

## Notice of Intention to Acquire

Local Government Regulation 2012 (Qld) (section 149)

TO: Germaine Elizabeth Loy

&

TO: Interested Parties

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

- A. The Balonne Shire Council (A.B.N. 49 655 876 831) (the '**Local Government**') by resolution has decided in accordance with section 149 of the *Local Government Regulation 2012* (Qld) to acquire the land described in paragraph C below because there are overdue rates and or charges for at least the period as prescribed in section 148(c) of the *Local Government Regulation 2012* (Qld).
- B. On 6 February 2025, the Local Government relevantly resolved that:
1. Pursuant to Chapter 4, Part 12, Division 3, Subdivision 3 of the *Local Government Regulation 2012* (Qld) (the 'Regulation'), the Local Government has decided to acquire the following land as set out in Schedule 1 below, for overdue rates and/or charges, and this, in accordance with the Local Government Act 2009 (Qld) (the 'Act') and the Regulation, including regulations 148, 149, 150, and 151 of the Regulation, the Local Government shall forthwith proceed with the acquisition process of the land set out in Schedule 1 below, so as to give effect to such acquisition and the terms of this resolution:

### Schedule 1

| No. | Assessment | Lot & Plan No.        | Street Address                      | Rateable Value | Total Balance |
|-----|------------|-----------------------|-------------------------------------|----------------|---------------|
| ... | ...        | ...                   | ...                                 | ...            | ...           |
| 2   | A294       | Lot 21<br>Plan D30626 | 13 Cowildi<br>Street<br>Dirranbandi | \$6,000.00     | \$11,810.14   |
| ... | ...        | ...                   | ...                                 | ...            | ...           |

...

- C. A description of the location and size of the land, as shown in the Local Government's land records are set out below:

- |                                 |   |
|---------------------------------|---|
| (a) Description of land:        | Lot 21 Crown Plan D30626                |
| (b) Street Address of the land: | 13 Cowildi Street, Dirranbandi Qld 4486 |
| (c) Size of the land:           | 1,201 m <sup>2</sup>                    |

(Hereinafter referred to as the '**Land**')

- D. Details of the overdue rates and charges for the Land, as at the date of this Notice of Intention to Acquire, including details of the period for which the rates and charges have been unpaid are set out in the attached Statement(s) of Account.
- E. Details of the interest that is owing on the overdue rates and charges in connection with the Land as at the date of this Notice of Intention to Acquire, including:
- (a) details of the rate at which interest is accruing; and
  - (b) a description of the way interest is calculated,
- are set out in the attached Statement(s) of Account and paragraph F of this Notice of Intention to Acquire.
- F. Interest is calculated from the day after the due date for payment:
- (a) For any day before 1 July 2019, at the rate of 11% p.a. compounding daily;
  - (b) For any day on or after 1 July 2019, up to and including 30 June 2020, at the rate of 9.83% p.a. compounding daily;
  - (c) For any day on or after 1 July 2020, up to and including 30 June 2021, at the rate of 8.53% p.a. compounding daily;
  - (d) For any day on or after 1 July 2021, up to and including 30 June 2022, at the rate of 8.03% p.a. compounding daily;
  - (e) For any day on or after 1 July 2022, up to and including 30 June 2023 at the rate of 8.17% p.a. compounding daily;
  - (f) For any day on or after 1 July 2023, up to and including 30 June 2024 at the rate of 11.64% p.a. compounding daily; and
  - (g) For any day on or after 1 July 2024, up to and including 30 June 2025 at the rate of 11.64% p.a. compounding daily.
- G. The total amount of overdue rates and charges, and interest, as at the date of this Notice of Intention to Acquire is \$12,129.81.
- H. A copy of sections 150 and 151 of the *Local Government Regulation 2012* (Qld) (inclusive) are attached to this Notice of Intention to Acquire.
- I. The attached:
- (a) Statement(s) of Account; and
  - (b) Copy of sections 150 and 151 of the *Local Government Regulation 2012* (Qld),
- form part of this Notice of Intention to Acquire.
- J. This Notice of Intention to Acquire is issued by the Balonne Shire Council.

