

GUESTS INVITED TO ATTEND THE OPENING CEREMONY ON THE 11TH DECEMBER 1982

Premier and Minister for Mineral Resources:

Hon. Neville Kenneth WRAN, Q.C., M.P.

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Minister for Planning and Environment:

Hon. Eric Lance BEDFORD, B.A., M.P.

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Member of Senate of New South Wales

Mr. James Anthony MULVIHILL, ALP

---

Hon. Gough E. WHITLAM, A.C., Q.C.

---

Chairman of Ethnic Affairs Commission of New South Wales:

Dr. Paolo TOTARO

---

Member of The Legislative Council:

The Honourable Franca ARENA, A.M., M.L.C.

---

President of The Legislative Council:

The Honourable James KALDIS, ALP.

---

Member of Legislative Assembly of New South Wales:

Mrs. Janice Ann CROSIO, M.B.E. ALP.

---

Manager of Channel 0-28 in Sydney:

Mr. John MARTIN

---

Manager of Radio 2EA in Sydney:

Mrs. Frederika WESTERMAN

---

The Ambassador of The Socialist Federal Republic of Yugoslavia:

Tovaris Sime KARAMAN

---

First Secretary of Embassy of The Socialist Federal Republic  
of Yugoslavia

Tovaris Marcel KOPROL

---

JENNY LOOMAN  
PUBLICITY OFFICER

0-28

PO Box 028 MILSON'S  
NSW POINT

Director of Yugoslav Aero Transpott for Australia and New Zeland:  
Tovaris Gradimir MICIC

---

Consul-General of The Socialist Federal Republic of Yugoslavia:  
Tovaris Petar BOSKOVSKI

---

Vice-Consul of The Socialist Federal Republic of Yugoslavia:  
Tovaris Bozin NIKOLIC

---

Representative of Official Press Agency of The Socialist Federal  
Republic of Yugoslavia TANJUG:  
Tovaris Vlado HOLOVKA

---

General Manager of EURO - FURNITURE from Melbourne:  
Tovaris Matthew VODUSEK

---

Managing Director of GORENJE by PACIFIC:  
Tovaris Peter KODELA

---

Director of JUGO - Banka in Sydney:  
Tovaris Branislav NIKOLIC

---

President of Slovenian School Committee Sydney:  
Mrs. Olga LAH

---

Representative of The Slovene Mission Sydney:  
Rev. Valerian JENKO

---

President of Slovenian Club in Perth:  
Mr.

---

Co-ordinator of Slovene Radio Group in Brisbane:  
Mr. Alfred MILNER

---

President of Australian - Slovenian Association "BLED" in Hobart:  
Mr.

---

President of Slovenian Club "PLANINKA" in Brisbane:  
Mr.

---

President of Slovenian Club "PLANICA" in Wollongong:  
Mr. Ivan RUDOLF

---

President of Slovene Association from Geelong:

Mr.

---

President of Slovene Association Canberra:

Mr.

---

President of Slovene Primorski Social Club "JADRAN" Melbourne:

Mr.

---

President of Slovenian Club "Planika" Mount Isa:

Mr.

---

President of Slovene Association Adelaide:

Mr.

---

President of Slovene Association Melbourne:

Mr.

---

President of Slovene Association Sydney:

Mr.

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Dragi slovenski rojaki v Avstraliji,

veliko sem že slišal o vas, posebno od g. škofa dr. Stanislava Leniča, ki vas ima v tako lepem spominu. Ob svojem škofovskem imenovanju in posvečenju spomladi leta 1980 sem od vaših dušnih pastirjev in od vas prejel voščila in zagotovila molitve. Že takrat je bila tudi izražena in pozneje večkrat ponovljena želja, da bi vas obiskal. Že takrat sem bil rad pripravljen priti k vam.

Po obisku naših rojakov v Kanadi in Združenih državah Amerike lansko poletje in po obisku Slovencev v Argentini in Braziliji letošnjo jesen sem mislil, da bo mogoče iti v Avstralijo šele kdaj pozneje, čez nekaj let. Ker pa so me vaši dušni pastirji nujno vabili že za leto 1983, za desetletnico blagoslovitve cerkve v Sidneyu in za blagoslovitev vaše nove cerkve v Adelaidi, sem z veseljem, čeprav nekoliko v stiski zaradi časa in drugih obveznosti, sprejel vabilo. Če Bog da, bom v soboto, 29. januarja 1983, prišel v Avstralijo. Program za moje bivanje je v glavnem že pripravljen. Veselim se srečanja z vami in že vnaprej vam pošiljam prisrčne pozdrave ter vam kličem na svidenje.

Vmes bomo obhajali božične praznike in začeli novo leto. Vam vsem, vašim družinam in posebno še vašim dušnim pastirjem in njihovim ožjim sodelavcem želim blagoslovljene in vesele božične praznike in srečno novo leto. Praznike bomo obhajali v tesni povezanosti z vsemi našimi rojaki po svetu in v matični domovini se vas bomo prav posebej spominjali.

Prisrčne pozdrave in kmalu na veselo svidenje pri vas v Avstraliji

Ljubljana, 3. decembra 1982

Alojzij Šuštar  
nadškof



Premier of New South Wales  
Australia

11 November, 1982

Mr Karlo Samsa,  
President,  
Triglav Club Limited,  
P.O. Box 61,  
CANLEY HEIGHTS. 2166

Dear Mr Samsa,

The Premier has asked me to thank you for your letter of 6 September inviting him to attend the official opening ceremony of the Slovenian community centre, Club Triglav to be held on 11 December.

Mr Wran regrets that due to a heavy schedule of commitments at that time, he will be unable to accept your kind invitation and has asked that his apologies be conveyed to all concerned.

However, the Premier has suggested that you may like one of his colleagues to attend as his representative on this occasion, and I am therefore endeavouring to make satisfactory alternative arrangements.

I shall be contacting you further to provide relevant details concerning the Premier's representative, but should you wish to discuss this matter please do not hesitate to telephone me on 270 5239.

Yours sincerely,

Sonia Mitchell,  
Appointments Officer



RL

**State Crown Solicitor's Office**

Triglav Club Ltd.,  
271 Bigge Street,  
LIVERPOOL 2170 16

Level 6  
Goodsell Building  
8-12 Chifley Square  
Sydney, N.S.W.  
D.X. 19 Sydney  
Box 25, G.P.O. Sydney, 2001  
83/3182

Our reference: Mrs. O'Brien L48.

Your reference:

Telephone: 238 0555

Extension: 7605

16th June, 1983.

Dear Sir,

I have been instructed by the Commissioner of Land Tax to demand payment of the amount(s) payable as shown below due by you to the Government for land tax or additional land tax on the assessment(s) indicated.

<u>ASSESSMENT</u>	<u>TAX</u>	<u>AMOUNT(S) PAYABLE</u>
<u>NO(S)</u>	<u>YEAR(S)</u>	<u>\$</u> <u>¢</u>
58652	1982	665.00

665.00

Please take notice that unless the above amount is received by me within 14 days of the date of this letter proceedings will be instituted against you for its recovery without further notice.

Yours faithfully,

H.K. ROBERTS,  
Crown Solicitor.

Per: P. O'Brien.

HON. E. G. WHITLAM, A.C., Q.C.

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100 WILLIAM ST., SYDNEY, N.S.W. 2011. TELEPHONE (02) 358 2022

25 November 1982

Mr. Karlo Samsa,  
President,  
Triglav Club,  
P.O. Box 61,  
CANLEY HEIGHTS N.S.W. 2166

Dear Mr. Samsa,

In my letter of 9 September 1982 I accepted your kind invitation to the opening of the Club at 3 o'clock on Saturday afternoon, 11 December. In my telegram of 22 October I told you I would have to leave in time to catch a 6.30 p.m. plane for Perth.

