

# *KB Legals* - Solicitors

Incorporated Legal Practice: KB Legals Pty Ltd – Solicitor Director: Karl A Burnett BEc(Syd) LLM DipEd  
Level 4 Suite 405 Westfield Office Tower 152 Bunnerong Road Eastgardens NSW 2036

Telephone: (02) 9344 5151 \* Facsimile: (02) 8347 1171 \* Email: office@kblegals.com.au \* ABN: 32 080 231 581

Our ref: KB:-

Your ref:

1 April, 2021

NSW Revenue  
Revenue NSW  
Land tax  
GPO Box 4269  
Sydney NSW 2001

Dear Sir / Madam,

**RE: SIAYA PTY LTD ATF BERMILL STREET PROPERTY TRUST**  
**CLIENT ID: 146055470,**  
**CORRES' IDS:- 1678064302, 1682369911, 1700171620 7 1718522590**  
**PROPERTY:- UNIT 7/ 5 – 7 BERMILL STREET, ROCKDALE**

We refer to the amended assessment received today addressed to Kababa Pty Ltd ATF Super Duper Super Fund. The assessment is a nil assessment.

We write to you to seek a refund for land tax paid for previous assessments for the years 2018, 2019, 2020 and 2021. The Correspondence ID's referred to above relate to such assessments. Copies of the said assessments are attached.

We are instructed to request refunds of land tax incorrectly assessed and paid for the said years as follows:-

1. 2018 Land Tax Year	\$3,424.00
2. 2019 Land Tax Year	\$4,074.65
3. 2020 Land Tax Year	\$4,405.30
4. 2021 Land Tax Year	\$4,693.30
<b>Total</b>	<b>\$16,597.25</b>

The lessee under the terms of its lease with the registered proprietor holding the property as a custodian for Kababa Pty Ltd ATF Super Duper Super Fund was liable for outgoings including land tax.

In circumstances where land tax was not correctly assessed our client will be refunding the lessee the refunded land tax. Our client recently sold the subject property subject to the tenancy and needs to remedy the situation with the tenant.

Accordingly we are instructed to request that the land tax refunds and interest paid be paid to the following bank account:-

Account holder:- Pierce Control Automation Australia Pty Ltd

Bank:- CBA

BSB:- 062421

Account Number:- 10355437

We shall upload such details for the refund in the land tax portal.

Kindly advise when the refund has been made.

Yours faithfully,



**KB Legals**  
Karl A Burnett  
**kb@kblegals.com.au**

**Liability limited by a scheme approved under Professional Standards Legislation.**

# Land Tax Assessment Notice

Land Tax in this notice has been assessed for the:  
2021 Tax Year



# Revenue

**Issue date** 30 March 2021  
**Enquiries** 1300 139 816 (8.30 am - 5.00 pm)  
**Website** [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au)

┌ 000228 000  
KARABA PTY LTD ATF SUPER DUPER SUPER FUND  
UNIT 708  
6 BRODIE SPARK DRVE  
WOLLI CREEK NSW 2205

**Client ID** 162244115  
**Correspondence ID** 1723659866

**Keep your data safe:** Your ID numbers give access to your personal information. Only share with authorised persons.

## Assessment details (please refer to the enclosed supporting information)

Total balance of assessment	\$0.00
<b>Total amount</b>	<b>\$0.00</b>

For more information, refer to the back of this notice.

Scott Johnston  
Chief Commissioner of State Revenue

Manage your Land tax online at  
[revenue.nsw.gov.au](http://revenue.nsw.gov.au)

## Important information

### Instalment plans

If the due date has passed and you meet certain eligibility conditions, you can apply to set up an instalment plan at [www.revenue.nsw.gov.au/instalment](http://www.revenue.nsw.gov.au/instalment) or call us on **1300 368 710** (press 2).

### Online Options

Login at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au) with your Client ID and Correspondence ID (found on the front page) to:

- update contact details
- update your notification preference to receive notices by email
- lodge a return
- update your foreign status
- request a new exemption or update a current one
- submit supporting documents
- update details when you sell or purchase land
- provide bank details for an EFT refund

You can also:

- view your current outstanding balance
- print your past 5 years assessments
- track the status of your application

### If you are selling land

All outstanding land tax needs to be paid before a clear land tax certificate can be issued.

### If you disagree with your Land Tax Assessment

1. If you have additional information that we haven't previously considered, you should lodge a return. You should do this through Land Tax Online at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au) on or before the first due date of this notice.

2. You also have the right to lodge a formal objection if you believe we have applied the legislation incorrectly at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au). You must lodge the objection together with your reasons and supporting evidence within 60 days of the issue date of this notice. Even if you've lodged an objection, **you must still pay by the due date** as interest will be imposed on any overdue amounts, and a refund will be issued to you if your objection is successful.

## Contact details - Land Tax



Read more about Land Tax and use our online service at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au)



1300 139 816\*



Phone enquiries  
8.30 am – 5.00 pm, Mon. to Fri.

\* Overseas customers call +61 2 7808 6906  
Help in community languages is available.

## Land value

**The Valuer General determines land values as at 1 July in the year prior to the land tax assessment year as shown on your assessment. Revenue NSW use these values to calculate land tax.**

If you disagree with your land value you can go to [www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au) for more information about land values and the review process. You have **60 days from the issue date on your assessment notice** to lodge an objection to the land value.

