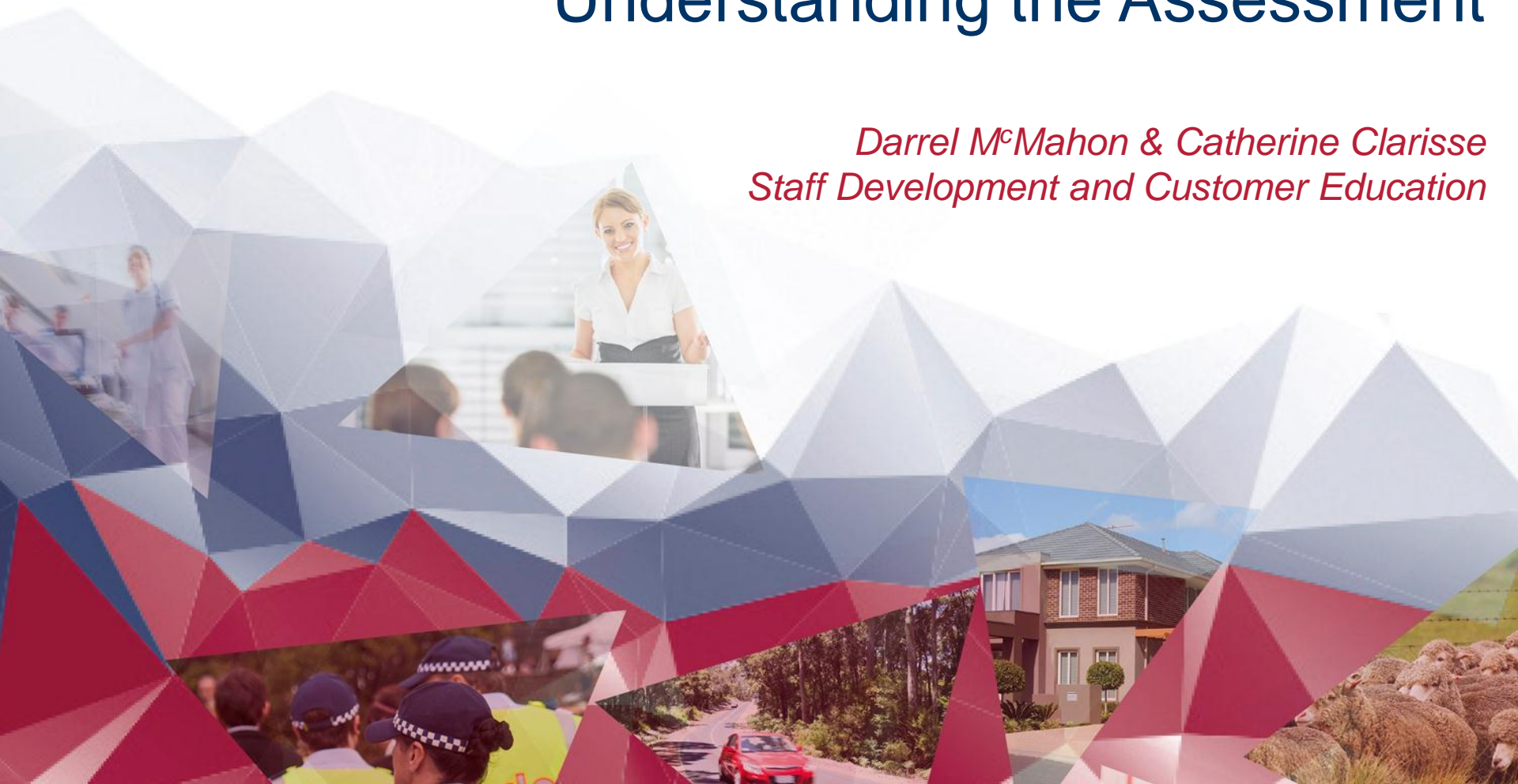


Land Tax

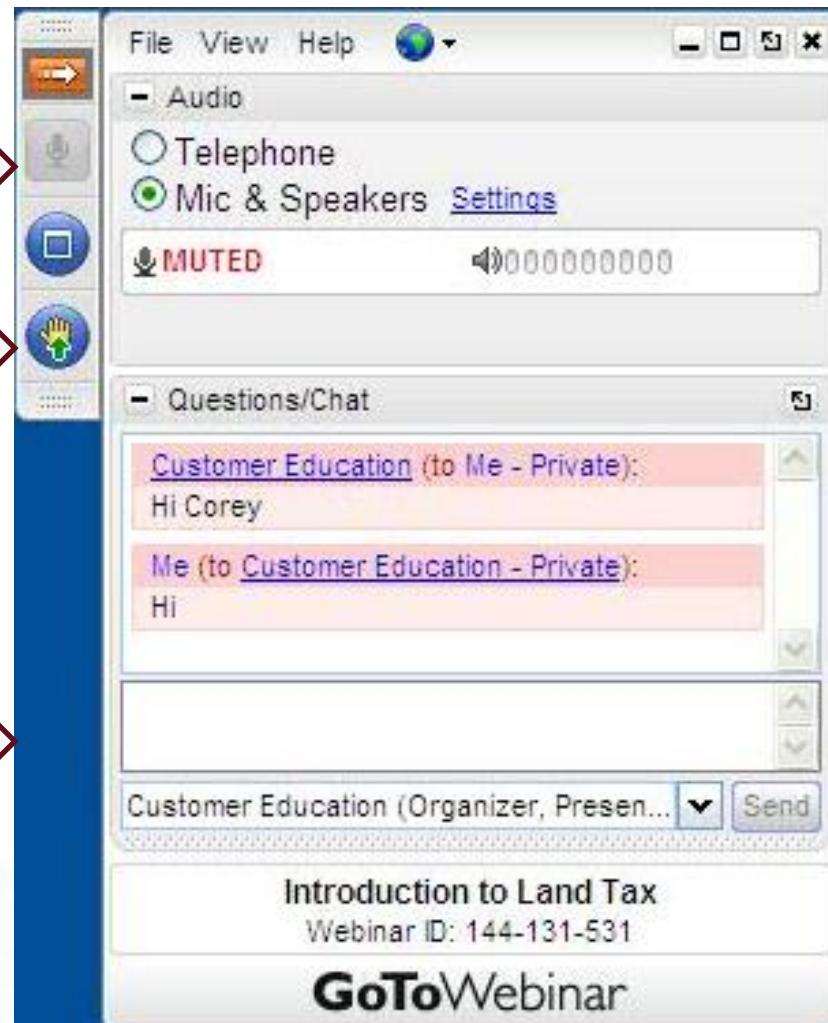
Understanding the Assessment

*Darrel M^cMahon & Catherine Clarisse
Staff Development and Customer Education*

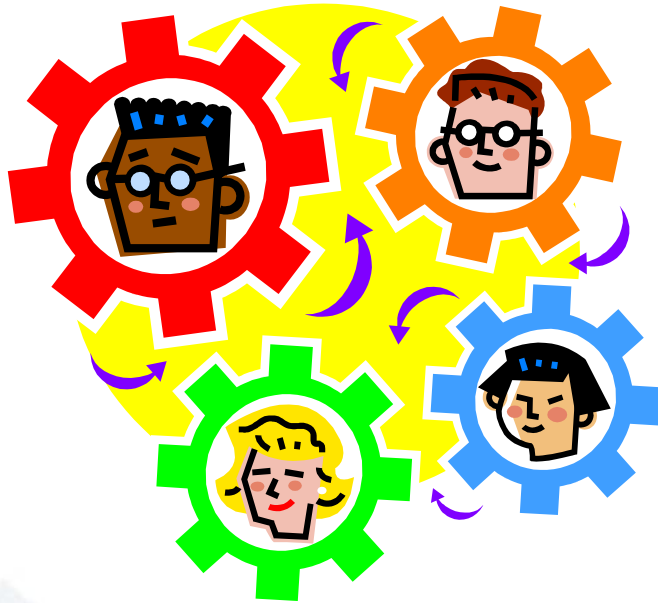


Housekeeping

- You can select Telephone or Mic & Speakers
- Use the raise hand function to indicate that you are receiving the audio
- Type any questions you have into the question pane



Your presenters



Darrel McMahon
Customer Education Unit

Catherine Clarisse
Customer Education Unit

- What is land tax?
- How is land tax calculated?
- How do I read the assessment?
- What if I think the details on my assessment are incorrect?
- How do I pay my land tax?
- Q&A

What is land tax?

