



**Office of State Revenue**  
**ABN** 90 856 020 239  
**Phone** 1300 300 734  
**Email** [landtax@treasury.qld.gov.au](mailto:landtax@treasury.qld.gov.au)  
**Web** [www.qld.gov.au/landtax](http://www.qld.gov.au/landtax)

**NOTE: Rates & Utilities Invoices With A Due Date After 1 January 2020 Are Paid By The Tenant & The Expenses Have Been Claimed By The Tenant Per The Revised Market Valuation Of Rent Taking Effect From 1 January 2020 Which Stipulates That Annual Rent Is To Be \$96,000 PLUS Outgoings**

The Trustee/s for N DEFTEROS DENTAL PTY LTD  
SUPERANNUATIONFUND  
PO Box 644  
MT GRAVATT QLD 4122

#### Reassessment details

The attached land tax summary provides details on how your reassessment is calculated. Further information (for example, about exemptions and taxable value) is available at [www.qld.gov.au/landtax](http://www.qld.gov.au/landtax)

Please read the 'Your obligations and entitlements' section of this notice.

#### Reassessment comments

N/A

**Mark Jackson**

**Commissioner of State Revenue**

#### Preferred payment method

See over for more payment options including payments by credit card or instalments.



Bill code: 625178

Ref: 400008841910

#### Telephone and Internet Banking—BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings or transaction account.

More info: [www.bpay.com.au](http://www.bpay.com.au)

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## Land tax

### Reassessment notice 2020–21

for land owned as at midnight 30 June 2020

Issued under the *Land Tax Act 2010* and *Taxation Administration Act 2001*

**Issue date** 18 November 2020

**Payment reference** 400008841910

**Client number** 1435236

**Amount payable** **\$3,892.50**  
(for this assessment)

**Due date** 8 February 2021

If you pay late, it will cost you more.

**Pay online now!**

Your land tax pays for roads, hospitals and other government services right here in Queensland.

**Due date** 8 February 2021

**Payment reference** 400008841910

**Amount payable** **\$3,892.50**  
(for this assessment)



## Late or non-payment

Unpaid tax interest applies if the amount payable is not received in full by the payment due date. It is calculated daily at the prescribed rate (currently 8.10% per annum and adjusted each year on 1 July) on any unpaid land tax liability.

Interest will continue to accrue each Sunday until payment of the total amount owing is received in full.

If you believe you have unpaid land tax liabilities for previous financial years, please contact us on 1300 300 734.

## Your obligations and entitlements

This assessment has been determined based on the information available to the Commissioner at the time of assessment.

Please advise us within one month of the assessment notice date of issue of any:

- further exemption entitlements (by submitting the relevant forms for consideration)
- discrepancies in your Queensland landholdings
- changes to your eligibility for any exemptions or sub-divider discount that are indicated in this notice
- change to your postal address. Did you know you can update your contact details online anytime?

Go to [www.qld.gov.au/coa](http://www.qld.gov.au/coa)

If any information in this assessment is incorrect or needs to be amended, we will issue a reassessment notice.

We conduct reviews of this information. Failure to update or correct your records may result in the reassessment of your liability, including the application of interest and or penalties. For more information, read public rulings TAA060.1 — *Remission of unpaid tax interest*, and TAA060.2—*Penalty tax*, available at [www.qld.gov.au/osr](http://www.qld.gov.au/osr)

## Valuations

Land values are provided by the Department of Natural Resources, Mines and Energy (DNRME) under the *Land Valuation Act 2010*, and are used to calculate your taxable value. Only DNRME can amend these values. The Office of State Revenue cannot consider an objection/variation to your assessment if you believe these values are excessive.

## Your rights

If you are dissatisfied with this assessment, you may lodge an objection. This objection must:

- be in writing
- state the grounds for the objection
- include copies of any relevant material
- be lodged within 60 days after the assessment notice is given.

For more information on the objection process, see 'Land tax reassessments, objections and appeals' at [www.qld.gov.au/landtax](http://www.qld.gov.au/landtax)

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## Payment options (See 'Paying land tax' at [www.qld.gov.au/landtax](http://www.qld.gov.au/landtax))



Billers code: 625178 Reference: 400008841910

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Billers code: 625178 Reference: 400008841910

### Pay by VISA, MasterCard or AMEX

(for amounts between \$10 and \$50,000)  
Call 1300 803 545 or go to 'Paying land tax' at [www.qld.gov.au/landtax](http://www.qld.gov.au/landtax)  
Note: A surcharge applies on each payment made through BPOINT (0.518% for VISA or MasterCard and 1.4% for AMEX).



### Extended payment option (EPO) via direct debit

First you must register for an EPO within 35 days of the issue date of this notice. We will debit three payments from your account. Go to 'Paying land tax' at [www.qld.gov.au/landtax](http://www.qld.gov.au/landtax)

**Debit 1:** \$1,297.50  
on 29 December 2020

**Debit 2:** \$1,297.50  
on 8 February 2021

**Debit 3:** \$1,297.50  
on 9 April 2021

If paying by cheque, please cut off this payment slip and return it with your payment to: Office of State Revenue, GPO Box 2476 Brisbane QLD 4001.

## Your 2020–21 land tax summary

2020–21 assessment	\$5,190.00
Reassessment—18 November 2020	\$-1,297.50
Total assessed liability	\$3,892.50
Payments received/Refund	\$0.00
Unpaid tax interest (UTI)	\$0.00
Penalty tax	\$0.00
<b>Total amount due</b>	<b>\$3,892.50</b>

### How your land tax was calculated

Property address	Property ID <small>(from your valuation notice)</small>	Property description	Valuations* 3 year averaging may be applied <small>(If blank - State wide averaging factor of .96 used)</small>			Averaged value	Capped value	Your share of value	Less exemption	Exemption code	Your taxable value
			2020–21	2019–20	2018–19						
LAND OWNED SOLELY BY N DEFTEROS DENTAL PTY LTD SUPERANNUATIONFUND											
1403 LOGAN RD MOUNT GRAVATT	9123570	42/RP/64321	\$570,000	\$570,000	\$570,000	\$570,000		\$570,000.00		C	\$570,000.00
Exemption codes									<b>Total taxable value</b>		\$570,000.00
<div style="border: 1px solid black; padding: 5px;"> <ul style="list-style-type: none"> <li>D Subdivider discount applied</li> <li>A Aged-care facilities</li> <li>C COVID-19 Land tax relief</li> <li>E Other exemption</li> <li>M Moveable dwelling park</li> <li>P Primary production</li> <li>R Home</li> <li>S Supported accommodation</li> <li>T Transitional Home</li> </ul> </div>									<b>Tax rate ***</b>		\$1,450 + 1.70c for each \$1 more than \$350,000
									<b>Total assessed liability</b>		\$3,892.50

\* These values are provided by the Department of Natural Resources, Mines and Energy (DNRME, [www.qld.gov.au/landvaluations](http://www.qld.gov.au/landvaluations)) under the *Land Valuation Act 2010* and are required to be used to calculate your taxable value. They may only be amended by DNRME. Therefore the Office of State Revenue cannot consider an objection/variation to your assessment on the basis of these values being excessive.

\*\*\* Different rates apply to foreign companies and trustees of foreign trusts. To find out more about tax rates, including determining your status and obligations visit our website ([www.qld.gov.au/landtax](http://www.qld.gov.au/landtax)).