

2025 Land Tax Assessment Notice

For land held in joint ownership



7059532057013001670

031

MR ZAID AL DABBAG
35 MONTEREY DRIVE
CHELTENHAM VIC 3192

CUSTOMER NUMBER
QUOTE IF YOU CONTACT US **112877295**

ASSESSMENT NUMBER
THIS CHANGES EVERY YEAR **86004050**

ISSUE DATE **14 MAR 2025**

TOTAL PAYABLE **\$1,950.00**

INTEREST IS CHARGED ON LATE PAYMENTS

THIS NOTICE IS ISSUED TO YOU ON BEHALF OF:
MS SOMOUD AL MASRI
MR ZAID AL DABBAG

Paying land tax for the first time?



If you own property but you don't live in it, this may be the first time you'll be paying land tax.
Find out more at
sro.vic.gov.au/first

Paul Broderick
Commissioner of State Revenue

TWO WAYS TO PAY

1 IN FULL

PAY BY **6 JUN 2025**

See payment methods listed at the bottom of your assessment.

2 INSTALMENTS

SET UP BY **6 JUN 2025**

Instalments can only be set up in our online system **AutoPay** — allowing you to schedule interest-free direct debit payments for up to 38-weeks from the issue date via a debit card, credit card or bank account.

Choose from the following options:

4 EQUAL
INSTALMENTS

MONTHLY
INSTALMENTS

FORTNIGHTLY
INSTALMENTS



sro.vic.gov.au/autopay

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

BPAY®



Billers Code: 5249
REF: 86004050

Telephone and internet banking
Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.
bpay.com.au

CARD



Customer No: 112877295
REF: 86004050

Visa or Mastercard only
Pay via our website or phone 13 21 61.
A card payment fee applies.
sro.vic.gov.au/paylandtax

AUSTRALIA POST



Post
Billpay

\$1,950.00

Pay in-store
Take this notice to any Australia Post.
State Revenue Office (VIC) payment



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Summary of assessment

Assessment number: 86004050

Period of assessment: 1 January 2025 to 31 December 2025

Land tax applies to land you owned on 31 December 2024.

2025 calculation

Total taxable value	\$500,000.00
Total calculation of land tax	\$1,950.00
2025 tax payable	\$1,950.00

For land tax rates, visit sro.vic.gov.au/landtaxrate

CURRENT LAND TAX RATES

YOUR total taxable value (refer Statement of lands)	YOUR land tax payable calculation rate (refer blue row highlighted below)
< \$50,000	Nil
\$50,000 to < \$100,000	\$500
\$100,000 to < \$300,000	\$975
\$300,000 to < \$600,000	\$1,350 plus 0.3% of amount > \$300,000
\$600,000 to < \$1,000,000	\$2,250 plus 0.6% of amount > \$600,000
\$1,000,000 to < \$1,800,000	\$4,650 plus 0.9% of amount > \$1,000,000
\$1,800,000 to < \$3,000,000	\$11,850 plus 1.65% of amount > \$1,800,000
\$3,000,000 and over	\$31,650 plus 2.65% of amount > \$3,000,000

ABOUT LAND TAX

Land tax is calculated using site valuations provided by the Valuer-General Victoria.

Our website has information on:

- exemptions
- valuations
- payments
- land tax rates

sro.vic.gov.au/landtax

AMENDING DETAILS

You can update your details online:

- address
- contact details
- claim or remove an exemption
- add or remove land you own

sro.vic.gov.au/mylandtax

YOUR RIGHT TO OBJECT

If you have a concern about your assessment, there are different ways to object depending on what aspect you disagree with.

VALUATIONS

If you disagree with the valuation of your property, you can lodge an objection online within **2 months** of receiving your assessment. The Commissioner of State Revenue has no discretion to accept late objections.

sro.vic.gov.au/valueobjection

OTHER OBJECTIONS

If you disagree with another aspect of your assessment, you can lodge a written objection within **60 days** of receiving your assessment. An objection is a formal avenue of dispute resolution requiring you to explain the grounds of your objection.

sro.vic.gov.au/assessment

OUTSTANDING LAND TAX

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

INTERPRETING SERVICE

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

REGISTER ONLINE NOW

Manage your land tax online:

- view and pay assessments
- apply for exemptions
- update property ownership

sro.vic.gov.au/mylandtaxregister



Statement of lands for period 1 January 2025 to 31 December 2025

Assessment number: 86004050

Level of value date: 1 January 2024

Lands owned as at midnight 31 December 2024 — Where a property was sold after 31 December, the vendor (seller) is still liable for the land tax.

Item	Address/Municipality	Land ID/References	Single holding tax†	Proportional tax††	Taxable value
1	11 ABBINGTON AVE, CHELTENHAM, 3192 BAYSIDE	043960136 74 S739473	\$1,950.00	\$1,950.00	\$500,000
2	35 MONTEREY DR, CHELTENHAM, 3192 BAYSIDE	043960453 106 S739473	N/A	N/A	\$0 PPR
Total taxable value					\$500,000

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/assessment

Explanation of codes (for details, go to sro.vic.gov.au/codes)

†SINGLE HOLDING TAX	††PROPORTIONAL TAX	PPR
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.	Land Tax Principal Place of Residence exemption