- Annual aggregate tax levied on land owners
- Calculated at midnight on 31 December in preceding year
 - e.g. 2015 assessment @ 31 December 2014
- Based on site value(s) of all taxable land owned
- Sliding scale of rates (general, trusts)
- Tax free threshold of \$250,000 (except trusts)
- Exemptions for your principal place of residence (home) and certain primary production land



Why are you receiving an assessment?

There are a number of reasons why you may receive an assessment, some of which include:

- The total taxable value of all the properties you own is \$250,000 or more
- You have acquired an additional property or properties and this has increased your total taxable land holdings
- An exemption previously applied to a property has ceased, or
- The value of your property/properties, has increased following the General Revaluation or via a Supplementary Valuation.

- ✓ What is land tax?
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How is land tax calculated?

Land tax is assessed using a sliding scale of rates.

1. Select appropriate land tax rate from scale of rates
2. Apply to total taxable value of land owned (excluding any exempt land)

Calculator available on the SRO website: www.sro.vic.gov.au

Let's have a look at the rates!

Sliding scale of rates

General Land Tax Rates 2009 - present

Total taxable value of land holdings	Land tax payable
< \$250,000	Nil
\$250,000 to < \$600,000	\$275 plus 0.2% of amount > \$250,000
\$600,000 to < \$1,000,000	\$975 plus 0.5% of amount > \$600,000
\$1,000,000 to < \$1,800,000	\$2,975 plus 0.8% of amount > \$1,000,000
\$1,800,000 to < \$3,000,000	\$9,375 plus 1.3% of amount > \$1,800,000
≥ \$3,000,000	\$24,975 plus 2.25% of amount > \$3,000,000

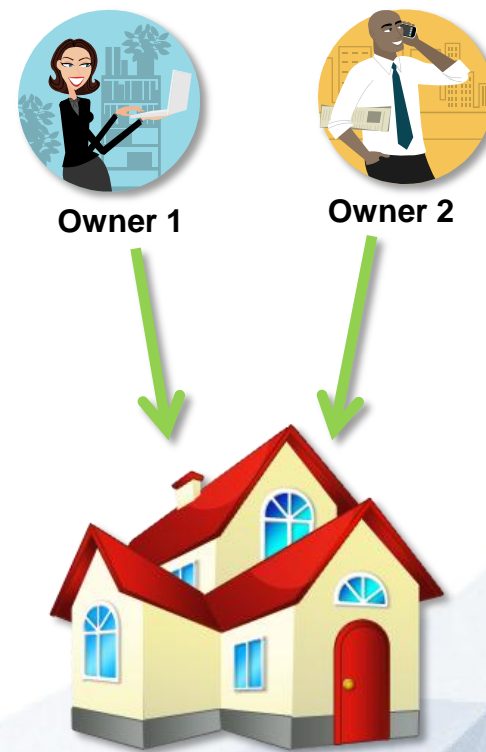
Land Tax Rates for Trusts 2009 - present

Total taxable value of land holdings	Land tax payable
< \$25,000	Nil
\$25,000 to < \$250,000	\$82 plus 0.375% of amount > \$25,000
\$250,000 to < \$600,000	\$926 plus 0.575% of amount > \$250,000
\$600,000 to < \$1,000,000	\$2,938 plus 0.875% of amount > \$600,000
\$1,000,000 to < \$1,800,000	\$6,438 plus 1.175% of amount > \$1,000,000
\$1,800,000 to < \$3,000,000	\$15,838 plus 0.7614% of amount > \$1,800,000
≥ \$3,000,000	\$24,975 plus 2.25% of amount > \$3,000,000

Jointly owned land - summary

Where land/s owned with one or more other people (or entities such as companies, trusts etc), an assessment is issued to the nominated owner on behalf of the joint ownership.