**Note:** if you object to your land value you must still pay your land tax assessment by the due date as interest will apply to any overdue amounts.



[www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au)



1800 110 038 or  
+61 2 6332 8188 (international callers)



Phone enquiries  
8.30 am – 5.00 pm, Mon. to Fri.



[valuationenquiry@property.nsw.gov.au](mailto:valuationenquiry@property.nsw.gov.au)

## Supporting information

Name: KARABA PTY LTD ATF SUPER DUPER SUPER FUND  
Client ID: 162244115  
Correspondence ID: 1723659866  
Issue date: 30 March 2021

### Total balance of this assessment

Tax Year	Description	Debit \$	Credit \$	Balance \$
	2021 tax year total			0.00
	Total			\$0.00
	<b>Total amount payable</b>			<b>\$0.00</b>

**Supporting information (cont.)**

Name: KARABA PTY LTD ATF SUPER DUPER SUPER FUND  
 Client ID: 162244115  
 Correspondence ID: 1723659866  
 Issue date: 30 March 2021

The assessment for the 2021 tax year is based on the following land owned as at 31 December 2020

**Aggregated land**

Average land value - calculated from the land value(s)

Land Item no.	Land Item and property ID	Notes	% Owned	Land Tax Taxable Value \$	Surcharge Taxable Value \$	LAND VALUE(S)			Average land value \$
						2019 \$	2020 \$	2021 \$	
1	Unit 7 5-7 BERMILL ST ROCKDALE PID - 3154245		100	293 333	Not applicable	276 000	302 000	302 000	293 333
<b>Total aggregated land value</b>				<b>\$293 333</b>	<b>Nil</b>				

**Assessment calculation: Land Tax**

Aggregated taxable land value	293 333		
Less threshold	<u>755 000</u>	0.00	
Tax on balance @ 1.6%		0.00	
<b>Subtotal</b>			<b>\$0.00</b>
<b>Total tax payable</b>			<b>\$0.00</b>

**Additional Information**

The land S74453/7 known as 7/5-7 BERMILL ST ROCKDALE 2216 was acquired under a "Limited Recourse Borrowing (Instalment Warrant) Arrangement" with the bare trustee being SIAYA PTY LTD ATF BERMILL STREET PROPERTY TRUST Client ID 146055470. As the True owner is KARABA PTY LTD ATF SUPER DUPER SUPER FUND - a complying superfund, the land is to be assessed under Super fund file Client ID 162244115. nb. If the super fund owns or acquires any other land in NSW you must notify this office and quote Client ID reference 162244115

# Land Tax Assessment Notice

Land Tax in this notice has been assessed for the:  
2018 Tax Year



Revenue

**Issue date** 24 September 2018  
**Enquiries** 1300 139 816 (8.30 am - 5.00 pm)  
**Website** www.revenue.nsw.gov.au

↳ 000997 000  
SIAYA PTY LTD ATF BERMILL STREET PROPERTY TRUST  
UNIT 708  
6 BRODIE SPARK DRIVE  
WOLLI CREEK NSW 2205

**Client ID** 146055470  
**Correspondence ID** 1678064302

## Assessment details (please refer to the enclosed supporting information)

Pay now in full and receive a discount	Due date	Amount due
(Includes a discount of \$51.40)	5/11/2018	\$3 372.60 470
302		
Pay in three instalments	Due date	Amount due
If paying by instalments the total amount due is \$3 424.00		
First instalment	5/11/2018	\$1 141.40
Second instalment	5/12/2018	\$1 141.30
Third instalment	4/1/2019	\$1 141.30

If you do not make a payment by the due date, interest will be imposed on your outstanding balance and your option of an instalment plan will be cancelled. Daily interest is calculated on any outstanding balance from the first due date of this assessment.

For more information, refer to the back of this notice.

Stephen R Brady  
Chief Commissioner of State Revenue

407SRTX\_902\_ARCHIVE/000997/001.886



### Revenue NSW – payment options



**BPAY:** Internet or phone banking.  
**Biller code:** 3384 Ref: 1678 0643 02



Make online credit card\* payments at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au) or phone 1300 363 291. **Biller code:** 3384 Ref: 1678 0643 02

**\*Note:** We accept MasterCard and Visa for payment up to a maximum of \$50 000. A card payment fee of 0.4% applies. This fee is not subject to GST. Credit card payments will only be accepted online and by phone. Credit cards are not accepted for payments made by BPAY, mail, at Australia Post, or electronic payments.

Do not staple, pin or fold remittance slip

<b>Client ID</b>	146055470
<b>Due date</b>	05-NOV-2018
<b>Amount paid</b>	\$

Please write amount being paid

+00001678064302> +001508+ <0000000000> <0000000000> +444+

## Contact details



For more information and services on land tax  
[www.revenue.nsw.gov.au/taxes/land](http://www.revenue.nsw.gov.au/taxes/land)



1300 139 816\*\*



Phone enquiries  
 8.30 am - 5.00 pm, Mon. to Fri.