This Notice of Intention to Acquire is signed by the Acting Chief Executive Officer of the Balonne Shire Council on 27 June 2025.



**Graeme Kanofski**  
**Acting Chief Executive Officer**  
**Balonne Shire Council**



## Copy of sections 150 and 151 of *Local Government Regulation 2012* (Qld)

### 150 Time to start procedures to acquire

(1) This section applies if—

- (a) a local government gives, under section 149, a notice of intention to acquire land for overdue rates or charges; and
- (b) the overdue rates or charges are not paid in full within 6 months after the local government gives the notice of intention to acquire the land.

(2) The local government may start the procedures for acquiring the land.

(3) However, the local government must end the procedures for acquiring the land if the local government is paid—

- (a) the amount of the overdue rates or charges; and
- (b) all expenses that the local government incurs in attempting to acquire the land.

### 151 Acquisition procedures

(1) This section sets out the procedures that a local government must follow when acquiring land for overdue rates or charges.

(2) The local government must—

- (a) discharge the overdue rates or charges payable for the land; and
- (b) give the registrar of titles a request, in the appropriate form, to record the local government as the registered owner of the land.

(3) After receiving the request, the registrar of titles must record the local government as the registered owner of the land free of all encumbrances other than any State encumbrances.

(4) The registrar of titles—

- (a) may record the local government as the registered owner of the land even if the request is not accompanied by the instrument of title for the land; and
- (b) need not inquire whether the local government has complied with this subdivision; and
- (c) is not affected by actual or constructive notice of any failure by the local government to comply with this subdivision.

(5) When the registrar of titles has recorded the local government as the registered owner of the land, the local government must remove the reference to the land from the land record.

(6) In this section—

**appropriate form** see the Land Title Act, schedule 2.

**Statement of Account**

Notice of Intention to Acquire - Attachment

Overdue Rates, Charges and Interest

Land: 13 Cowild Street, Dirranbandi Qld 4486 (Lot 21 Crown Plan D30626)

