

Dianne Taylor

Received 01/04/22

From: Garry Poole <garry@newcastlebuildingcertifiers.com>
Sent: Thursday, 31 March 2022 5:57 PM
To: Dianne Taylor
Cc: Suzanne Boyle
Subject: RE: Land Tax payments White Bridge and Kahibah -- Payment made to Newcastle Building Certifiers??

Hi Di
 I have transferred the refund as discussed for \$ 3084.76

\$1884.60 *Land Tax Whitebridge*
 \$1200.16 *Land Tax Kahibah*

Total -\$3084.76
 Copy of Bank transfer below

- Incorrectly paid to Newcastle Building certifiers. Refunded.

 Your Standard Transfer has been submitted

Receipt Number	032815124
Transfer Type	Standard Transfer
From	T/AS NEWCASTLE BUILDING CERTIFIERS 395041709
To	S.M.Boyle S.M.Boyle 355081 082505 WBC HAMILTON
Amount	\$3,084.76
When	Received within 3 days
Transaction Date/Time	31 MAR 22 / 5:52 PM
Reference on your statement	Refund of payment. incorrect dep by S. Boyle
Reference	Refund of payment

Regards

Garry Poole
Newcastle Building Certifiers
A1 Accreditation NSW
Mob -0400449843
Email -garry@newcastlebuildingcertifiers.com



From: Dianne Taylor <dianne@mcleangroup.com.au>
Sent: Tuesday, 29 March 2022 10:47 AM
To: Garry Poole <garry@newcastlebuildingcertifiers.com>
Cc: Suzanne Boyle <Suzanne@mcleangroup.com.au>
Subject: RE: Land Tax payments White Bridge and Kahibah -- Payment made to Newcastle Building Certifiers??

Hi Garry

Thanks for your email.

I have investigated this, and it appears the money has been paid to the wrong account.

Could you please return/transfer the two amounts into the below account in the name of S.M. Boyle?

BSB 032-505 Account number: 355081

Kind regards

Di

Dianne Taylor
McLean Group

From: Garry Poole <garry@newcastlebuildingcertifiers.com>
Sent: Tuesday, 29 March 2022 9:35 AM
To: Dianne Taylor <dianne@mcleangroup.com.au>
Subject: Land Tax payments White Bridge and Kahibah -- Payment made to Newcastle Building Certifiers??

Hi Di

I have found a transitions in my account for payment of LAND TAX KAHIBAH LS and LAND TAX WHITEBRIDGE, could you check the books with Stan and let me know what's happened. See below

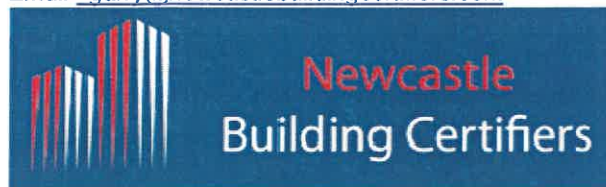
15 MAR 22 TFR From S.T. & M.M.
MCLEAN Ref-LAND TAX WHITEBRIDGE

Transaction	OSKO Credit	Amount	\$
Processed	15 MAR 2022	Tran Receipt Date	1
Effective	15 MAR 2022	Tran Receipt Time	1
Transfer Type	Osko Payment	Message	L
Narrative	TFR From S.T. & M.M. MCLEAN Ref-LAND TAX WHITEBRIDGE	Payment Status	A
		New Payments Platform	V
		Transaction ID	

15 MAR 22 TFR From S.T. & M.M.
MCLEAN Ref-LAND TAX KAHIBAH

Transaction	OSKO Credit	Amount	\$
Processed	15 MAR 2022	Tran Receipt Date	1
Effective	15 MAR 2022	Tran Receipt Time	1
Transfer Type	Osko Payment	Message	L
Narrative	TFR From S.T. & M.M. MCLEAN Ref-LAND TAX KAHIBAH	Payment Status	A
		New Payments Platform	V
		Transaction ID	

Regards
Garry Poole
Newcastle Building Certifiers
A1 Accreditation NSW
Mob -0400449843
Email -garry@newcastlebuildingcertifiers.com



From: Dianne Taylor <dianne@mcleangroup.com.au>
Sent: Tuesday, 7 September 2021 10:16 AM
To: Garry Poole <garry@newcastlebuildingcertifiers.com>
Subject: RE: 7 WARABROOK BOULEVARD WARABROOK 2304: Chat, re refund of fees

Hi Garry

Stan is in the office today and has asked me to give you his mobile number. Stan McLean 0476 631 726.

