

31<sup>st</sup> March 2026

J A Taske  
Unit 2  
20-38 Sandwich Street  
KAMERUNGA QLD 4870

Dear Sir/Madam,

### Notice of Intention to sell land

Enclosed a Notice of Intention to Sell Land issued under the *Local Government Regulation 2012* Chapter 4 Rates and charges Part 12 section 140 Overdue rates and charges for property being **LOT 2 TYP SP PLN 210171**.

Should the full amount not be paid by the expiry date on the notice Council may proceed to auction the property for the unpaid rates in terms of the Regulation under section 141 to 144 of the *Local Government Regulation 2012* a copy of which is enclosed for your reference.

Council urges you to give this matter your immediate attention.

Yours sincerely



Lisa Whitton  
Chief Financial Officer

## **Notice of Intention to Sell Land**

31<sup>st</sup> March 2026

J A Taske  
Unit 2  
20-38 Sandwich Street  
KAMERUNGA QLD 4870

This notice is given to you by Cairns Regional Council and relates to property described as **LOT 2 TYP SP PLN 210171**, situated at **Unit 2 20-38 Sandwich Street KAMERUNGA QLD 4870**, Queensland.

### **Background**

This notice is given because rates or charges levied by Cairns Regional Council on the above property are at least 3 years overdue. Where rates or charges on a property are more than 3 years overdue, Cairns Regional Council may sell the property at public auction and use the proceeds to discharge the overdue rates and charges.

Cairns Regional Council is required to give a final notice to the property owner giving details of its decision and giving the owner a final opportunity to pay the overdue rates and charges. If the overdue rates and charges are not paid within 3 months of this notice, Cairns Regional Council will commence proceedings to sell the property without further reference to the property owner. The sale proceedings will be discontinued if the amount of all overdue rates and charges levied on the land, and all expenses incurred by Cairns Regional Council for the intended sale, are paid to it.

Cairns Regional Council has decided to apply this procedure to your property described above. The document gives you notice of the matters which Council is required to notify under the *Local Government Regulation 2012* to give you a final opportunity to pay the overdue rates and charges and prevent sale of the land by Council.

### **Formal Notice**

You are hereby notified as follows: -

- (a) Cairns Regional Council proposes to sell the land described above because an overdue rate or charges has remained unpaid.
- (b) This document is a notice of intention to sell land under section 140 of the *Local Government Regulation 2012*
- (c) The date of Cairns Regional Council meeting at which the resolution to sell the land was made under section 140 of the *Local Government Regulation 2012* was **11<sup>th</sup> March 2026** and the resolution was in the following terms: -

**That Council resolves to sell the following properties in accordance with the *Local Government Regulation 2012* Chapter 4, Part 12, Division 3, Selling or Acquiring Land for Overdue Rates and Charges and Council's Debt Recovery Policy.**

**That Council approves these properties be issued with Notices of Intention to Sell and delegates authority under the *Local Government Act 2009* to the Chief Executive Officer to negotiate, finalise, cease, or execute any and all matters relevant to the process of sale or acquisition.**

**Assessment Number 972398**

(d) The land is described in Cairns Regional Council's land record as **LOT 2 TYP SP PLN 210171**, situated at **Unit 2 20-38 Sandwich Street KAMERUNGA QLD 4870**, Queensland. It has an area of **238 m<sup>2</sup>**.

(e) Details of all overdue rates and charges for the land, as at the date of Cairns Regional Council's resolution referred to in paragraph (c) above, are as follows: -