I now find that the Perth plane will be leaving about an hour earlier. This means that I will have to leave you shortly after 4 o'clock. I hope this will fit in with your arrangements.

With all good wishes and the season's greetings,

Yours sincerely, ~

*Geoff Whitlam*

Kmalu bo minilo deset let, kar sva s patrom provincialom Marijanom Valenčakom bila pri Vas na obisku. Še vedno v duhu gledam vse kraje, ki sem jih takrat obhodel. Začeli smo v Sydneyu, kjer je bila blagoslovitev nove cerkve sv. Rafaela, birma, misijon. Vse je bilo tako slavnostno razpoloženo, toliko lepih srečanj smo imeli, toliko prisrčnih razgovorov. Vsi ti dragi obrazi so mi še vedno v spominu. Iz Sydneya smo obiskali Wollongong, Brisbane, Mount Iso in še nekaj manjših naselbin, kjer bivajo Slovenci. Potem smo šli na pot preko Canberre proti Melbournu, kjer smo skupaj doživeli veličasten evharistični kongres, pri katerem so sodelovali tudi naši Slovenci. V cerkvi sv. Cirila in Metoda, ki jo je štiri leta prej blagoslovil koprski škof Jenko, smo se ob tridnevnicu duhovno prenavljali, nato pa imeli pod milim nebom na velikem dvorišču Baragovega doma svoj evharistični kongres v malem in veliko slovensko birmo.

Po kongresu smo šli na dolgo pot proti Adelaidi. Tam še niste imeli svoje cerkve, imeli pa ste že svoje skromno središče, ki Vam ga je pripravil pater Bazilij. Zelo sem vesel, da je patru Janezu uspelo zgraditi novo cerkev, ki Vam jo bo v februarju blagoslovil slovenski metropolit in naš nadškof dr. Šuštar. V duhu bom med Vami navzoč. Iz srca čestitam slovenski skupnosti v Adelaidi in okolici, ki se bo odslej lahko zbirala v cerkvi, ki ste jo sami zgradili.

Tudi obiska na otoku Tasmaniji, ki je del Avstralije, ne morem pozabiti. Tudi v ta daljni košček sveta je zašel slovenski človek, ki se je tako veselil obiska iz domovine.

V okolici Melbournu smo obiskali vrsto naselbin s slovenskimi rojaki, Geelong, Morwell itd. Povsod so bile lepe naše slovenske maše in srečanja po njih. Še danes dobivam voščila za praznike s teh krajev od dobrih ljudi.

Moja pot se je zaključila v zahodnem Perthu. Takrat se je ozračje že ohladilo in imam zato še toliko lepše vtise.

Dragi rojaki! Moj obisk v Avstraliji ni bil samo veselje za Vas, ampak veselje in lepo doživetje tudi za mene. Trudili smo se vsi, da bi se tiste dni kot verni kristjani globlje zavedli svojega krščanskega poklica, se utrdili v veri svojih očetov in mater, obenem pa poglobili tudi svojo slovensko zavest in povezo z domovino.

Od dne do dne sem bolj občudoval Vaše duhovnike, ki že dolga leta delajo in živijo med Vami. Videl sem njihov čisti idealizem. Nikjer niso iskali sebe in svojih koristi, pač pa so povsod in vedno bili kakor služabniki Vaše vere. Kakšne romane bi nam lahko napisala pater Bazilij in pater Valerijan, če bi hotela opisati vse, kar sta v teh letih storila, ne samo v verskem, temveč tudi v narodnem in socialnem oziru za Vas. Pater Bazilij ni zastonj dobil odlikovanja angleške kraljice, česar smo se tudi doma iz srca razveselili.

Dragi slovenski bratje in sestre. Iz srca se veselim z Vami, da Vas bo kmalu obiskal naš ljubljanski nadškof, ki Vam bo prinesel pozdrave iz domovine in božji blagoslov. Tudi on prihaja med Vas zato, da bi Vas utrdil v veri in slovenskem prepričanju, da bi dal od blizu priznanje Vašim duhovnikom, da bi z Vami molil in se veselil ob blagoslovitvi že tretje slovenske cerkve na avstralskih tleh. Sprejmite ga z veseljem in spoštovanjem kot Gospodovega odposlanca in zvestega sina naše slovenske domovine.

Vsem sydneyjskim slovenskim vernikom, graditelju cerkve svetega Rafaela patru Valerijanu, našim dragim sestram frančiškankam Brezmadežne, iskreno čestitam ob prvem jubileju Vaše cerkve, ki naj bo še naprej Vaše priljubljeno središče.

Mati Marija, Slovencev mati in kraljica, naj srečno vodi življenje čolnič vsakega izmed Vas!

Prisrčno Vas vse v Gospodu pozdravlja

Vaš vdani

+*Stanislav Levnič*



EN

# Land Tax Office

THE PUBLIC OFFICER  
TRIGLAV CLUB LTD  
P.O. BOX 61  
CANLEY HEIGHTS 2166 16

Level 12  
M.L.C. Centre  
19-29 Martin Place  
Sydney 2000  
Box 7039 G.P.O., Sydney 2001

Our reference: 221720

Your reference:

26 SEP 1983

Telephone: 231 8888

DX.12 Sydney

Dear Sir,

Land Tax Management Act, 1956.

Land tax in respect of land owned at 31st December, 1982

There is no record of a current land tax return having been received although a return was lodged or tax payable for the previous year.

You are reminded that returns are required to be lodged annually (by early February each year) but if an owner has ceased to be liable for land tax, details of the change of circumstances may be advised by letter (including in respect of each parcel disposed of, the name of the purchaser or transferee and the date possession was given).

Unless advice is to be furnished indicating that a return is not considered necessary, you are required pursuant to Section 12 (2) of the above Act to furnish within 21 days on one of the forms enclosed a return of land owned at the above date.

It is pointed out that additional tax on any tax payable is incurred for late lodgment of a return and attention is also directed to Section 71 (1) which provides a penalty up to \$200 for failure to furnish any return.

Yours faithfully,

R. F. O'ROURKE,  
Commissioner.

Per: *DA*

(C/R)



# Land Tax Office

The Public Officer,  
Triglav Club Ltd.,  
P O Box 61,  
CANLEY HEIGHTS 2166 16

Level 12  
M.L.C. Centre  
19-29 Martin Place  
Sydney 2000  
Box 7039 G.P.O., Sydney 2001  
DX 12 Sydney

Our reference: 221720

Your reference:

Telephone: 231 8888  
DX. 12 Sydney

Dear Sir,

17 SEP 1984

Land Tax Management Act, 1956

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It is pointed out that additional tax on any tax payable is incurred for late lodgment of a return and attention is also directed to Section 71(1) which provides a penalty up to \$200 for failure to furnish any return.

Yours faithfully,

R. F. O'ROURKE,  
Commissioner.

Per: *M*

(C/R)

L.T. 380 This return should be lodged on or before 1st February, 1984 with the Commissioner of Land Tax,  
Level 12, M.L.C. Centre, 19-29 Martin Place, Sydney 2000 (Box 7039, G.P.O., Sydney 2001)

**FORM A**

Ex. App. No.

To (Date)

NEW SOUTH WALES

**LAND TAX 1984**



FILE No.

Office Use Only

T.I.A.