Please feel free to give him a call.

Kind regards

Di

Dianne Taylor
McLean Group

From: Garry Poole <garry@newcastlebuildingcertifiers.com>
Sent: Friday, 3 September 2021 11:11 AM
To: Dianne Taylor <dianne@mcleangroup.com.au>
Subject: 7 WARABROOK BOULEVARD WARABROOK 2304: Chat, re refund of fees

Hi Di
Have prepared a breakdown of payments etc for the refund in a separate email but before I send it would like to have a chat with you to explain what has happened. I have tried to ring the office number but it's not answering and the message bank is full. Could you provided me with your contact number.

Regards
Garry Poole
Newcastle Building Certifiers
A1 Accreditation NSW
Mob -0400449843
Email -garry@newcastlebuildingcertifiers.com



From: Dianne Taylor <dianne@mcleangroup.com.au>
Sent: Wednesday, 1 September 2021 10:20 AM
To: Garry Poole <garry@newcastlebuildingcertifiers.com>
Cc: Suzanne Boyle <Suzanne@mcleangroup.com.au>
Subject: RE: Occupation certificate CFT-52798 for 7 WARABROOK BOULEVARD WARABROOK 2304:

Hi Garry

Thanks for your email. I have let Stan know.

The bank account details for the refund of the overpayment are:

MAYNEW NOMINEES PTY LTD

BSB: 032-505

Account Number: 399180

If any additional information is required please let me know.

Kind regards

Di

Dianne Taylor
McLean Group

From: Garry Poole
Sent: Tuesday, 31 August 2021 17:53
To: Wayne Deane <wdeane@deaneprojectsinvestments.com>
Cc: Dianne Taylor <dianne@mcleangroup.com.au>
Subject: RE: Occupation certificate CFT-52798 for 7 WARABROOK BOULEVARD WARABROOK 2304:

Hi Wayne & Stan

Please find your Occupation Certificate (OC) and supporting documents attached for 7 Warabrook (New Building) . The OC has also been registered with Council through the NSW Govt Planning Portal and the Fire Safety Certificate & Schedule has been submitted to NSW Fire and Rescue for their records.

You will need to display a copy of the Fire Safety Certificate & Schedule in a common area of the new building, usually near the main entrance.

Stan , I would like to arrange a refund of the overpayment. Could you please send through specific details of the business name, BSB, account number you would like the refund to go to.

Regards
Garry Poole
Newcastle Building Certifiers
A1 Accreditation NSW
Mob -0400449843
Email -garry@newcastlebuildingcertifiers.com



From: Wayne Deane <wdeane@deaneprojectsinvestments.com>
Sent: Friday, 27 August 2021 3:04 PM
To: Garry Poole <garry@newcastlebuildingcertifiers.com>
Cc: Wayne Deane <wdeane@deaneprojectsinvestments.com>
Subject: FW: Occupation certificate CFT-52798 for 7 WARABROOK BOULEVARD WARABROOK 2304: Application was submitted

Hello Garry,
Confirmation email from Planning Portal for Occupation Certificate for Warabrook.
Kind regards,
Wayne

Deane Projects Pty Ltd
P.O. Box 583
Warners Bay, NSW 2282
P: 02 4946 9815
M: 0408 469 815
e: wdeane@deaneprojectsinvestments.com
www.deaneprojects.com

From: NSW Planning <planning.apps@planning.nsw.gov.au>
Sent: Friday, 27 August 2021 2:58 PM
To: Wayne Deane <wdeane@deaneprojectsinvestments.com>
Subject: Occupation certificate CFT-52798 for 7 WARABROOK BOULEVARD WARABROOK 2304: Application was submitted

Post-consent Certificates

planningportal.nsw.gov.au

Dear Stan,

Your Occupation certificate application for 7 WARABROOK BOULEVARD WARABROOK 2304 was submitted through the NSW Planning Portal on 27/08/21.

This application relates to:

- Planning Portal reference number:
- Council / Certifier reference number:DA2016/01276

Please log into the NSW Planning Portal to track its progress or download a copy of the application. Please use the Planning Portal reference number for viewing the application on the NSW Planning Portal dashboard.

[Log in](#)

Your application will be reviewed by BUILDING CODE ADVISORY SERVICES PTY LTD and additional information will be requested if required. Once the application has been accepted, you will receive an email notification and the status will change to "Under Assessment".