<b>Overdue Rates and Charges</b>		<b>\$13,387.57</b>	
<b>Interest to 13 March 2026</b>		<b>\$3,563.88</b>	
<b>Total Outstanding</b>		<b>\$16,951.45</b>	
	<b>Rates</b>	<b>Amount</b>	<b>Due Date</b>
01/01/2022	- 30/06/2022	\$1,338.93	24 February 2022
01/07/2022	- 30/12/2022	\$1,379.68	31 August 2022
01/01/2023	- 30/06/2023	\$1,379.68	22 February 2023
01/07/2023	- 30/12/2023	\$1,459.29	30 August 2023
01/01/2024	- 30/06/2024	\$1,459.29	14 February 2024
01/07/2024	- 30/12/2024	\$1,551.90	21 August 2024
01/01/2025	- 30/06/2025	\$1,551.90	19 February 2025
01/07/2025	- 30/12/2025	\$1,633.45	25 August 2025
01/01/2026	- 30/06/2026	\$1,633.45	4 March 2026
<b>Overdue Water Usage Charges</b>		<b>\$2,253.32</b>	
<b>Interest to 13 March 2026</b>		<b>\$553.71</b>	
<b>Total Outstanding</b>		<b>\$2,807.03</b>	
	<b>Water Usage</b>	<b>Amount</b>	<b>Due Date</b>
31/05/2021	- 11/10/2021	\$1.19	23 November 2021
11/10/2021	- 11/02/2022	\$104.03	29 March 2022
11/02/2022	- 07/06/2022	\$140.14	19 July 2022
07/06/2022	- 07/10/2022	\$158.36	22 November 2022
07/10/2022	- 08/02/2023	\$167.24	28 March 2023
08/02/2023	- 30/05/2023	\$171.68	18 July 2023
30/05/2023	- 03/10/2023	\$196.25	21 November 2023
03/10/2023	- 07/02/2024	\$169.56	26 March 2024
07/02/2024	- 04/06/2024	\$157.00	16 July 2024
04/06/2024	- 04/10/2024	\$181.90	19 November 2024
04/10/2024	- 11/02/2025	\$224.40	25 March 2025
11/02/2025	- 30/05/2025	\$168.30	15 July 2025
30/05/2025	- 13/10/2025	\$254.32	25 November 2025
13/10/2025	- 18/02/2026	\$158.95	31 March 2026

(f) Interest is calculated from (and including) the date after the due date for each rate and is calculated as compound interest on daily rests.

<b>Rating Years</b>	<b>Interest Rate</b>
2021/2022	8.03%
2022/2023	8.17%
2023/2024	11.64%
2024/2025	12.35%
2025/2026	12.12%

(g) The total amount of all overdue rates and charges at the date of the notice is \$19,758.48 inclusive of:

Overdue Rates (paragraph (e))	\$13,387.57
Interest (paragraph (f))	\$3,563.88
<b>Rates Total:</b>	<b>\$16,951.45</b>
Overdue Water (paragraph (e))	\$2,253.32
Interest (paragraph (f))	\$553.71
<b>Water Total:</b>	<b>\$2,807.03</b>

(h) A copy of sections 141 to 144 of the *Local Government Regulation 2012* is attached.

### **Your rights**

If you pay the amount of all overdue rates and charges referred to in this notice, including interest as mentioned in paragraphs (f) and (g) calculated up to the date of payment, and all expenses incurred by Cairns Regional Council for the intended sale, Cairns Regional Council must not sell the land. You will remain the owner of the land.

### **Council offers a variety of payment options such as,**

- Payment via **B-PAY RATES** Biller Code: **49346** or **WATER** Biller Code: **51722** Reference: **assessment number**
- Payment by **MasterCard or Visa** in person, by phone or online Council's Website [www.cairns.qld.gov.au/online/payments](http://www.cairns.qld.gov.au/online/payments) Reference: **assessment number**
- Cheque or money order made payable to **Cairns Regional Council**, mailed to **PO Box 359 Cairns 4870** or in person
- Payment via **Australia Post** outlets (a copy of the rates or water notice barcode will need to be presented)

### **Consequences of non-payment**

If you do not pay the amount of all overdue rates referred to in this notice, together with interest as mentioned in paragraphs (f) and (g) calculated up to the date of payment, and all expenses incurred by Cairns Regional Council for the intended sale, Cairns Regional Council will sell the land under section 142 of the *Local Government Regulation 2012* without further notice to you. The sale proceeds will be applied to discharge the overdue rates and charges.



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Lisa Whitton  
Chief Financial Officer