Assessment: A294

| Rating Period            | Description of Rate or Charge             | Issue Date | Due Date   | Amount   | Period Unpaid |
|--------------------------|---|------------|------------|----------|---------------|
| 01/07/2020 to 31/12/2020 | Interest                                  | 31/12/2020 | 31/12/2020 | \$117.24 | 1,639 days    |
| 01/01/2021 to 30/06/2021 | Interest                                  | 31/01/2021 | 31/01/2021 | \$35.76  | 1,608 days    |
| 01/01/2021 to 30/06/2021 | Interest                                  | 13/02/2021 | 13/02/2021 | \$15.08  | 1,595 days    |
| 01/01/2021 to 30/06/2021 | Treated Water Charge Dirranbandi          | 23/02/2021 | 26/03/2021 | \$351.92 | 1,554 days    |
| 01/01/2021 to 30/06/2021 | Waste Water                               | 23/02/2021 | 26/03/2021 | \$239.95 | 1,554 days    |
| 01/01/2021 to 30/06/2021 | Domestic Animal Management Levy           | 23/02/2021 | 26/03/2021 | \$10.50  | 1,554 days    |
| 01/01/2021 to 30/06/2021 | Rates — 1 - Residential <1 HA (min)       | 23/02/2021 | 26/03/2021 | \$287.13 | 1,554 days    |
| 01/01/2021 to 30/06/2021 | Interest                                  | 31/05/2021 | 31/05/2021 | \$134.67 | 1,488 days    |
| 01/01/2021 to 30/06/2021 | Interest                                  | 30/06/2021 | 30/06/2021 | \$43.00  | 1,458 days    |
| 01/07/2021 to 31/12/2021 | Treated Water Charge Dirranbandi          | 18/08/2021 | 17/09/2021 | \$429.66 | 1,379 days    |
| 01/07/2021 to 31/12/2021 | Waste Water                               | 18/08/2021 | 17/09/2021 | \$237.09 | 1,379 days    |
| 01/07/2021 to 31/12/2021 | Urban Animal Management Levy              | 18/08/2021 | 17/09/2021 | \$10.50  | 1,379 days    |
| 01/07/2021 to 31/12/2021 | Rates — 4A - Residential <= \$15001 (min) | 18/08/2021 | 17/09/2021 | \$131.95 | 1,379 days    |
| 01/01/2022 to 30/06/2022 | Interest                                  | 31/01/2022 | 31/01/2022 | \$48.09  | 1,243 days    |
| 01/01/2022 to 30/06/2022 | Interest                                  | 14/02/2022 | 14/02/2022 | \$21.80  | 1,229 days    |
| 01/01/2022 to 30/06/2022 | Treated Water Charge Dirranbandi          | 16/02/2022 | 18/03/2022 | \$494.20 | 1,197 days    |
| 01/01/2022 to 30/06/2022 | Waste Water                               | 16/02/2022 | 18/03/2022 | \$292.00 | 1,197 days    |
| 01/01/2022 to 30/06/2022 | Urban Animal Management Levy              | 16/02/2022 | 18/03/2022 | \$10.50  | 1,197 days    |
| 01/01/2022 to 30/06/2022 | Emergency Services Levy Class D, Group 2  | 16/02/2022 | 18/03/2022 | \$11.24  | 1,197 days    |
| 01/01/2022 to 30/06/2022 | Rates — 4A - Residential <= \$15001 (min) | 16/02/2022 | 18/03/2022 | \$162.50 | 1,197 days    |
| 01/01/2022 to 30/06/2022 | Interest                                  | 31/03/2022 | 31/03/2022 | \$70.52  | 1,184 days    |
| 01/01/2022 to 30/06/2022 | Interest                                  | 30/04/2022 | 30/04/2022 | \$55.59  | 1,154 days    |
| 01/01/2022 to 30/06/2022 | Interest                                  | 31/05/2022 | 31/05/2022 | \$54.20  | 1,123 days    |
| 01/01/2022 to 30/06/2022 | Interest                                  | 30/06/2022 | 30/06/2022 | \$49.86  | 1,093 days    |
| 01/07/2022 to 31/12/2022 | Interest                                  | 01/08/2022 | 01/08/2022 | \$52.30  | 1,061 days    |
| 01/07/2022 to 31/12/2022 | Interest                                  | 14/08/2022 | 14/08/2022 | \$20.93  | 1,048 days    |
| 01/07/2022 to 31/12/2022 | Interest                                  | 01/09/2022 | 01/09/2022 | \$28.47  | 1,030 days    |
| 01/07/2022 to 31/12/2022 | Interest                                  | 30/09/2022 | 30/09/2022 | \$43.16  | 1,001 days    |
| 01/07/2022 to 31/12/2022 | Treated Water Charge Dirranbandi          | 17/08/2022 | 17/10/2022 | \$460.10 | 984 days      |
| 01/07/2022 to 31/12/2022 | Waste Water                               | 17/08/2022 | 17/10/2022 | \$254.06 | 984 days      |
| 01/07/2022 to 31/12/2022 | Urban Animal Management Levy              | 17/08/2022 | 17/10/2022 | \$10.50  | 984 days      |
| 01/07/2022 to 31/12/2022 | Emergency Services Levy Class D, Group 2  | 17/08/2022 | 17/10/2022 | \$23.04  | 984 days      |
| 01/07/2022 to 31/12/2022 | Rates — 4A - Residential <= \$15001 (min) | 17/08/2022 | 17/10/2022 | \$133.40 | 984 days      |
| 01/07/2022 to 31/12/2022 | Interest                                  | 01/11/2022 | 01/11/2022 | \$46.89  | 969 days      |
