

16.1.1 ORGANISATIONAL SERVICES**16.1.1 SALE OF LAND FOR OVERDUE RATES AND CHARGES**

Objective Reference: A2733810
Reports and Attachments (Archives)

Attachments:

1. [A2734608 SO13 Property Summary](#)
2. [A2734617 SO13 Schedule](#)

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PURPOSE

To request Council resolves to sell the properties identified in the attached document titled 'A2734617 SO13 Schedule' (schedule) for overdue rates and charges.

BACKGROUND

Section 140(1)(c) of the *Local Government Regulation 2012* (Regulation) provides that land may be sold for unpaid rates and charges if some of the rates or charges have been overdue for at least 3 years, or 1 year if the land is vacant or used only for commercial purposes and judgment has been obtained.

The 44 properties listed in the attached schedule meet the requirements of section 140(1)(c). They are put forward to Council to resolve to sell, as collection and recovery action has failed to bring the accounts into order.

ISSUES

All properties presented in the attached schedule are considered non recoverable by any other means. In each case:

- All cost effective avenues have been explored to recover the overdue rates and charges.
- Where communication is established with the property owner it has resulted in no payments, or of no consequential value to reduce the arrears and the arrears position continues to worsen.
- Some of the rates and charges have been overdue for at least 3 years, or 1 year for vacant land and judgment has been obtained.

The following tables provide Council with an overview of the properties that are listed in the schedule.

Table 1 categorises the properties by use and identifies the number of properties where a mortgagee is listed on the Certificate of Title (Title).

Table 1

Property Use	No. of Properties	No. of Properties with a Mortgagee Listed
Residential – owner occupied	11	10
Residential – non owner occupied	4	4
Vacant land	29	7
Total	44	21

Under the Regulation, properties sold at auction are clear of any encumbrance. Collection and recovery activity has shown that a mortgagee will not pay the outstanding rates and charges until they receive a Notice of Intention to Sell (NIS). Once they have the NIS it is in their interests to assist the customer to clear the rate arrears in order to protect their security (the property) for the loan, otherwise they are left with an unsecured debt when Council sells the property. Of the 15 residential properties, 14 have a mortgagee noted on the Title. Seven of the vacant land properties have a mortgagee noted on the Title.

Table 2 identifies the known factors in attempting to recover the outstanding rates and charges from the properties listed in the schedule.

Table 2

	Residential Owner Occupied	Residential Non Owner Occupied	Vacant Land
Unable to make contact with the owner			3
Unable to locate the owner		1	11
Owner will not pay	8	2	15
Owner trying to access superannuation	3	1	

Ratepayers faced with significant rate arrears will sometimes seek to pay the overdue rates and charges by accessing money tied up in superannuation funds. However, superannuation funds have tightened their practices and will only release funds in payment of rate arrears when the customer is able to provide as evidence a NIS. There are 3 residential properties in the list where the owner is seeking to obtain evidence that their property will be sold for rate arrears in a bid to have their superannuation funds released.

Table 3 identifies the default service address by property use of the registered owner/s.

Table 3

Service Address	Residential Owner Occupied	Residential Non Owner Occupied	Vacant Land
Interstate		1	16
Overseas			1
Queensland		1	11
Redland City	11	2	1

There is limited recovery action that can be taken against a ratepayer who resides interstate or overseas. In the majority of instances, it is a waste of public funds to take legal action against a ratepayer who resides outside of Queensland, because the cost and effectiveness of the legal action generally outweighs the benefit. Of the 44 properties, 18 properties have a default service address outside of Queensland.

Further particulars of the properties listed in the schedule are detailed in the attachment named 'A2734608 SO13 Property Summary'.

STRATEGIC IMPLICATIONS

Legislative Requirements

Chapter 4, Part 12, Division 3, Subdivision 2, sections 140 to 146 of the *Local Government Regulation 2012* detail the legislative requirements of selling land for overdue rates or charges.