You may also receive an individual assessment, however a deduction for jointly owned land is then applied to the assessment (to avoid double taxation).




- ✓ What is land tax?
- ✓ How is land tax calculated?
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How do I read my assessment?

- Customer number
- Assessment number
- Total payable and due date
- Instalments and due dates
- Payment options

2015 Land Tax Assessment Notice



SUSAN
101 GOVERNMENT ROAD
MELBOURNE VIC 3001

Customer number: 072773185
Please quote this number when contacting the SRO. No details will be provided or updated without this number.

Assessment number: 060592271

Issue date: 16 Jan 2015





TOTAL PAYABLE	\$2,100.00
DUE DATE	29 May 2015

For land owned as at midnight 31 December 2014

Instalment 1 Due and payable by	\$525.00 13 Feb 2015
Instalment 2 Due and payable by	\$525.00 01 May 2015
Instalment 3 Due and payable by	\$525.00 17 Jul 2015
Instalment 4 Due and payable by	\$525.00 02 Oct 2015

Payment of each instalment is to be made by the due date. If payment is not received, all outstanding tax will be due and payable by the total tax "Due Date" and you will be charged interest for late payment.

Preferred payment methods

 <p>Bpay* Biller code: 5249 Reference: 60592271</p>	 <p>Bank Complete the payment slip below and take to any bank with your cash or cheque. • Banks other than Westpac may charge a fee • Payments should not be sent directly to the State Revenue Office</p>
 <p>VISA Visa and Mastercard Customer Number: 72773185 Reference: 60592271 Online: www.sro.vic.gov.au Phone: 13 21 61</p> <p> MasterCard</p> <ul style="list-style-type: none"> • Transaction Fee applies (refer to SRO website for current rates) • Maximum of \$50,000 per transaction 	<p>Paul Broderick Commissioner of State Revenue</p>

Westpac Banking Corporation **CREDIT**

Customer No: 072773185
Assessment No: 060592271

VICTORIAN GOVERNMENT, LEVEL 10, 360 COLLINS STREET MELBOURNE VIC
Banks other than Westpac may charge a transfer fee.

Paid in by - Signature	Teller	Date Deposited
NOTE: Where this deposit is lodged at a bank or branch other than that shown it will be transferred under the bank's internal procedures. The bank will not be responsible for delays in reconciliation. Cheques etc. will not be available until cleared.		
Cheque Details - Drawer	Bank	Branch
For CREDIT of State Revenue Office Victoria.		61
		Total \$

⑈ 6059227 ⑈ ⑈ 033 222 ⑈ ⑈ 7 0 0 1 0 ⑈ ⑈ ⑈

Page 2 – Summary of Assessment


Summary of Assessment

Assessment number 090592271

Period of assessment -
1 January 2015 to 31 December 2015

2015 Calculation of Land Tax Payable

Total Taxable Value	\$825,000
Tax Calculation	\$2,100.00
2015 Tax Payable	<u>\$2,100.00</u>

 **Contact the Translating and Interpreting Services (TIS) on 13 14 50 for help with your call**

Arabic اتصل على الرقم 131 450 عندما تكون بحاجة إلى مترجم فوري
Greek Όταν χρειάζεστε διαμεγμένα καλέστε 131 450

Chinese 当您需要口译员时，请致电131 450
Italian Quando hai bisogno di un interprete chiama il numero 131 450

What you need to know

Customer number

Your customer number appears in the top right corner of your assessment. It is important to treat this information as confidential.

Assessment details

The attached land tax summary details how your assessment is calculated. Further information including exemptions, valuations and payment options is available on our website.