Assessed

Checked

Issued

**RETURN OF LAND OWNED** jointly or severally as at midnight on 31st December, 1983, by the undermentioned owner(s) made in pursuance of the Land Tax Management Act, 1956 and Regulations thereunder with respect to all land within New South Wales which is not exempt from taxation.

Name of Owner or Joint Owners, Company, Trust, Partnership, etc.	Mr	Surname: Block Letters	Full Christian or Other Names: Block Letters
	Mrs		
Residential Address(es) or Registered Office (where corporation)	Miss		Occupation of owner:
Address for Service of Notices			Postcode:

NOTE: SCHEDULE A supplied herewith (page 2A) must be completed and lodged with this return.

TOTAL LAND VALUE—from attached Schedule A— (refer paragraph II of Information sheet)	\$	Office use only
Of all land used for primary production (if liable) .. .. .		
Of all other land .. .. .		
TOTAL LAND VALUE of all land owned as at midnight on 31st December, 1983 .. .. .	\$	

(Please complete Schedule I and other Schedules as applicable. Where a tax deduction or rebate is claimed, complete section at foot of page.)

**DECLARATION**

I, the person making this Return, do hereby declare that this Return and the statements contained therein are, to the best of my knowledge and belief, true, accurate and complete in every particular.

Capacity in which

return is made: \_\_\_\_\_ (As Owner, Partner, Public Officer, Agent, Trustee, etc.)

Date \_\_\_\_\_ SIGNATURE \_\_\_\_\_

**DEDUCTIONS AND REBATES CLAIMED**—Please show particulars of any concessions claimed (other than the statutory deduction referred to in paragraph 14 of the Information Sheet; or any deductions for life assurance societies—refer Schedule 7 of this return; and non-profit associations—refer Schedule 9).

	Section	Brief Description of Concession	Information Sheet—refer paragraph	Item No. Schedule A	Concession Claimed Section
Land Tax Management Act, 1956 .. .. .	9A	Postponement of tax regarding "attributable part" ..	17		
Land Tax Management Act, 1956 .. .. .	25, 26 (3), 27 (4), 30, or 32 (2)	Deduction(s) to prevent double taxation of secondary taxpayers.	5		
Land Tax Act, 1956 .. .. .	3A, 3B	Rebate for residential units (home units) when land is owned by joint owners or a home unit company.	8		
Land Tax Act, 1956 .. .. .	3C	Rebate for an owner-occupied "flat" where part of owners land or building(s) is used for other purposes.	8		

This form to be used only by persons who did not lodge returns for taxation year 1983. Persons who lodged returns for the taxation year 1983 should use form B.

**1984**

### Details of acquisition of land described in Schedule A

[illegible]

1984

Particulars of all lands owned at midnight on 31st December, 1983, which are not exempt from taxation

**To be completed in conjunction with return**

**File No.** \_\_\_\_\_  
(Each distinct parcel of land must be shown separately)

[illegible]

This is the Schedule A referred to in the Return of Land owned as at 31st December, 1983, and dated \_\_\_\_\_ (Signature)\_\_\_\_\_

N.B. Please attach valuation notice for each parcel to page 3 of the return. Do not use rate notices to ascertain the LAND VALUE of land returned.

Copies of this schedule on separate sheets are available from the Land Tax Office if required.



# NEW SOUTH WALES LAND TAX INFORMATION SHEET, 1984

These notes are not exhaustive and are designed only for general assistance to taxpayers in the preparation of returns. For further details reference should be made to the Land Tax Management Act, 1956 (hereinafter referred to as "the Act") and the Land Tax Act, 1956, copies of which may be obtained from the New South Wales Government Information Centre, 55 Hunter Street, Sydney.

The information incorporates certain variations due to proposed amendments expected to be introduced by amending legislation for 1984. Concessions proposed relate to an increase of the general threshold to \$50,000 and a minimum assessment of \$50. The proposed amendments also concern the assessment of related companies, the liability of land held under discretionary trusts, and increased additional tax for late lodgment of returns and late payment of tax. Amendment of some definitions and other provisions are also proposed.

Additional information concerning land tax may be obtained by enquiry to the Land Tax Office, Level 12, MLC Centre, 19-29 Martin Place, Sydney 2000 or telephoning (02) 231 8888 between 9.00 a.m. and 4.30 p.m.—please ask for "ENQUIRIES".

## CONTENTS

1. Owners liable to furnish returns
2. Penalties
3. Return Forms
4. Special forms of ownership
5. Primary and Secondary Taxpayers
6. Companies
7. Agents
8. Concessions for Principal Place of Residence
9. Strata Lots
10. Land used for Primary Production
11. Land Value
12. Valuation Districts Revalued
13. Basis of Assessment
14. Statutory Deductions
15. Rates of Tax
16. Objections against Assessments
17. Postponement of Payment
18. Sales—unpaid land tax a charge
19. Exemptions

**1. OWNERS OF LAND LIABLE TO FURNISH RETURNS**—are owners (whether sole or joint owners) who at midnight on 31st December, 1983 owned in New South Wales:

- (a) one or more parcels of land (which includes a residential lot in a Strata Plan) of which the total land value exceeds \$54,027;
- (b) a non residential lot in a Strata Plan where the land value of the land on which the building is erected exceeds \$54,027;

In arriving at the total land value of liable land, owners should exclude the land value of any land that is clearly exempt from liability but should include, where applicable, any land or interest in land which is deemed to be owned under any of the special forms of ownership specifically referred to in the Act—refer paragraph 4. Returns are required to be lodged as indicated if the following circumstances apply.

- **SOLE OWNER**—if liable as above;
- **JOINT OWNERS**—in their joint names where the total liable land value of their jointly owned land(s) exceeds \$54,027;
- **EACH JOINT OWNER**—if the proportion of the value of all land(s) jointly owned when added to the value of any land(s) solely owned exceeds \$54,027—refer paragraph 5 regarding deduction to prevent double taxation;
- **COMPANIES OR JOINT OWNERS**—in respect of land on which company title home units or jointly owned residential units are erected and the land value of the land exceeds \$54,027. The company or joint owners may be entitled to a reduction in the tax payable in certain cases—see paragraph 8;
- **RELATED CORPORATION**—where the total land value of liable land owned by the company when aggregated with land owned by any related corporation(s) exceeds \$54,027.

Owners liable within the abovementioned categories for 1984 and who lodged a return for 1983, are required to lodge a return on Form B for 1984 irrespective of whether or not there has been any change in land holdings between midnight on 31st December, 1982 and midnight on 31st December, 1983.

## OWNERS WHO HAVE CEASED TO BE LIABLE TO FURNISH RETURNS

To obviate queries, owners who lodged returns for 1983 and whose land holdings as at midnight on 31st December, 1983 do not attract liability should furnish by letter details of land which has been disposed of or sold. The full name of the transferee or purchaser and date of possession should be stated.

No advice or return is required however where the assessed land value for 1983 did not exceed \$54,027 and no land was revalued or acquired during 1983 to increase the total land value above \$54,027.

**2. PENALTIES**—Any person required to furnish a return who fails to do so by the due date or who fails to include in the return any taxable land owned is liable to substantial additional tax.

**3. RETURN FORMS**—Two forms are provided—  
FORM A is for use by owners who did not lodge returns for 1983. Details of ALL non-exempt land must be included in Schedule A (which is supplied with Form A), to be lodged with the completed return in which information is also to be furnished under Schedules I to II, where applicable.  
FORM B is for use by owners who lodged returns for 1983. In Schedules I to II of the return, it is only necessary to indicate variations from land holdings and information in the 1983 return. Schedule 8 should be completed by all companies for 1984.