[landtax@revenue.nsw.gov.au](mailto:landtax@revenue.nsw.gov.au)

\*\* Interstate customers call 1800 061 163  
 Overseas customers call +61 2 9761 4956  
 Help in community languages is available.

## Land value

Land tax is calculated on land values determined by the Valuer General as at 1 July in the years prior to the land tax year that is noted on your land tax assessment (e.g. 2018 is the land value at 1 July 2017).

If you disagree with a land value on your land tax assessment you can lodge an objection with the Valuer General to have the land value reviewed. You have 60 days from the issue date on your assessment notice to lodge an objection.

Go to [www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au) for more information about land values and the objection process.

Property NSW is a division of the Department of Finance, Services & Innovation, responsible for the management of the valuation system for the Valuer General and providing land values to Revenue NSW for land tax purposes.

**Note:** if you object to your land value you still must pay your land tax assessment by the due date as interest will be imposed on any overdue amounts.



[www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au)



1800 110 038 or  
 +61 2 6332 8188 (International callers)



Phone enquiries  
 8.30 am – 5.00 pm, Mon. to Fri.



[valuationenquiry@property.nsw.gov.au](mailto:valuationenquiry@property.nsw.gov.au)

Revenue NSW: ISO 9001 – Quality Certified  
 Department of Finance, Services & Innovation

## Other ways to pay



**Electronic payments** - enter BSB no: **032 001**,  
 Account no: **205573** and the Electronic Payment  
 Code: **1678064302SRX**



**Via mail** - mail this payment slip with your  
 cheque made payable to the Chief Commissioner  
 of State Revenue to: GPO Box 530,  
 Sydney NSW 1159. Write your Client ID and  
 name on the back of the cheque.



Pay at any Service NSW Centre by cash, cheque  
 or EFTPOS. Write your Client ID and name on  
 the back of the cheque.



Pay in-store at Australia Post by cash, cheque  
 or EFTPOS. Write your Client ID and name on  
 the back of the cheque.



\*455 1509 000001678064302 09

## Important information

If you are unable to pay by the due date, go to  
[www.revenue.nsw.gov.au/instalment](http://www.revenue.nsw.gov.au/instalment) to create an extended payment  
 plan (eligibility conditions apply). You will need your Client ID and  
 Correspondence ID.

Alternatively contact us on 1300 368 710 (press 2) or email  
[taxdebt@revenue.nsw.gov.au](mailto:taxdebt@revenue.nsw.gov.au) to discuss your payment options.

### Selling land

All outstanding land tax will need to be paid before a clear land tax  
 certificate can be issued.

### Amend your details or lodge a return

Use our online service at

[www.revenue.nsw.gov.au/taxes/land/online](http://www.revenue.nsw.gov.au/taxes/land/online) to:

- tell us if you have purchased or sold a property
- request a new exemption or update a current exemption
- update your postal address or contact details
- provide account details to allow for electronic refunds
- update your foreign person status or residential land details
- provide additional information.

To use the online service you will need your Client ID and  
 Correspondence ID which can be found on the front page of this  
 assessment notice.

**Note:** you need to advise us of any changes before the first  
 instalment due date shown on the assessment notice or within  
 40 days where no instalments are offered.

### How to lodge an objection to your land tax assessment

**Note:** do not lodge an objection to your land tax assessment if you  
 have additional information that we have not previously considered.  
 You can provide this information at  
[www.revenue.nsw.gov.au/taxes/land/online](http://www.revenue.nsw.gov.au/taxes/land/online).

However, if you believe we have applied the legislation incorrectly,  
 you have the right to lodge a formal objection. You must lodge the  
 objection together with your reasons and supporting evidence within  
 60 days of the issue date of the assessment. You must still pay your  
 land tax assessment by the due date as interest will be imposed on  
 any overdue amounts.

For more information go to  
[www.revenue.nsw.gov.au/info/legislation/objection/factsheet/overview](http://www.revenue.nsw.gov.au/info/legislation/objection/factsheet/overview).

### Refunds

**Note:** Any refund due will be issued electronically.



## Supporting information

Name: SIAYA PTY LTD ATF BERMILL STREET PROPERTY TRUST  
 Client ID: 146055470  
 Correspondence ID: 1678064302  
 Issue date: 24 September 2018

### Total balance of this assessment

Tax Year	Description	Debit \$	Credit \$	Balance \$
2018	Assessment	3 424.00		3 424.00
	<b>2018 tax year total</b>	<b>3 424.00</b>		<b>3 424.00</b>
	<b>Total</b>			<b>\$3 424.00</b>
	<b>Total amount payable</b>			<b>\$3 424.00</b>

**Supporting information** (cont.)

Name: SIAYA PTY LTD ATF BERMILL STREET PROPERTY TRUST  
 Client ID: 146055470  
 Correspondence ID: 1678064302  
 Issue date: 24 September 2018

The assessment for the 2018 tax year is based on the following land owned as at 31 December 2017

SIAYA PTY LTD ATF BERMILL STREET PROPERTY TRUST has been assessed under section 3 of the *Land Tax Management Act, 1956* as a Special Trust.