- Section 140 of the Regulation sets out the criteria for consideration to sell land for overdue rates and charges, and the process for doing so, namely:
 - There are overdue rates or charges on the land where some or all of the rates or charges are at least 3 years overdue, or if the land is not the subject of current court proceedings and is vacant or used only for commercial purposes and judgment has been obtained, at least 1 year overdue.
 - The decision to sell land for overdue rates or charges must be resolved and as soon as practical all interested parties to the land must be given a notice of intention to sell the land.
 - Section 140(4) lists the information that must be contained in the notice.
- Section 141 of the Regulation specifies that interested parties, which have been given a notice of intention to sell, have (generally) 3 months to pay in full the overdue rates or charges. If the overdue rates or charges are not paid within this period, sale procedures under section 142 must commence within 6 months of giving the Notice of Intention to Sell. However, procedures to sell must end if the overdue rates and charges plus all expenses incurred in attempting to sell the land are paid.
- Section 142 sets out the Procedures for selling land.
 - The local government must first offer the land for sale by auction.
 - The local government must prepare an auction notice stating the time and place of the auction and a full description of the land.
 - 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. advertise the auction notice in a newspaper that is circulating generally in the local government area; 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.
- Section 143 sets out how the auction is to be conducted:
 - The local government must set a reserve price for 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.
 - If the reserve price is not reached at the auction, the local government may enter into negotiations with the highest bidder at the auction to sell the land by agreement.
 - However, the price for the land under the agreement must be more than the highest bid for the land at the auction.
 - If the highest bidder at the auction does not agree to buy the land, the land is taken to have been sold at the auction to the local government for the reserve price.
 - However, this part of the Regulation does not apply if the land is held on a tenure the local government is not competent to hold.
- Section 144 sets out the procedures after sale of land if land is taken to have been sold at auction to the local government.
- Section 145 sets out the procedures after the sale of land where the land has been sold to other than the local government.
- Section 146 sets out the application of the proceeds from the sale.
 - The proceeds of the sale must be disbursed in the following order—
 - a) to pay any amount agreed for the release of a State encumbrance under section 138(4)(b) or (5);
 - b) to pay the expenses of the sale;
 - c) to pay land tax owing on the day of sale;
 - d) to pay the overdue rates or charges for the land;
 - e) to pay any other amounts relating to the land that the owner of the land owed the local government immediately before the sale;
 - f) to pay any rates or charges, other than overdue rates or charges, for the land;
 - g) to pay any registered encumbrances, other than State encumbrances, in order of their priority under the Land Title Act;
 - h) to pay any body corporate fees that the owner of the land owed immediately before the sale;
 - i) to pay the person who owned the land immediately before the sale.

- If any of the proceeds of sale remain unclaimed after 2 years, the local government must pay the proceeds to the public trustee as unclaimed money.

Risk Management

Financial Services has consulted with other departments prior to forming the final list of properties presented to Council. Each account has been reviewed by the Team Leader Accounts Receivable and Payments with overview from the Finance Manager – Financial Operations to ensure each property meets the eligibility criteria for sale of land for overdue rates and that all reasonable attempts to collect the outstanding arrears have been completed.

Financial

As at 21 December 2017, the total balance of rates and charges outstanding for the properties identified in the attached schedule is \$396,026.

Costs associated with the sale of land for overdue rates and charges have been budgeted for in the 2017-2018 financial year. Some costs are recoverable from properties that are sold at auction, such as advertising, auction expenses and title searches.

People

Nil impact expected as the purpose of the report is to submit to Council a list of properties for resolution to sell the land for overdue rates and charges.

Environmental

Nil impact expected as the purpose of the report is to submit to Council a list of properties for resolution to sell the land for overdue rates and charges.

Social

Nil impact expected as the purpose of the report is to submit to Council a list of properties for resolution to sell the land for overdue rates and charges.

Alignment with Council's Policy and Plans

This report has a relationship with the following items of the 2015-2020 Corporate Plan:

8. Inclusive and ethical governance

8.2 Council produces and delivers against sustainable financial forecasts as a result of best practice Capital and Asset Management Plans that guide project planning and service delivery across the city.

8.3 Implementation of the Corporate Plan is well coordinated across Council and through a delivery mechanism that provides clear line of sight, accountability and performance measurement for all employees

CONSULTATION

During the preparation of the list of eligible properties the following officers have been consulted:

- Finance Manager, Financial Operations
- General Counsel
- General Manager Infrastructure and Operations
- Development Control Officer
- Principal Strategic Planner
- Service Manager Parks and Conservation
- Group Manager Environment and Regulations
- Business Support Officer, Environment and Regulations

OPTIONS

Option One

Council resolves as follows:

1. To treat confidential the report and attached documents in accordance with sections 171(3) and 200(5) of the *Local Government Act 2009* and that the documents remain confidential unless Council decides otherwise by resolution; and
2. That, pursuant to Section 140(2) of the *Local Government Regulation 2012*, Council resolves to sell the lands described in the attached document titled 'A2734617 SO13 Schedule' for overdue rates and charges.

Option Two

Council resolves to note the content of the report and officers continue to attempt recovery of the outstanding rates and charges through collection activity such as telephone, letter and legal action.

OFFICER'S RECOMMENDATION

That Council resolves to as follows:

1. To treat confidential the report and attached documents in accordance with sections 171(3) and 200(5) of the *Local Government Act 2009* and that the documents remain confidential unless Council decides otherwise by resolution; and
2. That, pursuant to Section 140(2) of the *Local Government Regulation 2012*, Council resolves to sell the lands described in the attached document titled 'A2734617 SO13 Schedule' for overdue rates and charges.

