

Our Reference: 7377418
Contact: Rates Collection
Telephone: (07) 4688 6879

Local Government Act 2009 (section 96)

Local Government Regulation 2012 (section 140)

Notice of Intention to Sell Land

Date: 9 July 2026

To: Francisco Milheiro Bentes and Maria Amelia Bentes
15 Harney Street
LUDMILLA NT 0820

PART A - Land

This notice is given to you by Toowoomba Regional Council and relates to the land described in the Council's land record as Lot 50 Registered Plan 147415, located at Cabbage Gum Road, MILLMERRAN WOODS QLD 4357 with a land area of 8.022 hectares.

PART B - Background

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

The Council is required to give a final notice to the landowner giving details of its decision and giving the land owner a final opportunity to pay the overdue rates or charges. If the overdue rates or charges are not paid within 3 months of this notice, the Council will commence proceedings to sell the land. The sale proceedings will be discontinued if the amount of all overdue rates or charges levied on the land, and all expenses incurred by the Council for the intended sale, are paid to it.

The Council has decided to apply this procedure to your land 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 or charges and prevent sale of the land by Council.

PART C - Formal Notice

You are hereby notified as follows:

- (a) The Council has decided, by resolution, to sell the land described in PART A above because an overdue rate or charge has remained unpaid for at least 3 years.
- (b) This document is a notice of intention to sell land under section 140 of the *Local Government Regulation 2012*.
- (c) The date of the Council meeting at which the resolution to sell the land was made was 9 June 2026 and the resolution was in the following terms:

That pursuant to Section 140 (2) of *Local Government Regulation 2012* Council resolve to sell the land described as Lot 50 Registered Plan 147415, located at Cabbage Gum Road, MILLMERRAN WOODS QLD 4357.

- (d) The description of the land in the Council's land record is set out in PART A above.

(e) Details of all overdue rates or charges for the land are detailed in **Attachment 1**.

In each case, the time for which the rates or charges have remained unpaid is since the relevant due date.

(f) Interest accrued on the overdue rates or charges to 30 June 2026 is shown below in part (h). Particulars of this interest are detailed in **Attachment 1**.

- From 1 July 2020 to 30 June 2021 interest accrued at 8.5% per annum;
- From 1 July 2021 to 30 June 2022 interest accrued at 8% per annum;
- From 1 July 2022 to 30 June 2023 interest accrued at 8.15% per annum;
- From 1 July 2023 to 30 June 2026 interest accrued at 8.5% per annum;
- From 1 July 2026 interest will accrue at 12.19% per annum.

(g) Prior to 1 July 2026, simple interest was charged on all overdue rates or charges as that term is defined in the *Local Government Regulation 2012* six (6) monthly in arrears, calculated and charged half yearly (at the end of December and June). From 1 July 2026, simple interest will be charged on all overdue rates or charges as that term is defined in the *Local Government Regulation 2012* calculated and charged quarterly (at the end of September, December, March and June).

(h) The amount of all overdue rates or charges at the date of this notice is:

Overdue rates or charges (paragraph (e))	\$4,299.28
Interest (paragraph (f))	\$ 605.00
Total:	\$4,904.28

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

PART D - Your rights

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

PART E - Consequences of non-payment

If you do not pay the amount of all overdue rates or charges referred to in this notice, together with interest as mentioned in paragraphs (f) and (g) of PART C above calculated up to the date of payment, and all expenses incurred by the Council for the intended sale, the Council will sell the land under section 142 of the *Local Government Regulation 2012*. The sale proceeds will be applied to discharge the overdue rates or charges.



Sal Petrocchio OAM
Chief Executive Officer
Toowoomba Regional Council
9 July 2026



	Paying Online - Visit www.tr.qld.gov.au/payments
	BPOINT phone 24/7 – Phone 1300 451 206
Visa and Mastercard payments will attract a 0.33% surcharge.	