**Aggregated land**

Average land value - calculated from the land value(s)

Land item no.	Land item and property ID	Notes	% Owned	Land Tax Taxable Value \$	Surcharge Taxable Value \$	LAND VALUE(S)			Average land value \$
						2016 \$	2017 \$	2018 \$	
1	Unit 7 5-7 BERMILL ST ROCKDALE PID - 3154245		100	214 000	Not applicable	154 000	240 000	248 000	214 000
<b>Total aggregated land value</b>				<b>\$214 000</b>	<b>Nil</b>				

**Assessment calculation: Land Tax**

Aggregated taxable land value	214 000		
Less threshold	<u>0</u>		
Tax on balance @1.6%	214 000	3 424.00	
<b>Subtotal</b>			<b>\$3 424.00</b>
<b>Total tax payable</b>			<b>\$3 424.00</b>

**Supporting information (cont.)**

Name: SIAYA PTY LTD ATF BERMILL STREET PROPERTY TRUST  
Client ID: 146055470  
Correspondence ID: 1678064302  
Issue date: 24 September 2018

**Additional Information**

Discretionary and Hybrid trusts may be liable to surcharge on residential land if any of the primary or general beneficiaries of the Trust are/or may be a foreign person. Revenue Rulings G010.v2, G009 and Commissioner's Practice Note CPN004 are available at [www.revenue.nsw.gov.au/info/legislation](http://www.revenue.nsw.gov.au/info/legislation) to assist you to determine whether your trust is foreign or requires amendment. If the above applies to you, then you must amend your trust deed and provide us with a copy of the original and amended deeds within 6 months of this notice. If this is not done, an assessment will be reissued to include surcharge. If you do not wish to amend the trust, login with your Client ID and Correspondence ID at [www.revenue.nsw.gov.au/taxes/land/online](http://www.revenue.nsw.gov.au/taxes/land/online) to update the trust's status to foreign and provide your residential land details. Alternatively if your trust is not foreign, as outlined in CPN004, please confirm your non foreign status.

# Land Tax Assessment Notice

Land Tax in this notice has been assessed for the:  
2019 Tax Year

Issue date 10 January 2019  
Enquiries 1300 139 816 (8.30 am - 5.00 pm)  
Website www.revenue.nsw.gov.au



## Revenue

┌ 022804 000  
SIAYA PTY LTD ATF BERMILL STREET PROPERTY  
TRUST  
UNIT 708  
6 BRODIE SPARK DRVE  
WOLLI CREEK NSW 2205

**Client ID** 146055470  
**Correspondence ID** 1682369911

### Assessment details (please refer to the enclosed supporting information)

Pay now in full by 19/2/2019 and receive a discount	Due date	Amount due
(includes a discount of \$61.15)	19/2/2019	\$7 498.20 470
911		
Pay in three instalments	Due date	Amount due
If paying by instalments the total amount due is \$7 559.35		
First instalment	19/2/2019	\$4 842.95
Second instalment	21/3/2019	\$1 358.20
Third instalment	23/4/2019	\$1 358.20

If you choose to pay by instalments and do not make a payment by the relevant due date, daily interest will be calculated from the first due date, as if the instalment arrangement was not previously offered.

For more information, refer to the back of this notice.

Stephen R Brady  
Chief Commissioner of State Revenue



### Revenue NSW – payment options



BPAY: Internet or phone banking.  
Bill code: 3384 Ref: 1682 3699 11



Make online credit card\* payments at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au) or phone 1300 363 291. Bill code: 3384 Ref: 1682 3699 11

**\*Note:** We accept MasterCard and Visa.  
A card payment fee applies. This fee is not subject to GST.  
Credit card payments will only be accepted online and by phone. Credit cards are not accepted for payments made by BPAY, mail, at Australia Post, or electronic payments.

Do not staple, pin or fold remittance slip

<b>Client ID</b>	146055470
<b>Due date</b>	19-FEB-2019
<b>Amount paid</b>	\$

Please write amount being paid

+00001682369911> +001508+ <0000000000> <0000000000> +444+

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## Important information

### Online service

Login at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au) with your Client ID and Correspondence ID (found on the front page) to:

- update your foreign status
- request a new exemption or update a current one
- update details when you sell or purchase land
- submit supporting documents
- update contact details
- provide bank details for an EFT refund

You can also:

- view your current outstanding balance
- print your past 5 years assessments
- track the status of your application
- select your notification preference

### Payment Options

Payment and instalment options are on the front page. If you cannot pay by the due date and meet certain eligibility conditions, you can apply for an extended payment plan:

- online at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au)
- call us on 1300 368 710 (press 2), or
- email [taxdebt@revenue.nsw.gov.au](mailto:taxdebt@revenue.nsw.gov.au)

### If you are selling land

All outstanding land tax needs to be paid before a clear land tax certificate can be issued.

### How to lodge an objection to your Land Tax Assessment

**Note:** do not lodge an objection to your land tax assessment if you have additional information that we have not previously considered. You can go online at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au) to provide this information.

If you believe we have applied the legislation incorrectly, you have the right to lodge a formal objection. You must lodge the objection together with your reasons and supporting evidence within 60 days of the issue date of the assessment. You must still pay by the due date as interest will be imposed on any overdue amounts.

## Contact details



Read more about Land Tax and use our online service at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au)



1300 139 816\*



Phone enquiries  
8.30 am – 5.00 pm, Mon. to Fri.