This email has been automatically sent through the NSW Planning Portal. Please do not reply to this message.

For more information or assistance, please visit the [NSW Planning Portal](#) and view our [Frequently Asked Questions](#) or [Quick Reference Guides](#). Alternatively, you can call our help line on 1300 305 695.

▪

Transaction details

Description	DEPOSIT ICU Refund of payment
Account	S Boyle Retirement Fund 355081 032-505 355081
Transaction date	1 Apr 2022
Amount	\$3,084.76

Details

Transaction ID	76b0bab2-ddb1-ec11-b81f-00505698d631
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Date: 11/3/22

No: _____

Cheque No: _____

PAYMENT VOUCHER

S M BOYLE SUPERANNUATION PTY LTD

Account Number 032-505 355081

Paid To: <u>land Tax ANNUAL CUSTODIAN</u>	
Allocation (Item)	Amount
	<u>4819-95</u>
GST	\$ <u>0</u>
Total Amount Paid	\$ <u>4819-95</u>

BPAY Transfer Pay Anyone Corporate Online

Details: _____

Approved By: _____

Transferred By: S Boyle/A Boyle/D Taylor: _____

Supporting information (cont.)

Name: SM BOYLE CUSTODIAN PTY LTD ATF SM BOYLE SUPER PTY LTD
 Client ID: 135404456
 Correspondence ID: 1737466118
 Issue date: 6 January 2022

The assessment for the 2022 tax year is based on the following land owned as at 31 December 2021

Aggregated land

Land item no.	Land item and property ID	Notes	% Owned	Land Tax Taxable Value \$	Surcharge Taxable Value \$	Average land value - calculated from the land value(s)			
						LAND VALUE(S)			
				2020 \$	2021 \$	2022 \$	Average land value \$		
1	140 DUDLEY RD WHITEBRIDGE PID - 164827		100	436 333	Not applicable	437 000	393 000	479 000	436 333
2	Unit 11 5 GLEBE ST KAHIBAH PID - 136595		100	279 073	Not applicable	279 620	251 330	306 270	279 073
3	Unit 10 5 GLEBE ST KAHIBAH PID - 136596		100	102 100	Not applicable	102 300	91 950	112 050	102 100
4	Unit 9 5 GLEBE ST KAHIBAH PID - 136597		100	176 973	Not applicable	177 320	159 380	194 220	176 973
5	Unit 7 5 GLEBE ST KAHIBAH PID - 136598		100	122 520	Not applicable	122 760	110 340	134 460	122 520
Total aggregated land value				\$1 116 999	Nil				

Assessment calculation: Land Tax

Aggregated taxable land value	1 116 999
Less threshold	<u>822 000</u>
Tax \$100 plus balance @ 1.6%	294 999
Subtotal	4 819.98
Total tax payable	\$4 819.95
Total tax payable	\$4 819.95



Revenue

OVERDUE LAND TAX

H 005827
000



SM BOYLE CUSTODIAN PTY LTD ATF SM BOYLE
SUPER PTY LTD
226 UNION ST
MEREWETHER NSW 2291

Issue Date	25-FEB-2022
Client ID	135404456
Correspondence ID	1741613358
Due date	11-MAR-2022
Amount due	\$4 819.95

Prefer to receive your notice digitally? To update your details, go to www.revenue.nsw.gov.au/landtax and log into online services.

Why am I receiving this notice?

Our records indicate we have not received your full land tax payment which is now overdue.

The overdue amount of **\$4 819.95** may continue to accrue interest daily until the full payment is received.

More than 8 out of 10 people pay their land tax on time. You are required to make full payment by 11-MAR-2022 or contact us for options to avoid further action.

What do I need to do?

Please do not ignore this notice. We acknowledge this may have been an oversight, however it is important that you take action to resolve this matter.

Pay now: by choosing one of the payment methods listed below.

Can't pay in full? If you are unable to pay in full, you can apply for an extended payment plan by using our online services. Eligibility conditions apply.

Alternatively, you can contact us to find out more information about land tax or your options to resolve the matter.

Scott Johnston
Chief Commissioner of State Revenue

How to pay



Make online or phone credit card* payments at www.revenue.nsw.gov.au or
Phone 1300 363 291. Biller code: 3384 Ref: 1741 6133 58



BPAY: Internet or phone banking.
Biller code: 3384 Ref: 1741 6133 58



Electronic payments - enter BSB no: 032 001,
Account no: 205573 and the Electronic
Payment Code: 1741613358SRX

*Note: We accept MasterCard and Visa.
A card payment fee may apply. 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.