Attachment 1

Outstanding Rates or Charges for Cabbage Gum Road MILLMERRAN WOODS QLD 4357 Assessment Number 7377418

Rating Period	Period Unpaid	Rates or Charges / Interest	General Rate	Park and Open Space Levy	Biosecurity and Bushland Conservation Levy	Environmental Levy	Public Transport Levy	Waste Management Charge	Rural Fire Equipment Levy	State Emergency Management Levy	Period Total	Progressive Total
2023/1	01/07/22 - 31/12/22	Rates or Charges	\$403.00	\$9.10	\$9.10	\$35.25	\$0.00	\$0.00	\$15.00	\$14.20	\$485.65	\$485.65
2023/2	01/01/23 - 30/06/23	Rates or Charges	\$403.00	\$9.10	\$9.10	\$35.25	\$0.00	\$0.00	\$15.00	\$14.20	\$485.65	\$971.30
2023/2	30/06/23	Interest	\$16.29	\$0.37	\$0.37	\$1.42	\$0.00	\$0.00	\$0.61	\$0.57	\$19.63	\$990.93
2024/1	01/07/23 - 31/12/23	Rates or Charges	\$426.00	\$9.47	\$9.47	\$36.66	\$0.00	\$0.00	\$15.00	\$14.60	\$511.20	\$1,502.13
2024/1	31/12/23	Interest	\$34.44	\$0.78	\$0.78	\$3.01	\$0.00	\$0.00	\$1.28	\$1.21	\$41.50	\$1,543.63
2024/2	01/01/24 - 30/06/24	Rates or Charges	\$426.00	\$9.47	\$9.47	\$36.66	\$0.00	\$0.00	\$15.00	\$14.60	\$511.20	\$2,054.83
2024/2	30/06/24	Interest	\$52.08	\$1.17	\$1.17	\$4.53	\$0.00	\$0.00	\$1.90	\$1.82	\$62.67	\$2,117.50
2025/1	01/07/24 - 31/12/24	Rates or Charges	\$463.00	\$0.00	\$0.00	\$0.00	\$19.90	\$38.50	\$15.00	\$14.60	\$551.00	\$2,668.50
2025/1	31/12/24	Interest	\$71.05	\$1.59	\$1.59	\$6.16	\$0.00	\$0.00	\$2.57	\$2.47	\$85.43	\$2,753.93
2025/2	01/01/25 - 30/06/25	Rates or Charges	\$463.00	\$0.00	\$0.00	\$0.00	\$19.90	\$38.50	\$15.00	\$14.60	\$551.00	\$3,304.93
2025/2	30/06/25	Interest	\$89.40	\$1.57	\$1.57	\$6.06	\$0.84	\$1.62	\$3.16	\$3.04	\$107.26	\$3,412.19
2026/1	01/07/25 - 31/12/25	Rates or Charges	\$506.50	\$0.00	\$0.00	\$0.00	\$21.79	\$41.00	\$17.50	\$15.00	\$601.79	\$4,013.98
2026/1	31/12/25	Interest	\$110.73	\$1.59	\$1.59	\$6.16	\$1.71	\$3.30	\$3.86	\$3.72	\$132.66	\$4,146.64

Attachment 1

Outstanding Rates or Charges for Cabbage Gum Road MILLMERRAN WOODS QLD 4357 Assessment Number 7377418

Rating Period	Period Unpaid	Rates or Charges / Interest	General Rate	Park and Open Space Levy	Biosecurity and Bushland Conservation Levy	Environmental Levy	Public Transport Levy	Waste Management Charge	Rural Fire Equipment Levy	State Emergency Management Levy	Period Total	Progressive Total
2026/2	01/01/26 - 30/06/26	Rates or Charges	\$506.50	\$0.00	\$0.00	\$0.00	\$21.79	\$41.00	\$17.50	\$15.00	\$601.79	\$4,748.43
2026/2	30/06/26	Interest	\$130.26	\$1.57	\$1.57	\$6.06	\$2.60	\$4.97	\$4.53	\$4.29	\$155.85	\$4,904.28

Rates or Charges	\$4,299.28
Interest	\$605.00
Total	\$4,904.28