[landtax@revenue.nsw.gov.au](mailto:landtax@revenue.nsw.gov.au)

\* Overseas customers call +61 2 9761 4956  
Help in community languages is available.

## Land value

The Valuer General determines land values as at 1 July in the year prior to the year noted on your land tax assessment (e.g. 2019 is the land value at 1 July 2018). Revenue NSW use these values to calculate land tax.

If you disagree with your land value you can go to [www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au) for more information about land values and the objection process. You have 60 days from the issue date on your assessment notice to lodge an objection.

**Note:** if you object to your land value you must still pay your land tax assessment by the due date as interest will apply to any overdue amounts.



[www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au)



1800 110 038 or  
+61 2 6332 8188 (international callers)



Phone enquiries  
8.30 am – 5.00 pm, Mon. to Fri.



[valuationenquiry@property.nsw.gov.au](mailto:valuationenquiry@property.nsw.gov.au)

Revenue NSW: ISO 9001 – Quality Certified  
Department of Finance, Services & Innovation

## Other ways to pay

**\*Note:** payment made by cheque must be received by the due date



**Electronic payments** - enter BSB no: 032 001, Account no: 205573 and the Electronic Payment Code: 1682369911SRX



Pay at any Service NSW Centre by cash, cheque\* or EFTPOS. Write your Client ID and name on the back of the cheque.



**Via mail** - mail this payment slip with your cheque\* made payable to the Chief Commissioner of State Revenue to: GPO Box 530, Sydney NSW 1159. Write your Client ID and name on the back of the cheque.



Pay in-store at Australia Post by cash, cheque\* or EFTPOS. Write your Client ID and name on the back of the cheque.



\*455 1509 0000001682369911 78

# Supporting information

Name: SIAYA PTY LTD ATF BERMILL STREET PROPERTY TRUST  
 Client ID: 146055470  
 Correspondence ID: 1682369911  
 Issue date: 10 January 2019

## Total balance of this assessment

Tax Year	Description	Debit \$	Credit \$	Balance \$
2019	Assessment	4 074.65		4 074.65
<b>2019 tax year total</b>		<b>4 074.65</b>		<b>4 074.65</b>
<b>Total</b>				<b>\$4 074.65</b>

## Total of other amounts - due and payable

Tax Year	Description	Debit \$	Credit \$	Balance \$
2018	Assessment	3 424.00		3 424.00
2018	Interest on Tax	60.71		3 484.71
<b>2018 tax year total</b>		<b>3 484.71</b>		<b>3 484.71</b>
<b>Total</b>				<b>\$3 484.71</b>

<b>Total amount payable</b>				<b>\$7 559.35</b>
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**Supporting information (cont.)**

Name: SIAYA PTY LTD ATF BERMILL STREET PROPERTY TRUST  
 Client ID: 146055470  
 Correspondence ID: 1682369911  
 Issue date: 10 January 2019

The assessment for the 2019 tax year is based on the following land owned as at 31 December 2018

SIAYA PTY LTD ATF BERMILL STREET PROPERTY TRUST has been assessed under section 3 of the *Land Tax Management Act, 1956* as a Special Trust.

**Aggregated land**

Average land value - calculated from the land value(s)

Land item no.	Land item and property ID	Notes	% Owned	Land Tax Taxable Value \$	Surcharge Taxable Value \$	LAND VALUE(S)			Average land value \$
						2017 \$	2018 \$	2019 \$	
1	Unit 7 5-7 BERMILL ST ROCKDALE PID - 3154245		100	254 667	Not applicable	240 000	248 000	276 000	254 667
<b>Total aggregated land value</b>				<b>\$254 667</b>	<b>Nil</b>				

**Assessment calculation: Land Tax**

Aggregated taxable land value	254 667		
Less threshold	<u>0</u>		
Tax on balance @1.6%	254 667	4 074.67	
<b>Subtotal</b>			<b>\$4 074.65</b>
<b>Total tax payable</b>			<b>\$4 074.65</b>

# Land Tax Assessment Notice

Land Tax in this notice has been assessed for the:  
2020 Tax Year



Revenue

**Issue date** 22 January 2020  
**Enquiries** 1300 139 816 (8.30 am - 5.00 pm)  
**Website** www.revenue.nsw.gov.au

┌ 019182 000  
SIAYA PTY LTD ATF BERMILL STREET PROPERTY  
TRUST  
UNIT 708  
6 BRODIE SPARK DRVE  
WOLLI CREEK NSW 2205

**Client ID** 146055470  
**Correspondence ID** 1700171620

## Assessment details (please refer to the enclosed supporting information)

Pay now in full by 2/3/2020 and receive a discount	Due date	Amount due
(includes a discount of \$66.10)	2/3/2020	\$4 339.20 470
<b>\$20</b>		
Pay in three instalments	Due date	Amount due
If paying by instalments the total amount due is \$4 405.30		
First instalment	2/3/2020	\$1 468.50
Second instalment	1/4/2020	\$1 468.40
Third instalment	1/5/2020	\$1 468.40

If you choose to pay by instalments and do not make a payment by the relevant due date, daily interest will be calculated from the first due date, as if the instalment arrangement was not previously offered.

For more information, refer to the back of this notice.