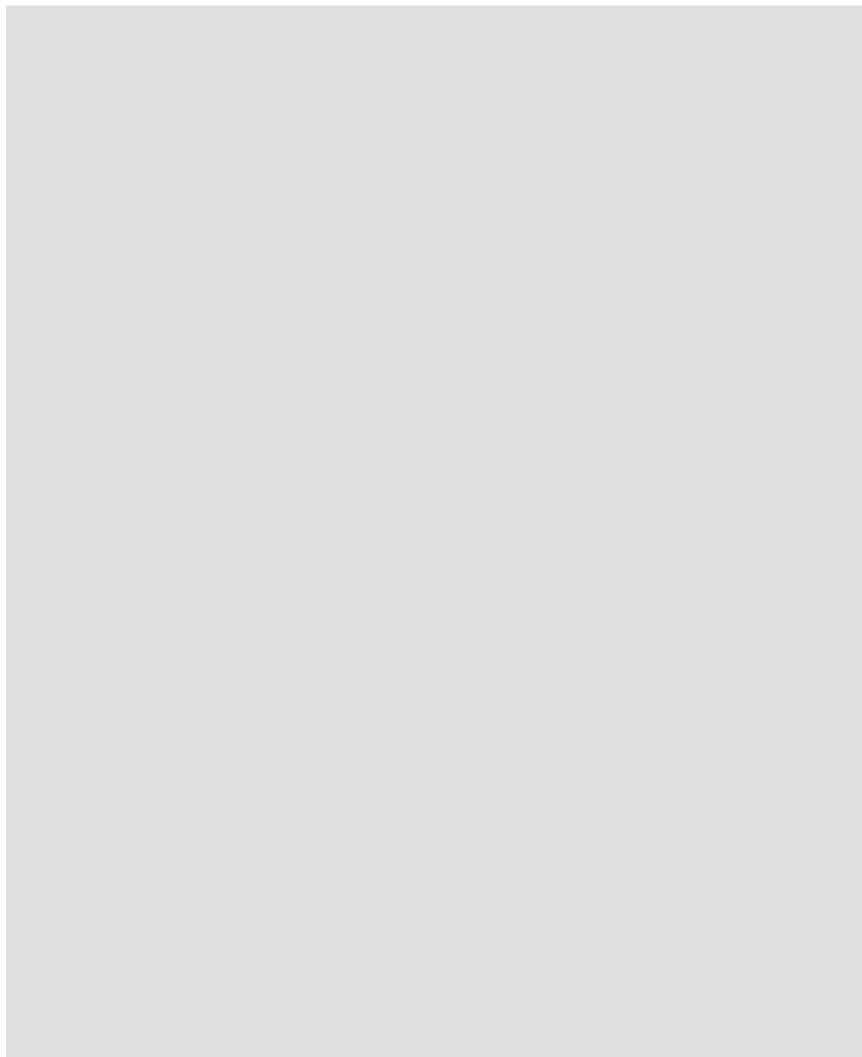
Property Summary – SO13 Schedule

Land previously identified as having attributes for public ownership

Property number 

This property is vacant land and is zoned SMBI Residential. There is no mortgage on the Title. Last confirmed contact with the owner was in October 2016 and mail is being returned undelivered. Officers have been unable to make contact with the owner since. Council has tried to acquire this property through voluntary land exchange in the past to assist with consolidating Council ownership of conservation areas.

The last payment received on the account was \$50 on 17/02/2016. The account was last in order 17/08/2012. The current balance of the rate account as at 21/12/2017 is \$7,730 outstanding.