Additional payment options are on the back of this notice

Land Tax Assessment Notice

Land Tax in this notice has been assessed for the:
2022 Tax Year

Issue date 6 January 2022
Enquiries 1300 139 816 (8.30 am - 5.00 pm)
Website www.revenue.nsw.gov.au



Revenue

017 010750
SM BOYLE CUSTODIAN PTY LTD ATF SM BOYLE
SUPER PTY LTD
226 UNION ST
MEREWETHER NSW 2291

Client ID	135404456
Correspondence ID	1737466118
Due date	15/2/2022
Assessment Amount	\$4 819.95

Assessment details (please refer to the enclosed supporting information)

Ways to Pay

In Full	Due date	Amount due
You must pay by the due date to receive a discount of \$72.30	15/2/2022	\$4 747.65

Over 3 Instalments	Due date	Amount due
Total amount due is \$4 819.95		
First instalment	15/2/2022	\$1 606.65
Second instalment	17/3/2022	\$1 606.65
Third instalment	19/4/2022	\$1 606.65

Over 6 Months (Interest free via Direct Debit)	Due date	Amount due
Total amount due is \$4 819.95		

Direct Debit allows you to set up automated payments using your transaction account, giving you more time to pay. Go to www.revenue.nsw.gov.au/landtax prior to the 15/2/2022 to set up your plan.

Scott Johnston
Chief Commissioner of State Revenue

Payment Methods

Set up direct debit, or make online credit card* payments at www.revenue.nsw.gov.au or phone 1300 363 291.
Billers code: 3384 Ref: 1737 4661 18

*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.

Electronic payments - enter BSB no: 032 001, Account no: 205573 and the Electronic Payment Code: 1737466118SRX

BPAY: Internet or phone banking.
Billers code: 3384 Ref: 1737 4661 18

+00001737466118> +001508+ <0000000000> <0000000000> +444+

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Important information

It is easier to manage your land tax online. For more information, please visit www.revenue.nsw.gov.au/landtax

You can:

- update contact details & lodge a return
- update your notification preference to receive notices digitally
- update your foreign status and submit supporting documents request, or update an exemption
- 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 of assessments
- track the status of an application

If you are a registered business

Please ensure your Australian Business Number (ABN) details are up to date on the Australian Business Register (ABR).

Keep your data safe

Your ID numbers give access to your personal information. Only share with authorised people.

Paying by Instalments

If you pay by Instalments and miss a payment, or make a late payment, the payment plan will be cancelled. Daily interest will be calculated and applied from the first due date.

If you are selling land

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

If you believe your Assessment is incorrect

If you have additional information that we haven't previously considered, you should lodge a return. You should do this through www.revenue.nsw.gov.au/landtax on or before the first due date of this notice.

If you believe we have applied the legislation incorrectly, you can lodge a formal objection at www.revenue.nsw.gov.au/objections. You must lodge the objection together with your reasons and supporting evidence within 60 days of the issue date of this notice. **You must still pay by the due date** even if you have lodged an objection as interest will be imposed on any overdue amounts. A refund will be issued to you if your objection is successful.

Property Tax Proposal

For information about Property Tax please visit www.nsw.gov.au/initiative/property-tax-reform

Other ways to pay



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

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



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

Contact details - Land Tax



Read more about Land Tax and use our online service at 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 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



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



*455 1509 0000001737466118 55

Supporting information

Name: SM BOYLE CUSTODIAN PTY LTD ATF SM BOYLE SUPER PTY LTD
Client ID: 135404456
Correspondence ID: 1737466118
Issue date: 6 January 2022

Total balance of this assessment

Tax Year	Description	Debit \$	Credit \$	Balance \$
2022	Assessment	4 819.95		4 819.95
2022 tax year total		4 819.95		4 819.95
Total				\$4 819.95
Total amount payable				\$4 819.95



407SRTX_901_R_4269_DL010750032726/4



Confirmation

Processing

Your payment will be received within our standard cut-off times.

Payment summary

BPAY® receipt number **8197709**

Payer

From **S Boyle Super Fund 032-505 xx5081**

Description **LAND TAX ANNUAL**

Payee

To **LAND TAX SB CUST New
REVENUE NSW - Biller code 3384**

Customer reference number **1737466118**

Payment details

Amount **\$4,819.95**

Scheduled payment date **11 Mar 2022**

Payment ID **849b4b33-698e-43c0-9780-5da1fe0f79a0**