Stephen R Brady  
Chief Commissioner of State Revenue

Go paperless. Login to Land tax online at revenue.nsw.gov.au and update your delivery preference.

### Revenue NSW – payment options



**BPAY:** Internet or phone banking.  
**Bill code:** 3384 Ref: 1700 1716 20



Make online credit card\* payments at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au) or phone 1300 363 291. **Bill code:** 3384 Ref: 1700 1716 20

**\*Note:** We accept MasterCard and Visa.  
A card payment fee applies. This fee is not subject to GST.  
Credit card payments will only be accepted online and by phone. Credit cards are not accepted for payments made by BPAY, mail, at Australia Post, or electronic payments.

Do not staple, pin or fold remittance slip

<b>Client ID</b>	146055470
<b>Due date</b>	02-MAR-2020
<b>Amount paid</b>	\$

Please write amount being paid

+00001700171620> +001508+ <0000000000> <0000000000> +444+

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## Important information

### How to lodge an objection to your Land Tax Assessment

**Note: do not lodge an objection to your land tax assessment if you have additional information that we have not previously considered. You can go online at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au) to provide this information.**

If you believe we have applied the legislation incorrectly, you have the right to lodge a formal objection. You must lodge the objection together with your reasons and supporting evidence within 60 days of the issue date of the assessment. You must still pay by the due date as interest will be imposed on any overdue amounts.

### Land tax online

Login at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au) with your Client ID and Correspondence ID (found on the front page) to:

- Update your notification preference to receive assessments by email
- update your foreign status
- request a new exemption or update a current one
- update details when you sell or purchase land
- submit supporting documents
- update contact details
- provide bank details for an EFT refund

You can also:

- view your current outstanding balance
- print your past 5 years assessments
- track the status of your application

### Payment Options

Payment and instalment options are on the front page. If you cannot pay by the due date and meet certain eligibility conditions, you can apply for an extended payment plan:

- online at [www.revenue.nsw.gov.au/instalment](http://www.revenue.nsw.gov.au/instalment)
- call us on 1300 368 710 (press 2), or
- email [taxdebt@revenue.nsw.gov.au](mailto:taxdebt@revenue.nsw.gov.au)

### If you are selling land

All outstanding land tax needs to be paid before a clear land tax certificate can be issued.

## Contact details - Land Tax



Read more about Land Tax and use our online service at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au)



1300 139 816\*



Phone enquiries  
8.30 am – 5.00 pm, Mon. to Fri.



[Landtax.lodgements@revenue.nsw.gov.au](mailto:Landtax.lodgements@revenue.nsw.gov.au)

\* Overseas customers call +61 2 7808 6906  
Help in community languages is available.

## Land value

The Valuer General determines land values as at 1 July in the year prior to the land tax assessment year as shown on your assessment. Revenue NSW use these values to calculate land tax.

If you disagree with your land value you can go to [www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au) for more information about land values and the review process. You have **60 days from the issue date on your assessment notice** to lodge an objection to the land value.

**Note:** if you object to your land value you must still pay your land tax assessment by the due date as interest will apply to any overdue amounts.



[www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au)



1800 110 038 or  
+61 2 6332 8188 (international callers)



Phone enquiries  
8.30 am – 5.00 pm, Mon. to Fri.



[valuationenquiry@property.nsw.gov.au](mailto:valuationenquiry@property.nsw.gov.au)

Revenue NSW: ISO 9001 – Quality Certified

## Other ways to pay



**Electronic payments** - enter BSB no: **032 001**, Account no: **205573** and the Electronic Payment Code: 1700171620SRX



Pay at any Service NSW Centre by cash, cheque\* or EFTPOS. Write your Client ID and name on the back of the cheque.



**Via mail** - mail this payment slip with your cheque\* made payable to the Chief Commissioner of State Revenue to: GPO Box 530, Sydney NSW 1159. Write your Client ID and name on the back of the cheque.



Pay in-store at Australia Post by cash, cheque\* or EFTPOS. Write your Client ID and name on the back of the cheque.



\*455 1509 000001700171620 44

## Supporting information

Name: SIAYA PTY LTD ATF BERMILL STREET PROPERTY TRUST  
Client ID: 146055470  
Correspondence ID: 1700171620  
Issue date: 22 January 2020

### Total balance of this assessment

Tax Year	Description	Debit \$	Credit \$	Balance \$
2020	Assessment	4 405.30		4 405.30
<b>2020 tax year total</b>		<b>4 405.30</b>		<b>4 405.30</b>
<b>Total</b>				<b>\$4 405.30</b>
<b>Total amount payable</b>				<b>\$4 405.30</b>

**Supporting information (cont.)**

Name: SIAYA PTY LTD ATF BERMILL STREET PROPERTY TRUST  
 Client ID: 146055470  
 Correspondence ID: 1700171620  
 Issue date: 22 January 2020

The assessment for the 2020 tax year is based on the following land owned as at 31 December 2019

SIAYA PTY LTD ATF BERMILL STREET PROPERTY TRUST has been assessed under section 3 of the *Land Tax Management Act, 1956* as a Special Trust.

