

# Land Tax Assessment Notice

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



## Revenue

Issue date 1 February 2022  
Enquiries 1300 139 816 (8.30 am - 5.00 pm)  
Website www.revenue.nsw.gov.au

002170  
009  
CHEDID SUCCESSORS PTY LTD ATF CHEDID  
FAMILY TRUST  
UNIT 10  
12 GEORGE ST  
GRANVILLE NSW 2142

*- SUPERFUND. ?*

Client ID	158273445
Correspondence ID	1740224967
Due date	14/3/2022
Assessment Amount	\$10 823.70

### 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 \$160.20	14/3/2022	\$10 663.50 <i>PAID</i>

Over 3 Instalments	Due date	Amount due
Total amount due is \$10 823.70		
First instalment	14/3/2022	\$3 705.60
Second instalment	13/4/2022	\$3 559.05
Third instalment	13/5/2022	\$3 559.05

**Over 6 Months (Interest free via Direct Debit)**  
Total amount due is \$10 823.70  
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](http://www.revenue.nsw.gov.au/landtax) prior to the 14/3/2022 to set up your plan.

**PAID**  
DATE 1/3/22 CHQ No. EFT.

*Receipt Attached.*

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 2249 67

**Electronic payments** - enter BSB no: 032 001, Account no: 205573 and the Electronic Payment Code: 1740224967SRX

\*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 2249 67

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## Supporting information

Name: CHEDID SUCCESSORS PTY LTD ATF CHEDID FAMILY TRUST  
Client ID: 158273445  
Correspondence ID: 1740224967  
Issue date: 1 February 2022

### Total balance of this assessment

Tax Year	Description	Debit \$	Credit \$	Balance \$
2022	Assessment	10 677.30		10 677.30
<b>2022 tax year total</b>		<b>10 677.30</b>		<b>10 677.30</b>
<b>Total</b>				<b>\$10 677.30</b>

### Total of other amounts - due and payable

Tax Year	Description	Debit \$	Credit \$	Balance \$
2021	Assessment	9 760.00		9 760.00
25-Jan-2022	Payments		9 613.60	146.40
<b>2021 tax year total</b>		<b>9 760.00</b>	<b>9 613.60</b>	<b>146.40</b>
<b>Total</b>				<b>\$146.40</b>
<b>Total amount payable</b>				<b>\$10 823.70</b>

## Supporting information

Name: CHEDID SUCCESSORS PTY LTD ATF CHEDID FAMILY TRUST  
Client ID: 158273445  
Correspondence ID: 1740224967  
Issue date: 1 February 2022

### Total balance of this assessment

Tax Year	Description	Debit \$	Credit \$	Balance \$
2022	Assessment	10 677.30		10 677.30
<b>2022 tax year total</b>		<b>10 677.30</b>		<b>10 677.30</b>
<b>Total</b>				<b>\$10 677.30</b>

### Total of other amounts - due and payable

Tax Year	Description	Debit \$	Credit \$	Balance \$
2021	Assessment	9 760.00		9 760.00
25-Jan-2022	Payments		9 613.60	146.40
<b>2021 tax year total</b>		<b>9 760.00</b>	<b>9 613.60</b>	<b>146.40</b>
<b>Total</b>				<b>\$146.40</b>
<b>Total amount payable</b>				<b>\$10 823.70</b>

**Supporting information (cont.)**

Name: CHEDID SUCCESSORS PTY LTD ATF CHEDID FAMILY TRUST  
 Client ID: 158273445  
 Correspondence ID: 1740224967  
 Issue date: 1 February 2022

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

CHEDID SUCCESSORS PTY LTD ATF CHEDID FAMILY TRUST has been assessed under section 3 of the *Land Tax Management Act, 1956* as a Special Trust.  
 CHEDID SUCCESSORS PTY LTD ATF CHEDID FAMILY TRUST has been assessed for surcharge land tax on residential land owned by foreign persons under section 5A of the *Land Tax Act, 1956*.