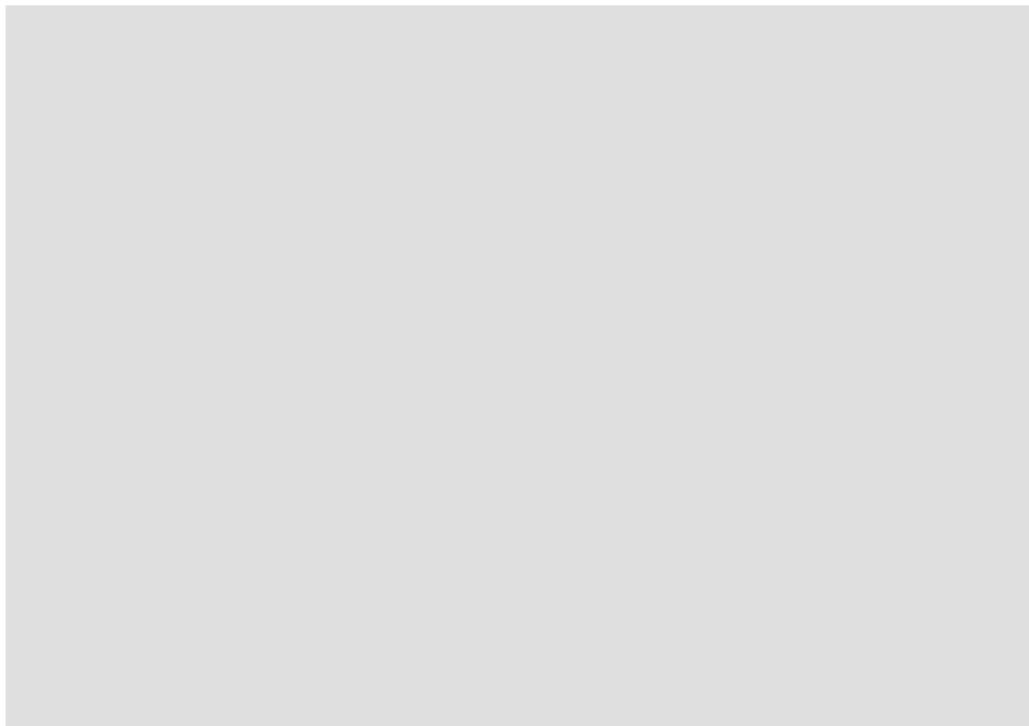


Property Summary – SO13 Schedule

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage on the Title. Payments have been promised since April 2016 but have not eventuated and the property owner has not responded to Revenue Collection officers' attempts to contact since April 2017. Legal action was commenced in April 2017, but it is not cost effective to undertake enforcement action as the owner resides interstate. Council has tried to acquire this property through voluntary land exchange in the past to assist with consolidating Council ownership of conservation areas.

The last payment received on the account was \$779.84 on 01/03/2016. The account was last in order 05/05/2015. The current balance of the rate account as at 21/12/2017 is \$3,450 outstanding.



Property owner also owns:

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage on the Title.

The last payment received on the account was \$779.84 on 01/03/2016. The account was last in order 11/05/2015. The current balance of the rate account as at 21/12/2017 is \$3,450 outstanding.

Property Summary – SO13 Schedule

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage on the Title. Last confirmed contact with the owner was in February 2015 and the mail has been returned from the service address since February 2016. Officers have been unable to make contact with the property owner. Council has tried to acquire this property through voluntary land exchange in the past to assist with consolidating Council ownership of conservation areas.

The last payment received on the account was \$684.28 on 24/04/2014. The account was last in order 07/11/2013. The current balance of the rate account as at 21/12/2017 is \$6,274 outstanding.



Property Summary – SO13 Schedule

Residential owner occupied

Property number [REDACTED]

This property is an owner occupied residence. There is a long history of collection activity and legal action on this account. Council has attended multiple enforcement hearings that result in arrangements that do not progress to receiving the agreed payments. There is a mortgage listed on the Title.

The last payment made to the account was a dishonoured direct debit for \$150 on 15/12/2016. The account was last in order 12/11/2006. The current balance of the rate account as at 21/12/2017 is \$17,455 outstanding.

Property number [REDACTED]

This property has been identified as an owner occupied residence. An enforcement hearing on 29/03/2016 resulted in an agreed payment arrangement but the promised payments were not received from the property owner. A suitable source of income for a redirection of earnings has not been identified and the property owner has since advised that they will be seeking an early release of superannuation to resolve the arrears. There is a mortgage listed on the Title.

The last payment received was for \$100 on 11/06/2015. The account was last in order 25/03/2014. The current balance of the rate account as at 21/12/2017 is \$15,371 outstanding.

Property number [REDACTED]

This property has been identified as an owner occupied residence. There is a long history of collection activity and legal action on this account. Council attended an enforcement hearing on 09/05/2017 but the property owner failed to appear. A suitable source of income for a redirection of earnings has not been identified and the property owner has advised that they would need to refinance or seek an early release of superannuation to resolve the arrears. There is a mortgage listed on the Title.

The last payment received on the account was \$200 on 31/08/2017. The account was last in order 09/07/2008. The current balance of the rate account as at 21/12/2017 is \$13,281 outstanding.

Property number [REDACTED]

This property has been identified as an owner occupied residence. There is no mortgage currently listed on the Title. There have been two legal actions filed against the property owner in the past. The property owner makes sporadic payments but is not receptive to an arrangement and the arrears balance continues to accrue.

The last payment received was \$150 on 12/10/2017. The account was last in order 20/08/2010. The current balance of the rate account as at 21/12/2017 is \$7,918 outstanding.

Property Summary – SO13 Schedule

Property number [REDACTED]

This property has been identified as an owner occupied residence. There is a mortgage listed on the Title. Council attended an enforcement hearing on 20/06/2017 but the property owner failed to appear. A suitable source of income for a redirection of earnings has not been identified and the property owner has advised that they will be seeking an early release of superannuation to resolve the arrears.

The last payment received was \$100 on 28/04/2016. The account was last in order 11/04/2008. The current balance of the rate account as at 21/12/2017 is \$11,033 outstanding.

