

**Sale of Land for Overdue Rates or Charges**  
**Local Government Regulation 2012, Chapter 4, Part 12, Division 3, Subdivision 2, Section 142**

The *Local Government Act 2009* and *Local Government Regulation 2012* allow council to conduct sale of land for overdue rates and charges proceedings. The process that council undertakes is in accordance with the legislation.

On the 22 November 2024, the Paroo Shire Council issued a notice of intention to sell property, to the registered owners, mortgagees and interested parties.

The following properties rates and charges remain unpaid for a period of three (3) month from the date of the issuing of Notices and council will now proceed to auction as follows:

**Date:** 1 May 2026  
**Time:** 10am  
**Place:** Paroo Shire Council Chambers, Kookaburra Room, 49 Stockyard Street, Cunnamulla

Properties are sold with the following conditions:

- the property is sold “as is”, meaning no building or pest inspection can be undertaken by the potential purchaser. Council neither guarantees nor infers compliance with development approvals, building codes or us etc.;
- no physical viewing of the inside of the property can be carried out;
- settlement terms are 10% deposit on the fall of the hammer with settlement being within 21 days;
- potential bidders should undertake whatever searches they consider appropriate prior to the auction;
- all properties will be sold subject to any mortgage, lien, bill of sale, caveat, judgement, writ or other charge, agreement or process registered against or in any way affecting the land in favour of the crown or any crown instrumentality or person representing the crown;
- the purchaser will be responsible for any stamp duties and lodgment fees; and
- gaining vacant possession is the responsibility of the successful bidder.

Owners of the property have up until the date of auction to pay their outstanding rates and charges. To prevent the sale of the land listed below, all overdue rates, charges, interest and all expenses incurred in attempting to sell this land must be paid in full prior to the land coming on for auction on the above-mentioned auction date.

**Properties for Sale**

Paroo Shire Council hereby gives notice that, the following properties are to be auctioned:

Assessment	Property Address Line 1	Property Type	Property Description
00513-10000-000	31B Florence Street, Cunnamulla Qld 4490	Dwelling	Lot 5 RP218979
00342-00000-000	75-77 Emma Street, Cunnamulla Qld 4490	Vacant Land	Lots 5 & 6 RP47080
00524-00000-000	3 Florence Street, Cunnamulla Qld 4490	Vacant Land	Lot 3 RP53405
00307-00000-000	5 King Street, Cunnamulla Qld 4490	Dwelling	Lot 3 CPC14626
00846-40000-000	8 Mitchell Hwy, Wyandra Qld 4489	Vacant Land	Lot 2 CP857457
00296-00000-000	16 Emma Street, Cunnamulla Qld 4490	Vacant Land	Lot 6 RP68094
00748-00000-000	19 Eulo Street, Eulo Qld 4491	Vacant Land	Lot 502 CPE1811

### **Substituted Service of Auction Notice**

Pursuant to section 142 of the *Local Government Regulation 2012 (Qld)*, **Paroo Shire Council** must give a copy of the Auction Notice to all interested parties, including the owners of the land. Where Council does not know, or is uncertain about, the owner's current address, the Auction Notice may be given by way of substituted service pursuant to section 239 of the *Local Government Act 2009*, the Paroo Shire Council is giving a copy of the Auction Notice by way of substituted service for each parcel of land as listed in the schedule below:

#### Schedule

Assessment	Property Address Line 1	Owner	Letter & Auction Notice
00342-00000-000	75-77 Emma Street, Cunnamulla Qld 4490	Thistle	<a href="#">Link To Notice</a>
00296-00000-000	16 Emma Street, Cunnamulla Qld 4490	Traill	<a href="#">Link To Notice</a>
00748-00000-000	19 Eulo Street, Eulo Qld 4491	Ogilvie & Hira	<a href="#">Link To Notice</a>

In addition to this publication, the Council (as required by section 239 of the *Local Government Act 2009*) is also publishing a notice that contains a summary of the Auction Notice in a newspaper that is circulating generally throughout the State being the *Chronical*.

### **Conditions of Sale and Contract**

Prospective purchasers should seek their own legal advice regarding sale of land proceedings and related documentation. For a copy of the Contract and Special Conditions please contact Charles Legal Group on 0429369300 or via email: [melissa@charleslegallgroup.com.au](mailto:melissa@charleslegallgroup.com.au)