

# 2019 Land Tax Assessment Notice



7038017036001000001

AUSNET TRANSMISSION GROUP PTY LTD  
ATT: MARK GOESSLING  
LEVEL 31  
2 SOUTHBANK BOULEVARD  
SOUTHBANK VIC 3006

FR

CUSTOMER NUMBER QUOTE THIS NUMBER IF YOU CONTACT US	<input type="text"/>
ASSESSMENT NUMBER YOUR ASSESSMENT NUMBER CHANGES EVERY YEAR	<input type="text"/>
ISSUE DATE	15 JAN 2019
INTEREST IS CHARGED ON LATE PAYMENTS	
TOTAL PAYABLE	\$170,585,935.00
FULL PAYMENT DUE	22 APR 2020

## How is land tax calculated?

It is calculated annually by applying the land tax rate to the total value of your taxable land, as at midnight on 31 December each year.

[sro.vic.gov.au/landtaxrate](http://sro.vic.gov.au/landtaxrate)

Paul Broderick  
Commissioner of State Revenue

### PAY IN FULL BY THE DUE DATE USING ONE OF THESE PAYMENT METHODS:

**BPAY**

Make this payment via internet or phone banking.

[bpay.com.au](http://bpay.com.au)

Billers Code: 5249  
Ref: 24984317

**CARD**

Visa or Mastercard only.  
Pay via our website or phone 13 21 61.  
Merchant fees apply.  
[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

Customer No:   
Ref:

**WESTPAC**

Westpac Banking Corporation

Pay in person at any branch.  
**Take this notice and quote:**

BSB: 033222 ACC: 170110  
Ref: 2498431

# Summary of assessment

Assessment number: XXXXXXXXXX

Period of assessment: 1 January 2019 to 31 December 2019

Land tax applies to the land you own on 31 December 2018. Where a property was sold after 31 December, the vendor (seller) is still liable for the land tax. Any adjustment (pro-rata) of the assessed amount is a private arrangement between the buyer and seller.

## 2019 calculation of land tax payable

Total taxable value	\$3,414,219,200.00
Tax calculation	\$170,585,935.00
<b>2019 Tax Payable</b>	<b>\$170,585,935.00</b>



### WE USE SITE VALUE

Land tax applies when the combined total taxable value of all land you own is equal to or exceeds \$250,000. See [sro.vic.gov.au/landtax](http://sro.vic.gov.au/landtax)



### PROPERTY VALUATIONS

Victorian properties are revalued every two years. The land tax you pay is calculated using the latest council site valuation. Find more details about your site valuation at [sro.vic.gov.au/valuation](http://sro.vic.gov.au/valuation)



### YOUR HOME IS EXEMPT

There are exemptions from land tax. Holiday homes and investment properties are not exempt. See [sro.vic.gov.au/landtaxexemptions](http://sro.vic.gov.au/landtaxexemptions)



### NEED TO AMEND DETAILS?

You can request an amendment to your assessment:

- Update your contact details
- Claim an exemption
- Remove an exemption
- Remove or add land you own in Victoria

To avoid penalties, you must amend certain errors or omissions within 60 days of the issue of this assessment.

See [sro.vic.gov.au/assessment](http://sro.vic.gov.au/assessment)



### YOUR RIGHT TO OBJECT

If you are dissatisfied with your assessment, you may lodge a written objection within 60 days of receiving your assessment.

An objection is a formal avenue of dispute resolution, requiring you to explain fully and in detail the grounds of your objection.

See [sro.vic.gov.au/assessment](http://sro.vic.gov.au/assessment)



### OUTSTANDING LAND TAX

The land tax payable on this assessment does not include any land tax owing from prior years.



### INTERPRETING SERVICE

For languages other than English, please contact the free Translating and Interpreting Service 13 14 50.

HOW TO CONTACT US AT THE STATE REVENUE OFFICE

[sro.vic.gov.au/landtax](http://sro.vic.gov.au/landtax) | Phone 13 21 61 DURING BUSINESS HOURS (AEST)

Asst. No. [REDACTED]

State Revenue Office, Victoria  
121 Exhibition Street Melbourne 3000

**SUMMARY OF INSTALMENT DETAILS**

<b>Instalment No.</b>	<b>Due Date</b>	<b>Amount</b>
1	22 May 2019	\$42,646,483.75
2	25 June 2019	\$42,646,483.75
3	22 July 2019	\$8,529,296.75
4	22 August 2019	\$8,529,296.75
5	23 September 2019	\$8,529,296.75
6	22 October 2019	\$8,529,296.75
7	22 November 2019	\$8,529,296.75
8	23 December 2019	\$8,529,296.75
9	22 January 2020	\$8,529,296.75
10	24 February 2020	\$8,529,296.75
11	23 March 2020	\$8,529,296.75
12	22 April 2020	\$8,529,296.75
	<b>2019 Liability TOTAL</b>	<b>\$170,585,935.00</b>

# Statement of lands for period 1 January 2019 to 31 December 2019

Assessment number: [REDACTED]

Lands owned as at midnight 31 December 2018



ITEM	ADDRESS/MUNICIPALITY	LAND ID/ REFERENCES	SINGLE HOLDING TAX†	PROPORTIONAL TAX††	TAXABLE VALUE
1	ELECTRICITY EASEMENT ST, DINNER PLAINS, 3898 ALPINE	031643118	\$170,585,935.00	\$170,585,935.00	\$3,414,219,200
<b>TOTAL TAXABLE VALUE</b>					<b>\$3,414,219,200</b>

### Penalties for failing to notify of errors and omissions

You must ensure that the information contained in your land tax assessment is correct to avoid penalties. If any land you own is omitted from this assessment or is incorrectly specified as exempt, you must **notify us within 60 days** of the issue of this assessment. If you have not already, you must also notify us if you hold land as trustee for a trust or if you are an absentee owner. Penalties may apply if you do not make a required notification. You can request an amendment to your assessment or notify us of changes by visiting [sro.vic.gov.au/landtax](http://sro.vic.gov.au/landtax)

### Explanation of codes (for details, go to [sro.vic.gov.au/codes](http://sro.vic.gov.au/codes))

†SINGLE HOLDING

This is the amount of tax you would pay on the one property. This is the tax applicable to the specific land as a proportion of the total land tax liability of your assessment.

††PROPORTIONAL