Property number [REDACTED]

This property has been identified as an owner occupied residence. There is a mortgage listed on the Title. The property owner has made six payment arrangements over the past twelve months but has not maintained the agreed payments. Legal Action was commenced on 06/02/2017. A suitable source of income for a redirection of earnings has not been identified and the property owner has advised that they will seek mortgage assistance from the mortgagee.

The last payment received was \$125 on 13/02/2017. The account was last in order 16/07/2010. The current balance of the rate account as at 21/12/2017 is \$12,939 outstanding.

Property number [REDACTED]

This property has been identified as an owner occupied residence. There is a mortgage listed on the Title. Legal Action was commenced on 13/09/2016, but the agreed payments have not been made consistently and the arrears balance continues to increase. A suitable source of income for a redirection of earnings has not been identified. The property owner has previously indicated that they would seek an early release of superannuation to resolve the arrears.

The last payment received was \$250 on 15/05/2017. The account was last in order 23/06/2008. The current balance of the rate account as at 21/12/2017 is \$14,023 outstanding.

Property number [REDACTED]

This property has been identified as an owner occupied residence. There is a mortgage listed on the Title. There is a long history of collection activity and legal action on this account. Legal action was commenced on 04/04/2016 but the agreed payments were not made. A redirection of earnings produced only four payments. There are no current payment arrangements in place and the arrears balance continues to increase.

The last payment received was \$400 on 16/01/2017. The account was last in order 02/09/2005. The current balance of the rate account as at 21/12/2017 is \$16,355 outstanding.

Property number [REDACTED]

Confidential

Property Summary – SO13 Schedule

This property has been identified as an owner occupied residence. There is a mortgage listed on the Title. There is a long history of collection activity and legal action on this account. Legal action was commenced on 04/04/2016 but the agreed payments were not made. A suitable source of income for a redirection of earnings has not been identified. The property owner has previously indicated that they would seek an early release of superannuation or mortgage relief to resolve the arrears.

The last payment received was \$100 on 14/12/2017. The account was last in order 30/12/2013. The current balance of the rate account as at 21/12/2017 is \$15,783 outstanding.

Property number [REDACTED]

This property has been identified as an owner occupied residence. There is a mortgage listed on the Title. There is a long history of collection activity on this account. Legal action was commenced on 01/07/2016. The property owner would not agree to a payment plan and the payments that were received were not enough to stop the consistent increase in arrears. The property owner has advised they will wait for the sale of land process and that they would seek an early release of superannuation to resolve the arrears.

The last payment received was \$100 on 05/12/2017. The account was last in order 14/01/2011. The current balance of the rate account as at 21/12/2017 is \$14,345 outstanding.

Property number [REDACTED]

This property has been identified as an owner occupied residence. There is a mortgage listed on the Title. Legal action was commenced on 24/01/2016 but the agreed payment plan was not maintained. The property owner commenced making weekly payments of \$69 in July 2017, but the payments are not enough to meet current notices and the arrears balance continues to increase. The property owner has not been responsive to contact to negotiate a suitable arrangement that will assist with meeting current charges and reducing the arrears balance.

The last payment received was \$69 on 18/12/2017. The account was last in order 22/10/2013. The current balance of the rate account as at 21/12/2017 is \$11,855 outstanding.

Property Summary – SO13 Schedule

Residential non owner occupied

Property number [REDACTED]

This property has been identified as not being occupied by the owner. Legal action was commenced in April 2016 with an initial arrangement to pay negotiated with the property owner. There have been five previous legal actions on this property since 2010. Regular payments stopped in August 2016 and several promises to resume the agreed payments failed to eventuate. A summons for claim was returned non-service by the Victoria Sheriff November 2016. Neighbours have not sighted the property owner at the service address for 9 months and the Revenue Collection Team has not been able to locate or contact the property owner. There is a mortgage listed on the Title.

The last payment received on the account was \$150 on 05/02/2017. The last date the account was in order was 29/02/2008. The current balance of the account as at 21/12/2017 is \$15,558.

Property number [REDACTED]

This property has been identified as not being occupied by the owner. There is a long history of collection activity and legal action on this account. The property is owned by a pensioner who does not reside at the property and her son who does reside at the property. The son provides conflicting information that changes between being unemployed due to a mental illness and being away from the property for extended periods due to work. The son appeared in court under warrant on 8 August 2017 and was given until 22 August 2017 to provide Council with details of his financial position and supporting documentation. The property owner has not provided the requested documentation. There is a mortgage listed on the Title.

The last payment received on the account was \$75.00 on 05/05/2016 that subsequently dishonoured. The account was last in order 29/09/2011. The current balance of the rate account as at 21/12/2017 is \$12,242 outstanding.