**Aggregated land**

Average land value - calculated from the land value(s)

Land item no.	Land item and property ID	Notes	% Owned	Land Tax Taxable Value \$	Surcharge Taxable Value \$	LAND VALUE(S)			Average land value \$
						2018 \$	2019 \$	2020 \$	
1	Unit 7 5-7 BERMILL ST ROCKDALE PID - 3154245		100	275 333	Not applicable	248 000	276 000	302 000	275 333
<b>Total aggregated land value</b>				<b>\$275 333</b>	<b>Nil</b>				

**Assessment calculation: Land Tax**

Aggregated taxable land value	275 333		
Less threshold	<u>0</u>		
Tax on balance @1.6%	275 333	4 405.33	
<b>Subtotal</b>			<b>\$4 405.30</b>
<b>Total tax payable</b>			<b>\$4 405.30</b>

# Land Tax Assessment Notice

Land Tax in this notice has been assessed for the:  
2021 Tax Year



## Revenue

**Issue date** 20 January 2021  
**Enquiries** 1300 139 816 (8.30 am - 5.00 pm)  
**Website** www.revenue.nsw.gov.au

└ 003370 000  
SIAYA PTY LTD ATF BERMILL STREET PROPERTY  
TRUST  
UNIT 708  
6 BRODIE SPARK DRIVE  
WOLLI CREEK NSW 2205

**Client ID** 146055470  
**Correspondence ID** 1718522590

**Keep your data safe:** Your ID numbers give access to your personal information. Only share with authorised persons.

## Assessment details (please refer to the enclosed supporting information)

Pay now in full by 1/3/2021 and receive a discount (includes a discount of \$70.40)	Due date	Amount due
	1/3/2021	\$4 622.90 470

Pay in three instalments (no discount available)	Due date	Amount due
<b>Total amount due is \$4 693.30</b>		
First instalment	1/3/2021	\$1 564.50
Second instalment	31/3/2021	\$1 564.40
Third instalment	30/4/2021	\$1 564.40

**Payment plan option**  
Prior to the due date you can also arrange for an extended payment plan of up to 6 months interest free at www.revenue.nsw.gov.au. Any prior debt must be included in the first instalment payment to qualify.

If you choose to pay by instalments and do not make a payment by the relevant due date, daily interest will be calculated from the first due date, as if the instalment arrangement was not previously offered.

For more information, refer to the back of this notice.

Manage your Land tax online at  
revenue.nsw.gov.au

Scott Johnston  
Chief Commissioner of State Revenue

### Revenue NSW – payment options



**BPAY:** Internet or phone banking.  
Biller code: 3384 Ref: 1718 5225 90



Set up direct debit, or make online credit card\* payments at  
www.revenue.nsw.gov.au or  
phone 1300 363 291. Biller code: 3384 Ref: 1718 5225 90

**\*Note:** We accept MasterCard and Visa.  
A card payment fee applies. This fee is not subject to GST.  
Credit card payments will only be accepted online and by phone. Credit cards are not accepted for payments made by BPAY, mail, at Australia Post, or electronic payments.

Do not staple, pin or fold remittance slip

**Client ID**  
146055470

**Due date**  
01-MAR-2021

**Amount paid**  
\$

Please write amount being paid

+00001718522590> +001508+ <0000000000> <0000000000> +444+

## Important information

### Instalment plans

If the due date has passed and you meet certain eligibility conditions, you can apply to set up an instalment plan at [www.revenue.nsw.gov.au/instalment](http://www.revenue.nsw.gov.au/instalment) or call us on **1300 368 710** (press 2).

### Online Options

Login at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au) with your Client ID and Correspondence ID (found on the front page) to:

- update contact details
- update your notification preference to receive notices by email
- lodge a return
- update your foreign status
- request a new exemption or update a current one
- submit supporting documents
- update details when you sell or purchase land
- provide bank details for an EFT refund

You can also:

- view your current outstanding balance
- print your past 5 years assessments
- track the status of your application

### If you are selling land

All outstanding land tax needs to be paid before a clear land tax certificate can be issued.

### If you disagree with your Land Tax Assessment

1. If you have additional information that we haven't previously considered, you should lodge a return. You should do this through Land Tax Online at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au) on or before the first due date of this notice.

2. You also have the right to lodge a formal objection if you believe we have applied the legislation incorrectly at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au). You must lodge the objection together with your reasons and supporting evidence within 60 days of the issue date of this notice. Even if you've lodged an objection, **you must still pay by the due date** as interest will be imposed on any overdue amounts, and a refund will be issued to you if your objection is successful.

## Contact details - Land Tax



Read more about Land Tax and use our online service at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au)



1300 139 816\*



Phone enquiries  
8.30 am – 5.00 pm, Mon. to Fri.

\* Overseas customers call +61 2 7808 6906  
Help in community languages is available.

## Land value

**The Valuer General determines land values as at 1 July in the year prior to the land tax assessment year as shown on your assessment. Revenue NSW use these values to calculate land tax.**

If you disagree with your land value you can go to [www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au) for more information about land values and the review process. You have **60 days from the issue date on your assessment notice** to lodge an objection to the land value.

**Note:** if you object to your land value you must still pay your land tax assessment by the due date as interest will apply to any overdue amounts.



[www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au)



1800 110 038 or  
+61 2 6332 8188 (international callers)



Phone enquiries  
8.30 am – 5.00 pm, Mon. to Fri.