## 4. SPECIAL FORMS OF OWNERSHIP—

- (a) **Joint owners, etc.**—means persons who own land jointly or in common and includes persons who have a life or greater interest in shares of income from the land. Where persons own land individually and such land is used by a partnership of which they are members, they are deemed, for the purpose of land tax, to be joint owners of such land.
- (b) **Trustees**—includes executors, administrators, guardians, committees, receivers, and liquidators. Trustees should refer to Section 64 of the Act in regard to the liability imposed on them.  
A separate return must be lodged for each trust.
- (c) **Beneficiaries under Trusts, Settlements and Wills**—Returns are not required by Annuitants, but Life Tenants and others who derive an interest in land under Trusts, Settlements and Wills, must furnish returns including their interest under the Trust, Settlement or Will as well as any other land owned by them either individually or as joint owners.
- (d) **Persons deemed to be owners**—These include—  
any person to whom the Crown has contracted to grant the fee simple of any land, e.g., Conditional Purchases, Settlement Purchases, etc.;  
any person who holds a lease in perpetuity from the Crown;  
any person owning a freehold estate less than the fee simple (other than under a lease for life) to the exclusion of remaindermen or reversioners;  
any person owning an equitable estate in land;  
any purchaser of land so soon as he has obtained possession of the land;  
a vendor of land until possession of the land has been delivered to the purchaser and at least 15 per cent of the purchase money paid, unless exempted by the Commissioner—refer to Section 26 of the Act;

any person receiving (e.g., as beneficiary) the income from a business carried on on land by some other person who is the legal owner of the land (e.g., a trustee);

mortgagees who in regard to the land mortgaged have, for 3 years prior to 1st January, 1984, used that land, been in receipt of the rents and profits of that land, been in receipt of the income of any business carried on on such land or appointed a receiver of the rents and profits of that land;

any person occupying, controlling or using land where there is no lease or agreement for lease for a definite term in respect of the occupancy, use or control of the land.

**5. PRIMARY AND SECONDARY TAXPAYERS**—In certain cases, the Act provides for the inclusion of land in the assessments of both a primary taxpayer (usually the legal owner) and a secondary taxpayer.

For example, joint owners are taxed as primary taxpayers in a joint assessment and each joint owner is a secondary taxpayer in respect of an interest in the jointly owned land in a separate assessment.

To prevent double taxation, however, a person assessed in respect of land as secondary taxpayer is entitled to have deducted from the land tax payable the lesser of the following amounts:

- (a) The tax payable in respect of that land in the separate assessment.
- (b) The tax payable in respect of that land in the primary taxpayer's assessment.

**6. COMPANIES**—Every company which is a taxpayer must, unless exempted by the Commissioner, be represented by a "public officer" in New South Wales and any "public officer" is answerable for doing all things required of companies under the Act. "Public Officers" should refer to Section 63 of the Act in regard to the liability imposed on them.

Companies which are affected related corporations are liable to be assessed (usually separately) to tax which is in total the same as if all the lands owned by the related corporations were owned by a single company. Appropriate information or notation should be included in Schedule 8 of the return form.

**7. AGENTS**—Persons who control land in New South Wales owned by taxpayers resident outside New South Wales are required to furnish returns on behalf of their Principals and are liable for doing all things required of the Principal in respect of the land controlled. Agents should refer to Section 64 of the Act in regard to the liability imposed on them.

Before making returns agents should enquire of their Principals whether they own any other land in New South Wales.

**8. CONCESSION FOR PRINCIPAL PLACE OF RESIDENCE OF AN OWNER (NOT BEING A COMPANY)**—Where land is used and occupied as an owner's principal place of residence (see explanation below), a land tax concession, either as an exemption, partial exemption or rebate of tax, may be available.

The nature and extent of the concession and the method of application varies with the type of residence, the form of ownership, the use and occupation of the building(s) or land and the area of the land.

The principal place of residence may come under one of the four classifications shown hereunder with a brief description of each, short notes on the concession available and how to apply.

Classification	Brief description	Concession and how to apply
(A) RESIDENTIAL STRATA LOT—refer Section 10 (1) (r) (i) of the Act and paragraph 9 below.	a residential lot registered under the Strata Titles Act, 1973, such as a home unit or villa.	Exemption (irrespective of value)—complete Schedule 11 of the return form.
(B) RESIDENTIAL LAND—refer Section 10 (1) (r) (ii) and 10 (1) (u) of the Act—also Section 10 (4) and 10 (5).	a parcel of land on which there is an owner-occupied dwelling such as a house or cottage used solely for residential purposes.	Exemption or partial exemption (irrespective of value) according to area of parcel—(see further notes below) complete Schedule 11 of the return form.

An exemption may apply, where the area of the land does not exceed—

- (i) 2 100 square metres; or
- (ii) 2 hectares and where subdivision of the land is prevented by an environmental planning instrument.

A partial exemption is provided where the area of the land exceeds the areas stated. The partial exemption is the proportion of the land value of the land represented by 2 100 sq m or 2 hectares respectively over the total area of the land.

**(C) RESIDENTIAL UNIT**—refer Sections 3A and 3B Land Tax Act, 1956.  
a home unit in a home unit building when the land is owned by:  
(i) joint owners; or  
(ii) a home unit company; and exclusive rights of occupancy of the unit is held by virtue of the ownership of the interest in the land or of the shares in the company.  
Rebate of a portion of the tax otherwise payable—show "residential units" or "home units" under Deductions and Rebates claimed on page I of the return of the joint owners or company owning the land.

The rebate is a prescribed proportion referable to each residential unit. Appropriate application form for completion by all joint owners, or all shareholders, will be forwarded from the Land Tax Office when the concession is claimed.

The liability for land tax in respect of the land on which the residential unit building stands, remains that of the joint owners of the land, or of the company owning the land. A return must be lodged notwithstanding that a rebate of the whole of the tax may apply in some cases.

(D) FLAT—refer Section 3C Land Tax Act, 1956.

an owner-occupied flat or residence in a building on the land but part of the building(s) or land is used or occupied for other purposes.

Rebate of Tax—show "Flat" under Deductions and Rebates claimed on page 1 of the return.

The rebate is a prescribed proportion in relation to such flat. The appropriate application form will be forwarded when the concession is claimed.

The concessions do not apply where the owner or one of the owners of a strata lot, the residential land, a residential unit or a flat is a company. PRINCIPAL PLACE OF RESIDENCE.—For the 1984 tax year land is not used or occupied as the principal place of residence of a person unless—

- that land and no other land has, since 1st July, 1983 been continuously used and occupied by that person for residential purposes and for no other purpose;
- in any other case, the Commissioner is satisfied that the land is used and occupied as that person's principal place of residence. In such case, representations in writing should accompany the return.

N.B. The fact that one room (and no more) was let for residential purposes may be disregarded.

9. STRATA LOTS.—The liability of strata lots to land tax under the land tax legislation is imposed by Section 95 of the Strata Titles Act, 1973, under which strata lots may be residential or non-residential.

A residential lot is a lot designed and intended for occupation or use for the purposes of a residence and/or accommodating not more than two motor vehicles, which lot has not, during 1983, been otherwise occupied or used. A non-residential lot is a lot other than a residential lot.

The land value of a strata lot whether residential or non-residential is an amount that bears to the land value of the strata parcel of land, the same proportion as the unit entitlement of that lot bears to the aggregate unit entitlement. The value of strata lots (unless exempt as the principal place of residence—see 8 above) is to be taken into account in determining a liability to furnish returns.