| 01/07/2022 to 31/12/2022 | Interest                                  | 01/12/2022 | 01/12/2022 | \$51.36  | 939 days      |
| 01/07/2022 to 31/12/2022 | Interest                                  | 31/12/2022 | 31/12/2022 | \$46.65  | 909 days      |
| 01/01/2023 to 30/06/2023 | Interest                                  | 01/02/2023 | 01/02/2023 | \$49.02  | 877 days      |
| 01/01/2023 to 30/06/2023 | Interest                                  | 11/02/2023 | 11/02/2023 | \$15.37  | 867 days      |
| 01/01/2023 to 30/06/2023 | Treated Water Charge Dirranbandi          | 15/02/2023 | 17/03/2023 | \$460.10 | 833 days      |
| 01/01/2023 to 30/06/2023 | Waste Water                               | 15/02/2023 | 17/03/2023 | \$254.06 | 833 days      |
| 01/01/2023 to 30/06/2023 | Urban Animal Management Levy              | 15/02/2023 | 17/03/2023 | \$10.50  | 833 days      |
| 01/01/2023 to 30/06/2023 | Emergency Services Levy Class D, Group 2  | 15/02/2023 | 17/03/2023 | \$34.56  | 833 days      |
| 01/01/2023 to 30/06/2023 | Rates — 4A - Residential <= \$15001 (min) | 15/02/2023 | 17/03/2023 | \$133.40 | 833 days      |
| 01/01/2023 to 30/06/2023 | Interest                                  | 01/05/2023 | 01/05/2023 | \$115.28 | 788 days      |
| 01/01/2023 to 30/06/2023 | Interest                                  | 01/06/2023 | 01/06/2023 | \$46.64  | 757 days      |
| 01/01/2023 to 30/06/2023 | Interest                                  | 30/06/2023 | 30/06/2023 | \$41.31  | 728 days      |
| 01/07/2023 to 31/12/2023 | Interest                                  | 31/07/2023 | 31/07/2023 | \$59.94  | 697 days      |
| 01/07/2023 to 31/12/2023 | Interest                                  | 13/08/2023 | 13/08/2023 | \$25.43  | 684 days      |
| 01/07/2023 to 31/12/2023 | Treated Water Charge Dirranbandi          | 16/08/2023 | 15/09/2023 | \$494.28 | 651 days      |
| 01/07/2023 to 31/12/2023 | Waste Water                               | 16/08/2023 | 15/09/2023 | \$272.62 | 651 days      |
| 01/07/2023 to 31/12/2023 | Urban Animal Management Levy              | 16/08/2023 | 15/09/2023 | \$10.50  | 651 days      |
| 01/07/2023 to 31/12/2023 | Emergency Services Levy Class D, Group 2  | 16/08/2023 | 15/09/2023 | \$47.60  | 651 days      |
| 01/07/2023 to 31/12/2023 | Rates — 4A - Residential <= \$15001 (min) | 16/08/2023 | 15/09/2023 | \$142.47 | 651 days      |
| 01/07/2023 to 31/12/2023 | Interest                                  | 01/11/2023 | 01/11/2023 | \$160.26 | 604 days      |
| 01/07/2023 to 31/12/2023 | Interest                                  | 01/12/2023 | 01/12/2023 | \$65.46  | 574 days      |
| 01/07/2023 to 31/12/2023 | Interest                                  | 31/12/2023 | 31/12/2023 | \$66.08  | 544 days      |
| 01/01/2024 to 30/06/2024 | Interest                                  | 01/02/2024 | 01/02/2024 | \$71.12  | 512 days      |
| 01/01/2024 to 30/06/2024 | Interest                                  | 12/02/2024 | 12/02/2024 | \$24.70  | 501 days      |
| 01/01/2024 to 30/06/2024 | Treated Water Charge Dirranbandi          | 14/02/2024 | 15/03/2024 | \$572.73 | 469 days      |
| 01/01/2024 to 30/06/2024 | Waste Water                               | 14/02/2024 | 15/03/2024 | \$315.90 | 469 days      |
| 01/01/2024 to 30/06/2024 | Urban Animal Management Levy              | 14/02/2024 | 15/03/2024 | \$12.50  | 469 days      |
| 01/01/2024 to 30/06/2024 | Emergency Services Levy Class D, Group 2  | 14/02/2024 | 15/03/2024 | \$56.88  | 469 days      |
| 01/01/2024 to 30/06/2024 | Rates — 4A - Residential <= \$15001 (min) | 14/02/2024 | 15/03/2024 | \$165.08 | 469 days      |
| 01/01/2024 to 30/06/2024 | Interest                                  | 01/05/2024 | 01/05/2024 | \$194.82 | 422 days      |
| 01/01/2024 to 30/06/2024 | Interest                                  | 03/06/2024 | 03/06/2024 | \$88.19  | 389 days      |
| 01/01/2024 to 30/06/2024 | Interest                                  | 30/06/2024 | 30/06/2024 | \$72.96  | 362 days      |
| 01/07/2024 to 31/12/2024 | Interest                                  | 01/08/2024 | 01/08/2024 | \$87.42  | 330 days      |
| 01/07/2024 to 31/12/2024 | Interest                                  | 09/08/2024 | 09/08/2024 | \$22.03  | 322 days      |
| 01/07/2024 to 31/12/2024 | Treated Water Charge Dirranbandi          | 14/08/2024 | 13/09/2024 | \$630.14 | 287 days      |