**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	6 MARSH ST CLYDE PID - 835991		100	667 333	Non residential	591 000	630 000	781 000	667 333
<b>Total aggregated land value</b>				<b>\$667 333</b>	<b>Nil</b>				

**Assessment calculation: Land Tax**

Aggregated taxable land value	667 333
Less threshold	0
Tax on balance @1.6%	667 333
<b>Subtotal</b>	<b>10 677.33</b>
<b>Total tax payable</b>	<b>\$10 677.30</b>



## NAB Internet Banking

### Pay anyone funds transfer - bank acknowledgement

#### Bank acknowledgement details

Status: Paid  
Confirmation Number: R5268467924  
Created: 01/03/22

#### Your transfer details

From Account: Super Fund Check Ac/082-490 88-335-6392  
To Account: NSW Revenue/032-001 205573  
WESTPAC BANKING CORPORATION  
Amount: 10,663.50  
Description: NSWRevLndTax10GSt  
Remitter Name: 1740224967SRX  
Transfer date: 01/03/22

#### Payment notification

No SMS payment notification selected

#### End of Report

Date 01/03/22 Time 13:16  
National Australia Bank Limited A.B.N. 12 004 044 937

# Land Tax Assessment Notice

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



## Revenue

Issue date 2 December 2021  
Enquiries 1300 139 816 (8.30 am - 5.00 pm)  
Website www.revenue.nsw.gov.au

*FOR 6 MARSH ST.*

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CHEID SUCCESSORS PTY LTD ATF CHEID  
FAMILY TRUST - IS "FAMILY TRUST ACC"  
UNIT 10  
12 GEORGE ST  
GRANVILLE NSW 2142  
*CBA BANK*

Client ID 158273445  
Correspondence ID 1736360775

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 11/1/2022 and receive a discount (includes a discount of \$146.40)	Due date	Amount due
	11/1/2022	\$9 613.60

Pay in three instalments (no discount available)	Due date	Amount due
<b>Total amount due is \$9 760.00</b>		
First instalment	11/1/2022	\$3 253.40
Second instalment	10/2/2022	\$3 253.30
Third instalment	14/3/2022	\$3 253.30

**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

**PAID IN FULL.**  
DATE 25/1/22 CHQ. No. BPAY

Scott Johnston  
Chief Commissioner of State Revenue

### Revenue NSW – payment options



BPAY: Internet or phone banking.  
Biller code: 3384 Ref: 1736 3607 75



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: 1736 3607 75

\*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>
158273445
<b>Due date</b>
11-JAN-2022
<b>Amount paid</b>
\$

Please write amount being paid.

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## 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: **1736360775SRX**

\***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 0000001736360775 86

**Supporting information (cont.)**

Name: CHEDID SUCCESSORS PTY LTD ATF CHEDID FAMILY TRUST  
 Client ID: 158273445  
 Correspondence ID: 1736360775  
 Issue date: 2 December 2021

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

CHEDID SUCCESSORS PTY LTD ATF CHEDID FAMILY TRUST has been assessed under section 3 of the Land Tax Management Act, 1956 as a Special Trust.  
 CHEDID SUCCESSORS PTY LTD ATF CHEDID FAMILY TRUST has been assessed for surcharge land tax on residential land owned by foreign persons under section 5A of the Land Tax Act, 1956.

**Aggregated land**

Land item no.	Land item and property ID	Notes	% Owned	Land Tax Value \$	Surcharge Taxable Value \$	LAND VALUE(S)			Average land value \$
						2019	2020	2021	
1	6 MARSH ST CLYDE PID - 835991		100	610 000	Non residential	609 000	591 000	630 000	610 000
<b>Total aggregated land value</b>				<b>\$610 000</b>	<b>Nil</b>				

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

**Assessment calculation: Land Tax**

Aggregated taxable land value	610 000	
Less threshold	0	
Tax on balance @1.6%	610 000	9 760.00
<b>Subtotal</b>		<b>\$9 760.00</b>
<b>Total tax payable</b>		<b>\$9 760.00</b>

**Additional Information**

Discretionary and Hybrid trusts may be liable for surcharge on residential land if any of the primary or general beneficiaries of the Trust are/ or may be a foreign person.  
 Commissioner's Practice Note CPN004 V2 is available at [www.revenue.nsw.gov.au/help-centre/resources-library](http://www.revenue.nsw.gov.au/help-centre/resources-library) to assist you to determine whether your trust is sign.