Particular attention is drawn to paragraph 1 (b) in relation to non-residential lots and the need to furnish a return where the land value of the full strata parcel of land exceeds \$54,027. A return is required in such circumstances irrespective of whether any other land is owned or not, and notwithstanding that the land value of the non-residential lot itself may be less than \$54,027.

Special provisions regarding the calculation of land tax apply where a lot is a non-residential lot.

10. LAND USED FOR PRIMARY PRODUCTION—means land used primarily for—

- the cultivation thereof for the purpose of selling the produce of such cultivation;
- the maintenance of animals or poultry thereon for the purpose of selling them or their natural increase or bodily produce;
- the keeping of bees thereon for the purpose of selling their honey;
- a nursery within the meaning of the Horticultural Stock and Nurseries Act, 1969, being a nursery in respect of which a person is registered under that Act as a nurseryman; or
- the propagation for sale of mushrooms, orchids or flowers.

Land used for primary production is exempt where owned by—

- individuals (natural persons), exempt proprietary companies incorporated in New South Wales, or by exempt proprietary companies incorporated outside New South Wales and which are registered in New South Wales under Division 5 of Part XIII of the Companies (New South Wales) Code or are recognized companies within the meaning of that Code;
- companies (other than those specified in (a)) which derive not less than nine-tenths of their gross income from primary production and which have been declared by the Governor, by order published in the Gazette, on the recommendation of the Commissioner, to be companies to which Section 10 (1) (s) of the Act applies. Exemption is not automatic. Application should be made and should be accompanied by copies of the companies' accounts for the accounting year immediately preceding the 1st January, 1984;

except where owned jointly with a company that is not exempt.

11. LAND VALUE—of a parcel of land for land tax purposes is the land value (L.V.) which at midnight on 31st December, 1983 appeared in the valuation list last furnished to a council by the Valuer-General (except land in the Western Division). Refer Section 54 of the Act.

The L.V. to be shown in the return should be obtained from the Valuer-General's notice(s) of valuation which should be attached to page 3 of the return. All notices will be returned.

Notices of valuation may show in addition to the L.V., a rating base factor (R.B.F.). These amounts are for council rating purposes only and are not applicable for land tax purposes. Consequently council rate notices should no longer be used to ascertain for land tax purposes, the L.V. of land being returned.

Where land is subject to a permanent conservation order or a conservation scheme under the Heritage Act, 1977, a "heritage valuation" applies for assessment of land tax.

No deduction is allowable for amounts owing by an owner under any mortgage or other charge on land or as unpaid purchase money.

Land tax returns are to be furnished on the basis of the land values referred to above irrespective of whether any objection against a valuation has been made. Any such objections to valuations should be lodged within prescribed times to the appropriate valuing authority and NOT to the Commissioner of Land Tax.

Land tax may be assessed levied and recovered as if no objection to valuation were pending but provision exists for adjustment where a valuation is altered on objection—refer Section 54 (6), (7) and (8) of the Act. Taxpayers should notify the Land Tax Office after a valuation is altered on objection so that appropriate adjustment of the return or assessment may be made. The notice of decision from the Valuing Authority should be furnished to verify the alteration of the land value.

12. VALUATION DISTRICTS IN WHICH REVALUATIONS APPLICABLE FOR THE 1984 LAND TAX YEAR HAVE BEEN MADE.

Revaluation Effective 1st January, 1984

DISTRICT	DISTRICT	DISTRICT	DISTRICT
Ashfield	Drummoyne	Manly	Quirindi
Ballina	Forbes (formerly Jemalong and Forbes)	Mosman	Ryde
Bankstown	Gloucester	Mullwaree	Scone
Beilangen	Gosford	Narrandera	Uralla
Blacktown	Griffith (formerly Wado)	Narramine	Wakool
Bogan	Hawkesbury (formerly Colo and Windsor)	North Sydney	Waggett
Botany	Hume	Orange	Waverley
Campbelltown	Kogarah	Port Stephens	Wellington
Coolum	Kuring-Gai	Queanbeyan	Wollongong
Corowa	Lake Macquarie		Woolahra

13. BASIS OF ASSESSMENT.—Taxpayers will be assessed on the taxable value of all land in New South Wales owned by them at midnight on 31st December, 1983 for the tax year from 1st January, 1984 to 31st December, 1984.

The taxable value of all land owned is the total of the land value of each parcel of the land, which is not exempt from taxation, less the deduction(s) (if any) set out in paragraph 14.

Deductions from tax (rebates) are also available in certain circumstances—refer paragraph 8.

Land tax is calculated separately in respect of each taxable parcel owned which is subject to a permanent conservation order or a conservation scheme under the Heritage Act, 1977.

A notice of assessment showing the amount of tax payable will be issued after an assessment is made. Land Tax is due and payable 30 days after the date of issue of such notice of assessment.

14. STATUTORY DEDUCTIONS (Refer Section 9 of the Act)—

Where the total land value of all liable land owned (including land used for primary production) exceeds \$50,000 but is less than \$75,000, a deduction from the total land value is provided to arrive at the taxable value on which tax is assessed. The deduction is \$50,000 reduced by \$2 for each \$1 by which the total land value exceeds \$50,000.

e.g. Total land value .. .. .	\$	64,000
less deduction 50,000 less 28,000 (14,000 x 2) .. .. .		22,000
Taxable land value .. .. .		42,000

Note.—The above deduction is not available for land or interest in land held under a discretionary trust.

15. RATES OF TAX.

Where the taxable value as assessed (after any statutory deduction)	Rates of Land Tax
does not exceed \$5,000	0.3c for each \$1 of the taxable value
exceeds—	
\$5,000 but does not exceed \$10,000	\$15.00 plus 0.45c for each \$1 of the taxable value in excess of \$5,000
\$10,000 .. .. .	\$37.50 .. 0.6c .. \$1 .. .. \$10,000
\$20,000 .. .. .	\$97.50 .. 0.75c .. \$1 .. .. \$20,000
\$30,000 .. .. .	\$172.50 .. 0.9c .. \$1 .. .. \$30,000
\$40,000 .. .. .	\$262.50 .. 1.05c .. \$1 .. .. \$40,000
\$50,000 .. .. .	\$367.50 .. 1.2c .. \$1 .. .. \$50,000
\$60,000 .. .. .	\$487.50 .. 1.35c .. \$1 .. .. \$60,000
\$70,000 .. .. .	\$622.50 .. 1.5c .. \$1 .. .. \$70,000
\$80,000 .. .. .	\$772.50 .. 1.65c .. \$1 .. .. \$80,000
\$90,000 .. .. .	\$937.50 .. 1.8c .. \$1 .. .. \$90,000
\$100,000 .. .. .	\$1,117.50 .. 1.95c .. \$1 .. .. \$100,000
\$110,000 .. .. .	\$1,312.50 .. 2.1c .. \$1 .. .. \$110,000
\$120,000 .. .. .	\$1,522.50 .. 2.25c .. \$1 .. .. \$120,000
\$130,000 .. .. .	\$1,747.50 .. 2.4c .. \$1 .. .. \$130,000

Example of calculation using above table—

Taxable Value \$14,648 (i.e., between \$10,000 and \$20,000)

Tax as per table on \$10,000 .. .. .	\$	37.50
Tax on \$4,648 at 0.6c per \$1 .. .. .		27.88
Total tax payable (disregarding units of cents) .. .. .		65.30

16. OBJECTIONS AGAINST ASSESSMENTS.—Any taxpayer who is dissatisfied with an assessment may, within 30 days after service of the notice of assessment, lodge with the Commissioner an objection in writing against the assessment, stating fully and in detail the grounds of the objection.