|                          |   |            |            |                    |          |
|--------------------------|---|------------|------------|--------------------|----------|
| 01/07/2024 to 31/12/2024 | Waste Water                               | 14/08/2024 | 13/09/2024 | \$347.75           | 287 days |
| 01/07/2024 to 31/12/2024 | Urban Animal Management Levy              | 14/08/2024 | 13/09/2024 | \$12.50            | 287 days |
| 01/07/2024 to 31/12/2024 | Emergency Services Levy Class D, Group 2  | 14/08/2024 | 13/09/2024 | \$59.50            | 287 days |
| 01/07/2024 to 31/12/2024 | Rates — 4A - Residential <= \$15001 (min) | 14/08/2024 | 13/09/2024 | \$178.30           | 287 days |
| 01/07/2024 to 31/12/2024 | Interest                                  | 01/11/2024 | 01/11/2024 | \$251.57           | 238 days |
| 01/07/2024 to 31/12/2024 | Interest                                  | 02/12/2024 | 02/12/2024 | \$100.37           | 207 days |
| 01/01/2025 to 30/06/2025 | Interest                                  | 02/01/2025 | 02/01/2025 | \$101.36           | 176 days |
| 01/01/2025 to 30/06/2025 | Interest                                  | 03/02/2025 | 03/02/2025 | \$105.69           | 144 days |
| 01/01/2025 to 30/06/2025 | Interest                                  | 07/02/2025 | 07/02/2025 | \$13.28            | 140 days |
| 01/01/2025 to 30/06/2025 | Treated Water Charge Dirranbandi          | 12/02/2025 | 14/03/2025 | \$630.14           | 105 days |
| 01/01/2025 to 30/06/2025 | Waste Water                               | 12/02/2025 | 14/03/2025 | \$347.75           | 105 days |
| 01/01/2025 to 30/06/2025 | Urban Animal Management Levy              | 12/02/2025 | 14/03/2025 | \$12.50            | 105 days |
| 01/01/2025 to 30/06/2025 | Emergency Services Levy Class D, Group 2  | 12/02/2025 | 14/03/2025 | \$59.50            | 105 days |
| 01/01/2025 to 30/06/2025 | Rates — 4A - Residential <= \$15001 (min) | 12/02/2025 | 14/03/2025 | \$178.30           | 105 days |
| 01/01/2025 to 30/06/2025 | Interest                                  | 01/05/2025 | 01/05/2025 | \$296.07           | 57 days  |
| 01/01/2025 to 30/06/2025 | Interest                                  | 04/06/2025 | 04/06/2025 | \$130.07           | 23 days  |
|                          | <b>Total Rates and Charges</b>            |            |            | <b>\$8,989.80</b>  |          |
|                          | <b>Total Interest</b>                     |            |            | <b>\$3,140.01</b>  |          |
|                          | <b>Total Rates, Charges, and Interest</b> |            |            | <b>\$12,129.81</b> |          |