Property number [REDACTED]

This property has been identified as not being occupied by the owner. Council tried to acquire this property through voluntary land exchange prior to the residence being built. Legal action was commenced in April 2016 with an initial arrangement to pay negotiated with the property owner. Regular payments stopped in August 2016 and several promises to resume the agreed payments failed to eventuate. An enforcement hearing was scheduled for May 2017 but we have been unable to locate the property owner and the summons to appear has been returned as non-service. The service address neighbours have not sighted the property owner at the address for 6 months. The claim was discontinued in August 2017. There is a mortgage listed on the Title.

Two payments of \$50 have been received in the last 12 months with the last payment received on the 13/10/2017. The last date the account was in order was 03/05/2013. The current balance of the account as at 21/12/2017 is \$6,755.

Property Summary – SO13 Schedule

Property number

This property has been identified as not being occupied by the owner. There is a long history of collection activity and legal action on this account. Promised payments have not eventuated and the property owner has not responded to Revenue Collection officers' attempts to contact since June 2017. There is a mortgage listed on the Title but the property has no listing for rental history.

The last payment received on the account was \$500 on 02/02/2017. The account was last in order 13/10/2011. The current balance of the rate account as at 21/12/2017 is \$15,737 outstanding.

Property Summary – SO13 Schedule

Vacant land

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage listed on the Title. Last confirmed contact with the owner was May 2017 and the last known service address was in East Maitland, New South Wales. The property owners have resisted agreeing to a suitable payment arrangement and the arrears balances continues to increase. It would not be cost effective to undertake legal action as the owner resides interstate.

The last payment received on the account was \$300 on 25/01/2017. The account was last in order 12/05/2007. The current balance of the rate account as at 21/12/2017 is \$6,841 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage listed on the Title. The property owner has been making payments of \$50 that fluctuate between being made weekly and fortnightly. A payment arrangement was agreed with the property owner in June 2017 to increase payments to meet current charges and pay off the arrears over a twelve month period. The property owner has not maintained the arrangement. It would not be cost effective to undertake legal action as the owner resides outside of the Redland City area.

The last payment received on the account was \$30 on 05/12/2017. The account was last in order 29/06/2004. The current balance of the rate account as at 21/12/2017 is \$5,897 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage listed on the Title. Legal action was commenced on this property in February 2016 but it is not cost effective to undertake enforcement action as the owner resides interstate. The owner advised he was out of work when contacted in March 2017 and was advised that the property maybe considered for the sale of land if a suitable arrangement could not be made. The property owner responded that he understood.

The last payment received on the account was \$2,177.60 on 13/10/2014. The account was last in order 05/04/2011. The current balance of the rate account as at 21/12/2017 is \$8,417 outstanding.

Property Summary – SO13 Schedule

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is a mortgage listed on the Title and the last confirmed contact with the property owner was in May 2016. There has been no returned mail from the service address, but officers have been unable to make contact with the property owner.

The last payment received on the account was \$100 on 18/09/2015. The account was last in order 14/07/2007. The current balance of the rate account as at 21/12/2017 is \$7,843 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage listed on the Title and the last confirmed contact with the property owner was in October 2015. An enforcement hearing letter was returned undelivered in March 2017. Officers have been unable to make contact as the property owner has not responded to attempts to contact by email or telephone.

The last payment received on the account was \$397.27 on 24/05/2013. The account was last in order 25/06/2013. The current balance of the rate account as at 21/12/2017 is \$8,822 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is a mortgage listed on the Title. Legal action was commenced in December 2016 with judgement awarded to Council in July 2017 after promised payments from the property owner did not eventuate. The property owner has previously indicated that they would seek an early release of superannuation or mortgage relief to resolve the arrears.

The last payment received on the account was \$200.00 on 17/05/2012. The account was last in order 07/06/2012. The current balance of the rate account as at 21/12/2017 is \$5,297 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Centre. There is no mortgage listed on the Title and the last confirmed contact with the property owner was in June 2015. There has been no return mail from the service address and the contact number on the property file is an accounting practice who advised that the property owner now resides in the US. Council officers have been unable identify any further contact details for the property owner.

The last payment received on the account was \$850.30 on 27/07/2013 and this was also when the account was last in order. The current balance of the rate account as at 21/12/2017 is \$14,440 outstanding.

Property Summary – SO13 Schedule

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage listed on the Title and the property is part of a deceased estate. The executor of the estate resides in Canada with the last confirmed contact was in March 2016. Officers have been unable to make further contact as the property owner has not responded to attempts to contact by mail, email or telephone.

The last payment received on the account was \$336.79 on 27/11/2013 and this was also when the account was last in order. The current balance of the rate account as at 21/12/2017 is \$7,274 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage listed on the Title. The service address is an address in Balgowlah, New South Wales. Last confirmed contact with the owner was in January 2016. Officers have been unable to locate or make contact with the customer since then.

The last payment received on the account was \$200 on 27/11/2014. The account was last in order 12/11/2007. The current balance of the rate account as at 21/12/2017 is \$7,277 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage listed on the Title. Last confirmed contact with the owner was in November 2011. Officers have been unable to locate or make contact with the customer since then.

