

# Land Tax Assessment Notice

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

Issue date 3 February 2022  
Enquiries 1300 139 816 (8.30 am - 5.00 pm)  
Website [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au)



## Revenue

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SHEPHERD PROPERTY NOMINEE PTY LTD ATF THE  
NORMOYLE SUPERANNUATION FUND  
61 GEORGE RD  
LEPPINGTON NSW 2179

Client ID	138306179
Correspondence ID	1740434996
Due date	15/3/2022
Assessment Amount	\$200 444.00

## 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 \$3 006.70	15/3/2022	\$197 437.30

*BP 15/3/2022*

Over 3 Instalments	Due date	Amount due
Total amount due is \$200 444.00		
First instalment	15/3/2022	\$66 814.70
Second instalment	14/4/2022	\$66 814.65
Third instalment	16/5/2022	\$66 814.65

Over 6 Months (Interest free via Direct Debit)
Total amount due is \$200 444.00
Direct Debit allows you to set up automated payments using your transaction account, giving you more time to pay. Go to <a href="http://www.revenue.nsw.gov.au/landtax">www.revenue.nsw.gov.au/landtax</a> prior to the 15/3/2022 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](http://www.revenue.nsw.gov.au) or phone 1300 363 291.  
Billers code: 3384 Ref: 1740 4349 96



Electronic payments - enter BSB no: 032 001, Account no: 205573 and the Electronic Payment Code: 1740434996SRX

\*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.



BPAY: Internet or phone banking.  
Billers code: 3384 Ref: 1740 4349 96

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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](http://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](http://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](http://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](http://www.nsw.gov.au/initiative/property-tax-reform)

### Other ways to pay



**Service  
NSW**

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



**Post  
Billpay**

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](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)



\*455 1509 0000001740434996 47

## Supporting information

Name: SHEPHERD PROPERTY NOMINEE PTY LTD ATF THE NORMOYLE  
SUPERANNUATION FUND  
Client ID: 138306179  
Correspondence ID: 1740434996  
Issue date: 3 February 2022

### Total balance of this assessment

Tax Year	Description	Debit \$	Credit \$	Balance \$
2022	Assessment	200 444.00		200 444.00
<b>2022 tax year total</b>		<b>200 444.00</b>		<b>200 444.00</b>
<b>Total</b>				<b>\$200 444.00</b>
<b>Total amount payable</b>				<b>\$200 444.00</b>

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**Supporting information (cont.)**

Name: SHEPHERD PROPERTY NOMINEE PTY LTD ATF THE NORMOYLE SUPERANNUATION FUND  
 Client ID: 138306179  
 Correspondence ID: 1740434996  
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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)		
						2020 \$	2021 \$	2022 \$
1	31 SHEPHERD ST LIVERPOOL PID - 2517647	$\frac{5290000}{1680000} \times 197437.30$	100	5 290 000	Not applicable	5 290 000	5 290 000	5 290 000
2	33 SHEPHERD ST LIVERPOOL PID - 4322711	$\frac{6390000}{11680000} \times 197437.30$	100	6 390 000	Not applicable	6 390 000	6 390 000	6 390 000
<b>Total aggregated land value</b>				<b>\$11 680 000</b>	<b>Nil</b>			

**Assessment calculation: Land Tax**

Aggregated taxable land value	11 680 000
Less threshold	<u>822 000</u>
Land tax @ \$100 plus 1.6% on 4 204 000 (5 026 000 - 822 000)	67 364.00
Land tax @ 2.0% on 6 654 000 (11 680 000 - 5 026 000)	133 080.00
<b>Subtotal</b>	<b>\$200 444.00</b>
<b>Total tax payable</b>	<b>\$200 444.00</b>

\$197 437.30