No objection can be made to the Commissioner against the valuation of land shown in any assessment if it is the applicable land value—refer to paragraph 11.

17. POSTPONEMENT OF PAYMENT.—Where land which is not exempt has been the subject of a determination of the attributable part of the land value as referred to in Section 160C of the Local Government Act, application may be made for postponement of the tax referable to such attributable part.

The application (no special form necessary), should accompany the return lodged, and confirm that the land was used or occupied solely as the site of a single dwelling house as at 31st December, 1983.

18. SALES OF LAND—UNPAID LAND TAX IS A FIRST CHARGE ON THE LAND taxed and the charge remains on the land in the hands of any purchaser until the tax is paid.

Purchasers of land may apply for a certificate showing if there is any land tax charge on any land which they propose to buy. Applications for a certificate must be made on the official forms which may be obtained from the Land Tax Office or Clerks of Petty Sessions. An application fee of \$3.00 is payable by affixing a duty stamp for that amount to the application form.

Refer to paragraph 4 (d) above regarding liability of vendors.

19. Exemptions.—Section 10 of the Act sets out a number of specific exemptions from Land Tax. Any person, authority, association or society, in doubt as to whether land owned is exempt should seek a decision from the Land Tax Office. Exemptions relative to the "principal place of residence" and of "land used for primary production" have been referred to in paragraphs 8 and 10.

Land Tax Office,  
Level 12,  
M.L.C. Centre,  
19-29 Martin Place,  
Sydney, N.S.W. 2000

R. F. O'ROURKE  
Commissioner of Land Tax

1984

**PLEASE ATTACH HERE**

- (a) Schedule A  
(b) notices of valuation and any separate schedules I to II or other annexures to the return.

Companies must complete Schedule 8

(If space provided in schedules insufficient, attach separate schedules to this page of the return)

**SCHEDULE 2 — Particulars of land held in joint ownership or partnership and of land owned in severalty and used by partnership — Sections 27 and 28**

Item No. Sch. A	If return is being made by joint owner or partner, state name of partnership, etc.	If return is being made by joint owners or partnership, state names and addresses of joint owners or partners	Proportionate interest owned in land value returned	Office use only
				\$

**SCHEDULE 3 — Particulars of estates held under Trusts or Wills — Sections 20, 24, and 25**

Item No. Sch. A	Date of commencement of Trust and name of testator or settlor	If return is being made by trustee(s), state names and addresses of beneficiary(ies)	Nature of interest of beneficiary(ies) <small>(Show "Discretionary" if land is held under a Discretionary Trust)</small>	State whether beneficiary(ies) are presently entitled	Office use only
					\$

**SCHEDULE 4 — Particulars of land in respect of which taxpayer has not paid 15 per cent of the full purchase money — Section 26**

Item No. Sch. A	Vendor's name and address	If taxpayer is in possession, state date of possession	Purchase price	Purchase money owing at midnight on 31st December, 1983	Office use only
			\$	\$	\$

**SCHEDULE 5 — Particulars of registered flocks of stud ewes owned by taxpayer and maintained on land owned by taxpayer — Section 9 (3) (d)**

Name and address of stud	Number of stud ewes	Name of sheepbreeders' association or society with which stud ewes were registered prior to 1st January, 1984

**SCHEDULE 6 . — Particulars of land used for primary production (for definition refer paras 10 and 14 of Information Sheet)**

Item No. Sch. A	(i) Purpose(s) for which land used at 31st December, 1983 (ii) Number and type of animals maintained; and/or (iii) Area under cultivation and type of crop(s) (iv) Nature and extent of any other uses	(i) Number of stock and/or quantity of produce disposed of during year ended 31st December, 1983 (ii) Value of stock and/or produce sold (iii) Name and address of selling agent

# 1984

(If space provided in schedules insufficient, attach separate schedules to page 3)

SCHEDULE 7 — Particulars relating to land owned and used by life assurance societies — Section 4, Land Tax Act					
Item No. Sch. A	Proportion of building used by society for life assurance	Rental value of proportion so used	Rental value of remainder	Amount allocated from the annual surplus last determined prior to 1st January, 1984	
				To policyholders	To shareholders
		\$	\$	\$	\$

SCHEDULE 8 — Particulars of all related corporations (within the meaning of the 1983 amendments to the Land Tax Management Act, 1956) which own land in New South Wales at midnight on 31st December, 1983.			
Name of related corporation (show "Nil" if none)	File number (if known)	Name of related corporation	File number (if known)

SCHEDULE 9 — Particulars of land owned and partly occupied by a non-profit association — Section 10 (2)					
Item No. Sch. A	Proportion of building occupied	Rental value of portion occupied	Rental value of remainder	Number of floors in building	Location of floor or floors occupied by association
		\$	\$		

SCHEDULE 10 — Particulars of land where the mortgagee of that land has, for three years prior to 1st January, 1984, used the land, been in receipt of the rents and profits of that land, been in receipt of the income from any business carried on on the land or appointed a receiver of the rents or profits of the land — Section 23		
Item No. Sch. A	Dates on which mortgagee's power was exercised	Name and address of the mortgagor or mortgagee as the case may be

SCHEDULE 11 — Exemption claimed for residential land or residential strata lot used and occupied solely as the principal place of residence of the owner or any one or more of the owners (not being a company) — refer paragraph 8 on Information Sheet as to "residential land", "residential strata lot" and "principal place of residence" — Section 10 (1) (r) and 10 (1) (u) — also Section 10 (4) and 10 (5)					
Municipality	Name of Street	Street No.	Lot No.	Dimensions or area	Name of owner(s) in occupation as principal place of residence

Where the area of the above residential land exceeds 2 100 square metres and subdivision of the land is precluded by an environmental planning instrument please also state—

- (i) Name/Reference of planning instrument: .....
- (ii) Zoning of land within planning instrument: .....
- (iii) Minimum area on subdivision within such zone: .....

L.T. 380 This return should be lodged on or before 1st February, 1984 with the Commissioner of Land Tax,  
Level 12, M.L.C. Centre, 19-29 Martin Place, Sydney 2000 (Box 7039, G.P.O., Sydney 2001)

**FORM A**

Ex. App. No.

To (Date)

NEW SOUTH WALES

**LAND TAX 1984**



FILE No.

Office Use Only

T.I.A.

Assessed

Checked

Issued

**RETURN OF LAND OWNED** jointly or severally as at midnight on 31st December, 1983, by the undermentioned owner(s) made in pursuance of the Land Tax Management Act, 1956 and Regulations thereunder with respect to all land within New South Wales which is not exempt from taxation.

Name of Owner or Joint Owners, Company, Trust, Partnership, etc.	Mr Mrs Miss	Surname: Block Letters	Full Christian or Other Names: Block Letters
Residential Address(es) or Registered Office (where corporation)			Occupation of owner:
Address for Service of Notices			Postcode:

NOTE: SCHEDULE A supplied herewith (page 2A) must be completed and lodged with this return.

TOTAL LAND VALUE—from attached Schedule A— (refer paragraph 11 of Information sheet)	\$	Office use only
Of all land used for primary production (if liable) .. .. .		
Of all other land .. .. .		
TOTAL LAND VALUE of all land owned as at midnight on 31st December, 1983 .. .. .	\$	

(Please complete Schedule 1 and other Schedules as applicable. Where a tax deduction or rebate is claimed, complete section at foot of page.)

**DECLARATION**

I, the person making this Return, do hereby declare that this Return and the statements contained therein are, to the best of my knowledge and belief, true, accurate and complete in every particular.