The last payment received on the account was \$713.07 on 15/10/2014. The account was last in order 04/10/2013. The current balance of the rate account as at 21/12/2017 is \$5,768 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is a mortgage listed on the Title. The service address is an address in Busselton, Western Australia. Mail has been returned since October 2014 and officers have been unable to locate or make contact with the customer since this date.

The last payment received on the account was \$1341.08 on 15/08/2013. The account was last in order 3/5/2007. The current balance of the rate account as at 21/12/2017 is \$7,178 outstanding.

Property Summary – SO13 Schedule

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is a mortgage listed on the Title. Last confirmed contact with the owner was in May 2016. Officers have been unable to locate or make contact with the customer since then. Judgement was awarded to Council on 03/05/2017.

The last payment received on the account was \$200 on 25/06/2016. The account was last in order 10/10/2014. The current balance of the rate account as at 21/12/2017 is \$5,263 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage listed on the Title. There has been no returned mail from the service address, but officers have been unable to make contact with the property owner.

The current owner has not made a payment since purchasing the property in June 2014. The current balance of the rate account as at 21/12/2017 is \$6,318 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage listed on the Title. The property is owned by three individuals who are estranged. Legal action has located one of the owners in Kenwick Western Australia. The property owner has advised that he does not know where the other owners are and that he does not have the means to pay the arrears. Further contact from the owner has been received by Revenue Collection officers requesting that the property be sold at auction. Officers have been unable to make contact with the two other property owners.

The last payment received on the account was \$800 on 29/08/2017. The account was last in order 09/02/2015. The current balance of the rate account as at 21/12/2017 is \$4,337 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is a mortgage listed on the Title. Legal action commenced on the property in May 2017 and the property owner paid the \$1,145.51 balance of the legal action in October 2017. The property remains at over twelve months in arrears with no current commitment from the property owner to resolve.

The last payment received on the account was \$1,145.51 on 26/10/2017. The account was last in order 19/12/2014. The current balance of the rate account as at 21/12/2017 is \$1,802 outstanding.

Property Summary – SO13 Schedule

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage listed on the Title. Mail has been returned from the service address since July 2014 and officers have been unable to locate or make contact with the customer since then.

The last payment received on the account was \$400 on 19/09/2014. The account was last in order 22/04/2014. The current balance of the rate account as at 21/12/2017 is \$6,305 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage on the Title. The service address for the owner is in Flynn, ACT. Last confirmed contact with the owner was in August 2015 and returned mail has been marked "Left Address". Officers have been unable to make contact with the owner since.

The last payment received on the account was \$1,000 on 04/09/2015. The account was last in order 20/07/2012. The current balance of the rate account as at 21/12/2017 is \$4,826 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage on the Title. Last confirmed contact with the owner was in July 2017 when they advised that they have no interest in the land and would be happy for it to sell at auction.

The last payment received on the account was \$900 on 01/11/2013. The account was last in order 02/02/2011. The current balance of the rate account as at 21/12/2017 is \$8,168 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is a mortgage on the Title. The property owner is bankrupt and has advised they no longer have any interest in the property and are expecting the arrears to be resolve by Council auctioning the property.

The last payment received on the account was \$1,000 on 03/06/2014. The account was last in order 04/09/2010. The current balance of the rate account as at 21/12/2017 is \$7,165 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage on the Title. Last confirmed contact was with the property owners solicitor was in April 2016 to advise that the property owner was overseas. There has been no returned mail from the service address, but officers have been unable to make contact with the property owner.

Confidential

Property Summary – SO13 Schedule

The last payment received on the account was \$132 on 10/10/2014. The account was last in order 28/03/2013. The current balance of the rate account as at 21/12/2017 is \$6,333 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage on the Title. Last confirmed contact with the owner's mother was in August 2015 to advise that the property owner was incarcerated. There has been no returned mail from the service address, but officers have been unable to make contact with the property owner.

The last payment received on the account was \$100 on 09/09/2015. The account was last in order 08/05/2013. The current balance of the rate account as at 21/12/2017 is \$7,609 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage on the Title. Mail has been returned from the service address since May 2014 and officers have been unable to locate or make contact with the property owner.

The last payment received on the account was \$335.86 on 20/08/2013. The account was last in order 11/01/2013. The current balance of the rate account as at 21/12/2017 is \$7,788 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is a mortgage on the Title. Last confirmed contact with the owner was January 2010 and the mail has been returned from the service address in South Headland Western Australia since March 2016. Officers have been unable to make contact with the property owner.

The last payment received on the account was \$430.68 on 15/10/2013. The account was last in order 21/01/2012. The current balance of the rate account as at 21/12/2017 is \$8,818 outstanding.

