		-	2.00
					Rural fire brigade	2.80		-	3.50
					Emergency management levy - Class E Group 1	7.30		-	9.09
					General rate category 4a	330.75		-	412.44
					Residential fixed water access 20mm	79.78		-	99.50
					Interest		118.62		
01/07/2024	01/07/2024 to 30/09/2024	13/08/2024	12.35%	1 year 8 months 11 days (619 days)	Environment & coastal management	50.63		-	62.09
					Landfill remediation	10.47		-	12.85
					Redland City SES administration	1.66		-	2.04
					Rural fire brigade	3.91		-	4.79
					Emergency management levy - Class E Group 1	7.30		-	8.96
					General rate category 4a	349.00		-	428.23
					Residential fixed water access 20mm	84.18		-	103.28
					Interest		115.09		
01/10/2024	01/10/2024 to 31/12/2024	14/11/2024	12.35%	1 year 5 months 10 days (526 days)	Environment & coastal management	50.63		-	60.22
					Landfill remediation	10.47		-	12.43
					Redland City SES administration	1.66		-	1.99
					Rural fire brigade	3.91		-	4.65
					Emergency management levy - Class E Group 1	7.30		-	8.68
					General rate category 4a	349.00		-	415.07
					Residential fixed water access 20mm	84.18		-	100.12
					Interest		96.01		
01/01/2025	01/01/2025 to 31/03/2025	17/02/2025	12.35%	1 year 2 months 7 days (431 days)	Environment & coastal management	50.63		-	58.31
					Landfill remediation	10.47		-	12.07
					Redland City SES administration	1.66		-	1.93
					Rural fire brigade	3.91		-	4.50
					Emergency management levy - Class E Group 1	7.30		-	8.41
					General rate category 4a	349.00		-	402.07
					Residential fixed water access 20mm	84.18		-	96.97
					Interest		77.11		
01/04/2025	01/04/2025 to 30/06/2025	13/05/2025	12.12%	8 months 11 days (254 days)	Environment & coastal management	50.63		-	56.69
					Landfill remediation	10.47		-	11.73
					Redland City SES administration	1.66		-	1.86
					Rural fire brigade	3.91		-	4.37
					Emergency management levy - Class E Group 1	7.30		-	8.17
					General rate category 4a	349.00		-	390.79
					Residential fixed water access 20mm	84.18		-	94.26
					Interest		60.72		

ATTACHMENT 1

Property No: 23406 - 13 Blaxland Street Russell Island QLD 4184

Charge Date	Rating Period	Due Date	Interest Rate	Period Unpaid	Charge Description - Property No: 23406	Levy	Interest	Credit	Balance
01/07/2025	01/07/2025 to 30/09/2025	15/08/2025	12.12%	8 months 9 days (252 days)	Environment & coastal management	64.50		-	69.88
					Landfill remediation	19.40		-	21.02
					Redland City SES administration	1.85		-	2.01
					Rural fire brigade	1.50		-	1.63
					Emergency management levy - Class E Group 1	7.50		-	8.12
					General rate category 4a	376.50		-	407.87
					Residential fixed water access 20mm	94.30		-	102.16
					Interest		47.14	-	
01/10/2025	01/10/2025 to 31/12/2025	17/11/2025	12.12%	5 months 7 days (158 days)	Environment & coastal management	64.50		-	67.76
					Landfill remediation	19.40		-	20.37
					Redland City SES administration	1.85		-	1.95
					Rural fire brigade	1.50		-	1.58
					Emergency management levy - Class E Group 1	7.50		-	7.87
					General rate category 4a	376.50		-	395.44
					Residential fixed water access 20mm	94.30		-	99.05
					Paper Notice Fee	1.70		-	1.70
Interest		28.47							
01/01/2026	01/01/2026 to 31/03/2026	17/02/2026	12.12%	2 months 7 days (66 Days)	Environment & coastal management	64.50		-	65.73
					Landfill remediation	19.40		-	19.77
					Redland City SES administration	1.85		-	1.89
					Rural fire brigade	1.50		-	1.53
					Emergency management levy - Class E Group 1	7.50		-	7.64
					General rate category 4a	376.50		-	383.66
					Residential fixed water access 20mm	94.30		-	96.09
					Paper Notice Fee	1.70		-	1.70
Interest		10.76							
Sub-totals						7,464.37	1,575.35	-	9,039.72
TOTAL AMOUNT OF OVERDUE RATES AND CHARGES AND INTERST									9,039.72

Attachment 2

Local Government Regulation 2012

Reprint current from 11 March 2026 to date (accessed 24 April 2026 at 12:45)

[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

Reprint current from 11 March 2026 to date (accessed 24 April 2026 at 12:45)

[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

Reprint current from 11 March 2026 to date (accessed 24 April 2026 at 12:45)

[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

Reprint current from 11 March 2026 to date (accessed 24 April 2026 at 12:48)

[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.