Capacity in which return is made: \_\_\_\_\_ (As Owner, Partner, Public Officer, Agent, Trustee, etc.)

Date \_\_\_\_\_ SIGNATURE \_\_\_\_\_

**DEDUCTIONS AND REBATES CLAIMED**—Please show particulars of any concessions claimed (other than the statutory deduction referred to in paragraph 14 of the Information Sheet; or any deductions for life assurance societies—refer Schedule 7 of this return; and non-profit associations—refer Schedule 9).

	Section	Brief Description of Concession	Information Sheet—refer paragraph	Item No. Schedule A	Concession Claimed Section
Land Tax Management Act, 1956 .. .. .	9A	Postponement of tax regarding "attributable part" ..	17		
Land Tax Management Act, 1956 .. .. .	25, 26 (3), 27 (4), 30, or 32 (2)	Deduction(s) to prevent double taxation of secondary taxpayers.	5		
Land Tax Act, 1956 .. .. .	3A, 3B	Rebate for residential units (home units) when land is owned by joint owners or a home unit company.	8		
Land Tax Act, 1956 .. .. .	3C	Rebate for an owner-occupied "flat" where part of owners land or building(s) is used for other purposes.	8		

This form to be used only by persons who did not lodge returns for taxation year 1983. Persons who lodged returns for the taxation year 1983 should use form B.

**1984**

## Details of acquisition of land described in Schedule A

2

Name \_\_\_\_\_

File No. \_\_\_\_\_  
 To be completed in conjunction with return  
 (Each distinct parcel of land must be shown separately)

[illegible]

(Signature) \_\_\_\_\_

**N.B. Please attach valuation notice for each parcel to page 3 of the return. Do not use rate notices to ascertain the LAND VALUE of land returned.**

Copies of this schedule on separate sheets are available from the Land Tax Office if required.



# NEW SOUTH WALES LAND TAX INFORMATION SHEET, 1984

These notes are not exhaustive and are designed only for general assistance to taxpayers in the preparation of returns. For further details reference should be made to the Land Tax Management Act, 1956 (hereinafter referred to as "the Act") and the Land Tax Act, 1956, copies of which may be obtained from the New South Wales Government Information Centre, 55 Hunter Street, Sydney.

The information incorporates certain variations due to proposed amendments expected to be introduced by amending legislation for 1984. Concessions proposed relate to an increase of the general threshold to \$50,000 and a minimum assessment of \$50. The proposed amendments also concern the assessment of related companies, the liability of land held under discretionary trusts, and increased additional tax for late lodgment of returns and late payment of tax. Amendment of some definitions and other provisions are also proposed.

Additional information concerning land tax may be obtained by enquiry to the Land Tax Office, Level 12, MLC Centre, 19-29 Martin Place, Sydney 2000 or telephoning (02) 231 8888 between 9.00 a.m. and 4.30 p.m.—please ask for "ENQUIRIES".

## CONTENTS

1. Owners liable to furnish returns
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3. Return Forms
4. Special forms of ownership
5. Primary and Secondary Taxpayers
6. Companies
7. Agents
8. Concessions for Principal Place of Residence
9. Strata Lots
10. Land used for Primary Production
11. Land Value
12. Valuation Districts Revalued
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14. Statutory Deductions
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17. Postponement of Payment
18. Sales—unpaid land tax a charge
19. Exemptions

any person receiving (e.g., as beneficiary) the income from a business carried on on land by some other person who is the legal owner of the land (e.g., a trustee);

mortgagees who in regard to the land mortgaged have, for 3 years prior to 1st January, 1984, used that land, been in receipt of the rents and profits of that land, been in receipt of the income of any business carried on on such land or appointed a receiver of the rents and profits of that land;

any person occupying, controlling or using land where there is no lease or agreement for lease for a definite term in respect of the occupancy, use or control of the land.

**1. OWNERS OF LAND LIABLE TO FURNISH RETURNS**—are owners (whether sole or joint owners) who at midnight on 31st December, 1983 owned in New South Wales:

- (a) one or more parcels of land (which includes a residential lot in a Strata Plan) of which the total land value exceeds \$54,027;
- (b) a non residential lot in a Strata Plan where the land value of the land on which the building is erected exceeds \$54,027;

In arriving at the total land value of liable land, owners should exclude the land value of any land that is clearly exempt from liability but should include, where applicable, any land or interest in land which is deemed to be owned under any of the special forms of ownership specifically referred to in the Act—refer paragraph 4.

Returns are required to be lodged as indicated if the following circumstances apply.

- **SOLE OWNER**—if liable as above;
- **JOINT OWNERS**—in their joint names where the total liable land value of their jointly owned land(s) exceeds \$54,027;
- **EACH JOINT OWNER**—if the proportion of the value of all land(s) jointly owned when added to the value of any land(s) solely owned exceeds \$54,027—refer paragraph 5 regarding deduction to prevent double taxation;
- **COMPANIES OR JOINT OWNERS**—in respect of land on which company title home units or jointly owned residential units are erected and the land value of the land exceeds \$54,027. The company or joint owners may be entitled to a reduction in the tax payable in certain cases—see paragraph 8;
- **RELATED CORPORATION**—where the total land value of liable land owned by the company when aggregated with land owned by any related corporation(s) exceeds \$54,027.

Owners liable within the abovementioned categories for 1984 and who lodged a return for 1983, are required to lodge a return on Form B for 1984 irrespective of whether or not there has been any change in land holdings between midnight on 31st December, 1982 and midnight on 31st December, 1983.

## OWNERS WHO HAVE CEASED TO BE LIABLE TO FURNISH RETURNS

To obviate queries, owners who lodged returns for 1983 and whose land holdings as at midnight on 31st December, 1983 do not attract liability should furnish by letter details of land which has been disposed of or sold. The full name of the transferee or purchaser and date of possession should be stated.

No advice or return is required however where the assessed land value for 1983 did not exceed \$54,027 and no land was revalued or acquired during 1983 to increase the total land value above \$54,027.

**2. PENALTIES**—Any person required to furnish a return who fails to do so by the due date or who fails to include in the return any taxable land owned is liable to substantial additional tax.

## 3. RETURN FORMS.—Two forms are provided—

FORM A is for use by owners who did not lodge returns for 1983. Details of ALL non-exempt land must be included in Schedule A (which is supplied with Form A), to be lodged with the completed return in which information is also to be furnished under Schedules 1 to 11, where applicable.

FORM B is for use by owners who lodged returns for 1983. In Schedules 1 to 11 of the return, it is only necessary to indicate variations from land holdings and information in the 1983 return. Schedule 8 should be completed by all companies for 1984.

## 4. SPECIAL FORMS OF OWNERSHIP—

- (a) **Joint owners, etc.**—means persons who own land jointly or in common and includes persons who have a life or greater interest in shares of income from the land. Where persons own land individually and such land is used by a partnership of which they are members, they are deemed, for the purpose of land tax, to be joint owners of such land.
- (b) **Trustees**—includes executors, administrators, guardians, committees, receivers, and liquidators. Trustees should refer to Section 64 of the Act in regard to the liability imposed on them.  
A separate return must be lodged for each trust.
- (c) **Beneficiaries under Trusts, Settlements and Wills.**—Returns are not required by Annuitants, but Life Tenants and others who derive an interest in land under Trusts, Settlements and Wills, must furnish returns including their interest under the Trust, Settlement or Will as well as any other land owned by them either individually or as joint owners.
- (d) **Persons deemed to be owners.**—These include—  
any person to whom the Crown has contracted to grant the fee simple of any land, e.g., Conditional Purchases, Settlement Purchases, etc.;  
any person who holds a lease in perpetuity from the Crown;  
any person owning a freehold estate less than the fee simple (other than under a lease for life) to the exclusion of remaindermen or reversioners;  
any person owning an equitable estate in land;  
any purchaser of land so soon as he has obtained possession of the land;  
a vendor of land until possession of the land has been delivered to the purchaser and at least 15 per cent of the purchase money paid, unless exempted by the Commissioner—refer to Section 26 of the Act;

**5. PRIMARY AND SECONDARY TAXPAYERS.**—In certain cases, the Act provides for the inclusion of land in the assessments of both a primary taxpayer (usually the legal owner) and a secondary taxpayer.