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is no mortgage on the Title. There has been no returned mail from the service address in Sorrell, Tasmania, but officers have been unable to make contact with the property owner.

The last payment received on the account was \$334.71 on 21/10/2013 and the account was last in order at this date. The current balance of the rate account as at 21/12/2017 is \$7,274 outstanding.

Property Summary – SO13 Schedule

Property number [REDACTED]

This property is vacant land and is zoned SMBI Residential. There is a mortgage on the Title. Officers have been unable to locate or contact the property owner since payments to the rate account stopped in January 2014.

The last payment received on the account was \$386.23 on 19/01/2014 and the account was last in order at this date. The current balance of the rate account as at 21/12/2017 is \$7,412 outstanding.

SO13 Schedule

Property No	Suburb	Street Adress	Legal Desc	Date Property Purchased	Mortgage	Zoning	Rates Balance as at 21/12/2017
1042	Ormiston			17/05/2004	Yes	UR - Urban Residential	\$17,455
4074	Coochiemudlo Island			8/01/2014	Yes	UR - Urban Residential	\$15,558
10235	Alexandra Hills			26/09/2011	Yes	UR - Urban Residential	\$15,371
11934	Alexandra Hills			4/04/2003	Yes	UR - Urban Residential	\$13,281
14851	Macleay Island			16/07/2007	Yes	SR - SMBI Residential	\$12,242
15386	Macleay Island			17/10/1990	No	SR - SMBI Residential	\$6,841
16033	Macleay Island			6/02/2006	No	SR - SMBI Residential	\$5,897
16631	Macleay Island			1/04/2004	No	SR - SMBI Residential	\$8,417
16664	Macleay Island			13/01/1987	Yes	SR - SMBI Residential	\$7,843
17624	Macleay Island			27/05/2013	No	SR - SMBI Residential	\$8,822
17633	Macleay Island			27/05/1997	Yes	SR - SMBI Residential	\$5,297
18152	Russell Island			1/08/1989	No	SC - SMBI Centre	\$14,440
18712	Russell Island			2/03/1971	No	SR - SMBI Residential	\$7,274
18744	Russell Island			14/11/2005	No	SR - SMBI Residential	\$7,277
18806	Russell Island			21/08/2009	No	SR - SMBI Residential	\$5,768
19140	Russell Island			31/05/2007	Yes	SR - SMBI Residential	\$7,178
19961	Russell Island			27/07/2007	Yes	SR - SMBI Residential	\$5,263
20785	Russell Island			24/06/2014	No	SR - SMBI Residential	\$6,318
20978	Russell Island			23/10/2008	No	SR - SMBI Residential	\$7,918
21297	Russell Island			13/12/2016	No	SR - SMBI Residential	\$4,337
23000	Russell Island			12/05/1992	Yes	SR - SMBI Residential	\$6,755
23483	Russell Island			5/07/2013	No	SR - SMBI Residential	\$6,305
23697	Russell Island			6/08/1990	No	SR - SMBI Residential	\$4,826
23724	Russell Island			28/04/2006	No	SR - SMBI Residential	\$8,168
23816	Russell Island			16/05/2005	Yes	SR - SMBI Residential	\$7,165
24344	Russell Island			9/10/2012	No	SR - SMBI Residential	\$7,730
26088	Russell Island			1/10/2013	No	SR - SMBI Residential	\$6,333
26164	Russell Island			4/03/2013	No	SR - SMBI Residential	\$7,609
26458	Russell Island			25/04/1996	No	SR - SMBI Residential	\$7,788
28371	Capalaba			11/11/2002	Yes	EP - Environmental Protection	\$11,033
31091	Thornlands			18/10/2010	Yes	UR - Urban Residential	\$12,939
34007	Russell Island			19/06/2015	No	SR - SMBI Residential	\$3,450
34691	Russell Island			24/06/2015	No	SR - SMBI Residential	\$3,450
35810	Alexandra Hills			11/04/2016	Yes	UR - Urban Residential	\$14,023
37067	Russell Island			10/07/1992	No	SR - SMBI Residential - SubArea SR1	\$6,274
41947	Alexandra Hills			14/11/2003	Yes	UR - Urban Residential	\$16,355
42338	Macleay Island			24/01/2006	Yes	SR - SMBI Residential	\$8,818
42465	Alexandra Hills			22/02/2007	Yes	UR - Urban Residential	\$15,783
43004	Capalaba			27/11/2006	Yes	PR - Park Residential	\$15,737
44378	Thornlands			23/12/2010	Yes	UR - Urban Residential	\$14,345
45956	Russell Island			28/06/2012	No	SR - SMBI Residential	\$7,274
275420	Redland Bay			27/11/2013	Yes	UR - Urban Residential	\$11,855
316390	Russell Island			19/08/2009	No	SR - SMBI Residential	\$7,412
Total Rates Balance as at 21 December 2017							\$394,224