Amendments to assessments

Amendments relate to straight forward changes. Request an amendment if you:

- wish to update your postal address
- sold land on or prior to midnight 31 December in the year preceding the year of assessment
- claim that taxable land should be exempt as it is used as your principal residence or land used for primary production

Amendments can be made by contacting 13 21 61 or alternatively you may complete the enclosed Land Tax Amendment Form with your updated details.

Further details about amendments are on our website.

Penalties for errors and omissions

If any land you own is omitted or incorrectly specified as exempt, you must notify this office within 60 days of the issue date of this assessment.

Contact us on 13 21 61 or return the enclosed Land Tax amendment form within the specified timeframe.

Objections to assessments

You may object in writing within 60 days of the date you receive this assessment. You must state fully and in detail the grounds for your objection, and provide relevant supporting documentation. Please refer to our website for more information.

Outstanding land tax

The tax payable shown on your assessment notice does not include any tax owing from prior year assessments.



Statement of lands for period 1 January 2015 to 31 December 2015

Assessment number 090592271
Page 3**Penalties for non-notification**

If any land you own is omitted or is incorrectly specified as exempt, you must notify this office within 60 days of the issue date of this assessment. You may either contact us on 13 21 61 or complete and lodge the Land Tax Amendment Form enclosed with this assessment. Please refer to our website for more information.

Explanation of Codes

* **Single Holding Tax** - is the amount of tax you would pay on the one property if it were the only taxable land in your ownership. These calculations are not intended as a definitive statement of the amount of land tax that a landlord can recover from a retail tenant or third party.

****Proportional Tax** - is the tax applicable to the specific land as a proportion of the total land tax liability of your assessment. These calculations are not intended as a definitive statement of the amount of land tax that a landlord can recover from a retail tenant or third party.

Lands owned as at midnight 31 December 2014

Item No.	Address/Municipality	Land ID/ References	Single Holding Tax *	Proportional Tax **	Taxable Value
1	1001 GOVERNMENT RD, MELBOURNE, 3001	029436719	\$525.00	\$954.55	\$375,000
2	1003 GOVERNMENT RD, MELBOURNE, 3001	029436727	\$675.00	\$1,145.45	\$450,000

Total Taxable Value \$825,000

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What if the assessment is incorrect?

There are a number of options available to you if you believe your assessment is incorrect:

1. Request an amendment
2. Lodge an objection to the assessment, or
3. Lodge an objection to the site valuation.

For example: simple error or oversight

- Updating a postal address
- Land included in the assessment that was sold on or prior to midnight 31 December, or
- Land included in assessment should be exempt i.e. your PPR or PPL.

How can you request an amendment?

- Register online for '**LTX express**' to update or add details
- 'Authorisation for change of postal address' form via website
- Send in 'Land Tax Amendment Form' with your updated details, or
- Call us on 13 21 61 – most simple amendments can be corrected over the phone!

You can lodge an objection:

- When you think you have been assessed incorrectly
- Must be in writing
 - Contain full and detailed description of the grounds of your objection
- Use the 'Land Tax Objection Form' available on the SRO website
- Object within 60 days from receipt of assessment

Objections to valuations

You can lodge an objection to the site valuation on the assessment if you believe it to be incorrect.

- Use 'Land Valuation Objection Form' on SRO website
- You **MUST** object within two months of receipt of assessment
- Provide grounds for your objection and any supporting documentation

Your notification obligations

Your land tax assessment notice should list all of the land that you own, including your interest in any land jointly owned, as well as any exemptions that apply. You are required to notify the State Revenue Office (SRO) within 60 days from the date your assessment was issued if:

- you own additional land, which has not been included on your assessment
- you receive two or more assessments for different lands which are solely owned by you, or
- you have received an exemption for which you are not eligible.

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Paying your land tax

- EFT, Bpay and credit card via SRO website
- Payments must be made by due date on the notice or by instalments



Important note: failure to pay an instalment on time results in withdrawal of the instalment plan and payment must then be made in full by the due date

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Any questions?

www.sro.vic.gov.au

education@sro.vic.gov.au

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