# Supporting information

Name: CHEDID SUCCESSORS PTY LTD ATF CHEDID FAMILY TRUST  
 Client ID: 158273445  
 Correspondence ID: 1736360775  
 Issue date: 2 December 2021

## Total balance of this assessment

Tax Year	Description	Debit \$	Credit \$	Balance \$
2021	Assessment	9 760.00		9 760.00
2021 tax year total		9 760.00		9 760.00

Total \$9 760.00  
 Total amount payable \$9 760.00



**REVENUE NSW NetBank BPAY 3384 1736360775 Land Tax 4 MarshSt**  
-\$9,613.60

**Billers nickname**

NSW Revenue Land Tax

**Billers code**

0000003384

**From**

Family Trust Account 062-314 1006 2106

**On**

Tue 25 Jan 2022, 05:46:53 PM (Syd/Melb Time)

**Your description**

Land Tax 4 MarshSt

**Customer reference**

1736360775

**Receipt number**

N212522389192



# OVERDUE LAND TAX



## Revenue

H 000052  
000



CHEDID SUCCESSORS PTY LTD ATF CHEDID  
FAMILY TRUST  
Unit 10 12 GEORGE ST  
GRANVILLE NSW 2142

Issue Date	07-FEB-2022
Client ID	158273445
Correspondence ID	1740524788
Due date	21-FEB-2022
Interest Included	\$0.00
Amount due	\$146.40

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

*ADDITIONAL LATE FEE INTEREST*

### Why am I receiving this notice?

We have previously sent you notification about your overdue land tax. Our records indicate we have not received your full land tax payment - which is now overdue and may continue to accrue daily interest.

### What do I need to do now?

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.

For further information about land tax or what legal action can be taken without further notice please see the back of this notice or visit our website.

Scott Johnston  
Chief Commissioner of State Revenue



### How to pay



Make online or phone credit card\* payments at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au) or  
Phone 1300 363 291. **Bill code:** 3384 Ref: 1740 5247 88



BPAY: Internet or phone banking.  
**Bill code:** 3384 Ref: 1740 5247 88



**Electronic payments** - enter BSB no: 032 001,  
Account no: 205573 and the Electronic  
Payment Code: 1740524788SRX

\*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

+00001740524788> +001508+ <0000000000> <0000000000> +444+

# 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)

## What else do I need to know?

If your payment is not received by the due date, we may pursue legal action without further notice, including:

- lodging a claim in the Local, District or Supreme courts
- registering a charge on your land title which may affect sale of the property and your ability to secure a loan
- sending a notice to your mortgagee requiring them to pay the land tax
- sending a notice to a third party, such as a real estate agent or bank, requiring them to direct any funds held by them to us for your outstanding land tax; or
- issuing a compliance notice if the liability is owed by a corporation, requiring a director or former director of the corporation to pay the assessment or become personally liable for the debt.

Legal costs may be payable by you for any legal action taken by us to recover the tax.

## I want to sell my land

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

### Revenue NSW contact details

**Phone:** 1300 368 710 (press 2)  
8:30 am to 5:00 pm Monday to Friday  
**Overseas callers:** +61 2 3814 0266  
**Website:** [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au)  
**Online services:** [www.revenue.nsw.gov.au/landtax](http://www.revenue.nsw.gov.au/landtax)

**Hearing or speech impaired users:**  
TTY 133 677 | Speak and Listen 1300 555 727

**Telephone Interpreter Service**  
131 450 and ask the interpreter to phone  
1300 368 710

### Privacy statement

Information collected from you, for the purpose stated on this form, may be provided to third parties with your consent or as required or permitted by law. Revenue NSW will correct or update your personal information at your request. Read more about privacy at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au)



## Other payment options



Pay in-store at Australia Post by cash, cheque or EFTPOS. 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.



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

### Payment submitted



**Paid \$146.40 to NSW Revenue Land Tax**    3384    17 4052 4788    REVENUE NSW

Receipt no    N222527275933

From    Bekaa Dairy Products PL  
062-314 1006 3360

Ref    1740524788

Description    LandTax - 6 HOGSH ST.

On    Fri 25 Feb 2022 at 12:59 PM (Syd/Melb)