[valuationenquiry@property.nsw.gov.au](mailto:valuationenquiry@property.nsw.gov.au)

## Other ways to pay



**Electronic payments** - enter BSB no: **032 001**, Account no: **205573** and the Electronic Payment Code: **1718522590SRX**

**\*Note:** payment made by cheque must be received by the due date



Pay at any Service NSW Centre by cash, cheque\* or EFTPOS. Write your Client ID and name on the back of the cheque.



Pay in-store at Australia Post by cash, cheque\* or EFTPOS. Write your Client ID and name on the back of the cheque.



\*455 1509 000001718522590 87

## Supporting information

Name: SIAYA PTY LTD ATF BERMILL STREET PROPERTY TRUST  
Client ID: 146055470  
Correspondence ID: 1718522590  
Issue date: 20 January 2021

### Total balance of this assessment

Tax Year	Description	Debit \$	Credit \$	Balance \$
2021	Assessment	4 693.30		4 693.30
<b>2021 tax year total</b>		<b>4 693.30</b>		<b>4 693.30</b>
<b>Total</b>				<b>\$4 693.30</b>
<b>Total amount payable</b>				<b>\$4 693.30</b>

**Supporting information (cont.)**

Name: SIAYA PTY LTD ATF BERMILL STREET PROPERTY TRUST  
 Client ID: 146055470  
 Correspondence ID: 1718522590  
 Issue date: 20 January 2021

The assessment for the 2021 tax year is based on the following land owned as at 31 December 2020

SIAYA PTY LTD ATF BERMILL STREET PROPERTY TRUST has been assessed under section 3 of the *Land Tax Management Act, 1956* as a Special Trust.

**Aggregated land**

Average land value - calculated from the land value(s)

Land item no.	Land item and property ID	Notes	% Owned	Land Tax Taxable Value \$	Surcharge Taxable Value \$	LAND VALUE(S)			Average land value \$
						2019 \$	2020 \$	2021 \$	
1	Unit 7 5-7 BERMILL ST ROCKDALE PID - 3154245		100	293 333	Not applicable	276 000	302 000	302 000	293 333
<b>Total aggregated land value</b>				<b>\$293 333</b>	<b>Nil</b>				

**Assessment calculation: Land Tax**

Aggregated taxable land value	293 333		
Less threshold	<u>0</u>		
Tax on balance @1.6%	293 333	4 693.33	
<b>Subtotal</b>			<b>\$4 693.30</b>
<b>Total tax payable</b>			<b>\$4 693.30</b>

# Land Tax Assessment Notice

Land Tax in this notice has been assessed for the:  
2021 Tax Year



## Revenue

Issue date 20 January 2021  
Enquiries 1300 139 816 (8.30 am - 5.00 pm)  
Website [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au)

┌ 003370 000  
SIAYA PTY LTD ATF BERMILL STREET PROPERTY  
TRUST  
UNIT 708  
6 BRODIE SPARK DRIVE  
WOLLI CREEK NSW 2205

**Client ID** 146055470  
**Correspondence ID** 1718522590

Keep your data safe: Your ID numbers give access to your personal information. Only share with authorised persons.

### Assessment details (please refer to the enclosed supporting information)

Pay now in full by 1/3/2021 and receive a discount	Due date	Amount due
Includes a discount of \$70.00	1/3/2021	\$4 622.90

Pay in three instalments (no discount available)	Due date	Amount due
<b>Total amount due is \$4 693.30</b>		
First instalment	1/3/2021	\$1 564.50
Second instalment	31/3/2021	\$1 564.40
Third instalment	30/4/2021	\$1 564.40

Payment plan option
Prior to the due date you can also arrange for an extended payment plan of up to 6 months interest free at <a href="http://www.revenue.nsw.gov.au">www.revenue.nsw.gov.au</a> . Any prior debt must be included in the first instalment payment to qualify.

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For more information, refer to the back of this notice.

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[revenue.nsw.gov.au](http://revenue.nsw.gov.au)

Scott Johnston  
Chief Commissioner of State Revenue

### Revenue NSW – payment options



BPAY: Internet or phone banking.  
Biller code: 3384 Ref: 1718 5225 90



Set up direct debit, or make online credit card\* payments at  
[www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au) or  
phone 1300 363 291. Biller code: 3384 Ref: 1718 5225 90

\*Note: We accept MasterCard and Visa.

A card payment fee applies. This fee is not subject to GST.

Credit card payments will only be accepted online and by phone. Credit cards are not

Do not staple, pin or fold remittance slip

<b>Client ID</b>
146055470
<b>Due date</b>
01-MAR-2021
<b>Amount paid</b>
\$

Please write amount being paid





# Supporting information

Name: SIAYA PTY LTD ATF BERMILL STREET PROPERTY TRUST  
Client ID: 146055470  
Correspondence ID: 1718522590  
Issue date: 20 January 2021

## Total balance of this assessment

Tax Year	Description	Debit \$	Credit \$	Balance \$
2021	Assessment	4 693.30		4 693.30
<b>2021 tax year total</b>		<b>4 693.30</b>		<b>4 693.30</b>
<b>Total</b>				<b>\$4 693.30</b>
<b>Total amount payable</b>				<b>\$4 693.30</b>