

BREWARRINA SHIRE COUNCIL

Agenda Submission for Ordinary Meeting held in Brewarrina on 30 June 2011

TITLE:	Section 713 Sale of Land for Overdue Rates	DOC REF: Item 25 R 1-11
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REPORT BY:	Linda Hutchinson and Hilary Hertslet Finance Manager Rates Officer	DATE: 07/06/11
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ATTACHMENTS:
Auction Sale Results

EXECUTIVE SUMMARY:

On Saturday 4 December 2010 Council conducted a Section 713 auction sale of 21 properties.

Results:

1. 12 properties were sold during the auction
2. 6 properties passed in during the auction were sold for the reserve price to the losing bidder
3. 2 other properties passed in to local bidders were later sold to them by Council
4. One property remains unsold and can now be sold by private treaty

Current Situation:

Expenses incurred by Council in connection with the sale are recovered from the purchase money received and the remainder is applied towards the outstanding rates. Any remaining monies are to be returned to the owner or persons clearly entitled to it. Any remaining rates and charges balances are to be written off.

As shown in the attachment, the rates and costs on each assessment was more than the purchase money received so no funds had to be returned to the owner.

Summary:

Rates owing as at settlement dates	224,878.65
Debtor owing as at settlement date	1,910.00
Costs incurred to prepare and conduct auction sale	18,290.58
Proceeds from sales	(32,800.00)
Rates from settlement dates to be paid by purchasers	(7,848.48)
Rates and charges abandoned	(183,184.00)
Sundry Debtor abandoned	(1,910.00)
Rates and Charges remaining on unsold property	19,336.75

FINANCIAL IMPLICATIONS:

Cost of rates and charges to be abandoned.

LEGAL IMPLICATIONS:

As per Section 5, Local Government Act 1993

RECOMMENDATION:

That:

- 1. That the report on the Section 713 Sale of land for overdue rates be accepted; and**
- 2. That council resolve to abandon rates, charges and debtor accounts following the Section 713 sale held on 4 December 2010 to the value of \$185,094.00 as detailed in the report.**

Glenda Tasker
General Manager

RESULTS OF SECTION 713 SALE OF LAND FOR OVERDUE RATES

Assessment No.	Sale Price	Rates plus costs less sale price	Rates to be paid by purchaser	Rates to be abandoned	Debtor to be abandoned
27-10000-7	600.00	4,273.00	483.46	3,789.74	
189-00000-3	10,000.00	19,045.50	877.03	18,168.47	
221-00000-3	500.00	6,568.65	406.59	6,162.06	
224-00000-0	500.00	15,449.03	406.59	15,042.44	
281-10000-8	600.00	13,782.07	617.77	13,164.30	
322-00000-1	1,250.00	6,907.12	346.26	6,560.86	
377-00000-5	6,000.00	10,530.06	1050.14	9,479.92	
394-00000-4	500.00	7,812.57	406.59	7,405.98	
474-00000-7	500.00	19,122.11	407.92	18,714.19	
486-00000-3	1,000.00	16,931.70	407.36	16,524.34	1,910.00
552-00000-2	2,750.00	238.69	17.85	220.84	
554-00000-0	500.00	1,091.31	17.85	1,073.46	
591-00000-5	500.00	1,091.31	17.85	1,073.46	
592-20000-0	500.00	1,598.87	32.51	1,566.36	
651-00000-2	3,200.00	6,421.37	396.56	6,024.81	
653-00000-0	1,400.00	12,034.79	625.32	11,409.47	
677-00000-2	500.00	1,772.99	44.15	1,728.84	
682-00000-5	1,200.00	5,103.28	36.04	5,067.24	
693-00000-2	400.00	23,401.36	625.32	22,776.04	
722-00000-7	400.00	17,856.50	625.32	17,231.18	
	32,800.00	191,032.28	7,848.48	183,184.00	1,910.00
NOT SOLD					
48-00000-4		19,336.75			
	32,800.00	210,369.03	7,848.48	183,184.00	1,910.00