

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



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 www.revenue.nsw.gov.au/landtax 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 or phone 1300 363 291.
Biller 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.
Biller code: 3384 Ref: 1740 4349 96

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<0000000000> +444+

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



**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



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



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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
2022 tax year total		200 444.00		200 444.00
Total				\$200 444.00
Total amount payable				\$200 444.00

Supporting information (cont.)

Name: SHEPHERD PROPERTY NOMINEE PTY LTD ATF THE NORMOYLE SUPERANNUATION FUND
 Client ID: 138306179
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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	5290000×197437.30	100	5 290 000	Not applicable	5 290 000	5 290 000	5 290 000
2	33 SHEPHERD ST LIVERPOOL PID - 4322711	6390000×197437.30	100	6 390 000	Not applicable	-	6 390 000	6 390 000
Total aggregated land value				\$11 680 000	Nil			

Assessment calculation: Land Tax

Aggregated taxable land value	11 680 000
Less threshold	822 000
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
Subtotal	\$200 444.00
Total tax payable	\$200 444.00