For example, joint owners are taxed as primary taxpayers in a joint assessment and each joint owner is a secondary taxpayer in respect of an interest in the jointly owned land in a separate assessment.

To prevent double taxation, however, a person assessed in respect of land as secondary taxpayer is entitled to have deducted from the land tax payable the lesser of the following amounts:

- (a) The tax payable in respect of that land in the separate assessment.
- (b) The tax payable in respect of that land in the primary taxpayer's assessment.

**6. COMPANIES.**—Every company which is a taxpayer must, unless exempted by the Commissioner, be represented by a "public officer" in New South Wales and any "public officer" is answerable for doing all things required of companies under the Act. "Public Officers" should refer to Section 63 of the Act in regard to the liability imposed on them.

Companies which are affected related corporations are liable to be assessed (usually separately) to tax which is in total the same as if all the lands owned by the related corporations were owned by a single company. Appropriate information or notation should be included in Schedule 8 of the return form.

**7. AGENTS.**—Persons who control land in New South Wales owned by taxpayers resident outside New South Wales are required to furnish returns on behalf of their Principals and are liable for doing all things required of the Principal in respect of the land controlled. Agents should refer to Section 64 of the Act in regard to the liability imposed on them.

Before making returns agents should enquire of their Principals whether they own any other land in New South Wales.

**8. CONCESSION FOR PRINCIPAL PLACE OF RESIDENCE OF AN OWNER (NOT BEING A COMPANY).**—Where land is used and occupied as an owner's principal place of residence (see explanation below), a land tax concession, either as an exemption, partial exemption or rebate of tax, may be available.

The nature and extent of the concession and the method of application varies with the type of residence, the form of ownership, the use and occupation of the building(s) or land and the area of the land.

The principal place of residence may come under one of the four classifications shown hereunder with a brief description of each, short notes on the concession available and how to apply.

Classification	Brief description	Concession and how to apply
(A) <b>RESIDENTIAL STRATA LOT</b> —refer Section 10 (1) (r) (i) of the Act and paragraph 9 below.	a residential lot registered under the Strata Titles Act, 1973, such as a home unit or villa.	Exemption (irrespective of value)—complete Schedule 11 of the return form.
(B) <b>RESIDENTIAL LAND</b> —refer Section 10 (1) (r) (ii) and 10 (1) (u) of the Act—also Section 10 (4) and 10 (5).	a parcel of land on which there is an owner-occupied dwelling such as a house or cottage used solely for residential purposes.	Exemption or partial exemption (irrespective of value) according to area of parcel—(see further notes below) complete Schedule 11 of the return form.

An exemption may apply, where the area of the land does not exceed—

- (i) 2 100 square metres; or
- (ii) 2 hectares and where subdivision of the land is prevented by an environmental planning instrument.

A partial exemption is provided where the area of the land exceeds the areas stated. The partial exemption is the proportion of the land value of the land represented by 2 100 sq m or 2 hectares respectively over the total area of the land.

(C) **RESIDENTIAL UNIT**—refer Sections 3A and 3B Land Tax Act, 1956.

a home unit in a home unit building when the land is owned by:  
(i) joint owners; or  
(ii) a home unit company; and exclusive rights of occupancy of the unit is held by virtue of the ownership of the interest in the land or of the shares in the company.

Rebate of a portion of the tax otherwise payable—show "residential units" or "home units" under Deductions and Rebates claimed on page 1 of the return of the joint owners or company owning the land.

The rebate is a prescribed proportion referable to each residential unit. Appropriate application form for completion by all joint owners, or all shareholders, will be forwarded from the Land Tax Office when the concession is claimed.

The liability for land tax in respect of the land on which the residential unit building stands, remains that of the joint owners of the land, or of the company owning the land. A return must be lodged notwithstanding that a rebate of the whole of the tax may apply in some cases.

(D) **FLAT**—refer Section 3C Land Tax Act, 1956.

an owner-occupied flat or residence in a building on the land but part of the building(s) or land is used or occupied for other purposes.

Rebate of Tax—show "Flat" under Deductions and Rebates claimed on page 1 of the return.

The rebate is a prescribed proportion in relation to such flat. The appropriate application form will be forwarded when the concession is claimed.

The concessions do not apply where the owner or one of the owners of a strata lot, the residential land, a residential unit or a flat is a company.

**PRINCIPAL PLACE OF RESIDENCE.**—For the 1984 tax year land is not used or occupied as the principal place of residence of a person unless—

- that land and no other land has, since 1st July, 1983 been continuously used and occupied by that person for residential purposes and for no other purpose;
- in any other case, the Commissioner is satisfied that the land is used and occupied as that person's principal place of residence. In such case, representations in writing should accompany the return.

N.B. The fact that one room (and no more) was let for residential purposes may be disregarded.

**9. STRATA LOTS.**—The liability of strata lots to land tax under the land tax legislation is imposed by Section 95 of the Strata Titles Act, 1973, under which strata lots may be residential or non-residential.

A residential lot is a lot designed and intended for occupation or use for the purposes of a residence and/or accommodating not more than two motor vehicles, which lot has not, during 1983, been otherwise occupied or used. A non-residential lot is a lot other than a residential lot.

The land value of a strata lot whether residential or non-residential is an amount that bears to the land value of the strata parcel of land, the same proportion as the unit entitlement of that lot bears to the aggregate unit entitlement. The value of strata lots (unless exempt as the principal place of residence—see 8 above) is to be taken into account in determining a liability to furnish returns.

Particular attention is drawn to paragraph 1 (b) in relation to non-residential lots and the need to furnish a return where the land value of the full strata parcel of land exceeds \$54,027. A return is required in such circumstances irrespective of whether any other land is owned or not, and notwithstanding that the land value of the non-residential lot itself may be less than \$54,027.

Special provisions regarding the calculation of land tax apply where a lot is a non-residential lot.

**10. LAND USED FOR PRIMARY PRODUCTION**—means land used primarily for—

- the cultivation thereof for the purpose of selling the produce of such cultivation;
- the maintenance of animals or poultry thereon for the purpose of selling them or their natural increase or bodily produce;
- the keeping of bees thereon for the purpose of selling their honey;
- a nursery within the meaning of the Horticultural Stock and Nurseries Act, 1969, being a nursery in respect of which a person is registered under that Act as a nurseryman; or
- the propagation for sale of mushrooms, orchids or flowers.

Land used for primary production is exempt where owned by—

- individuals (natural persons), exempt proprietary companies incorporated in New South Wales, or by exempt proprietary companies incorporated outside New South Wales and which are registered in New South Wales under Division 5 of Part XIII of the Companies (New South Wales) Code or are recognized companies within the meaning of that Code;
- companies (other than those specified in (a)) which derive not less than nine-tenths of their gross income from primary production and which have been declared by the Governor, by order published in the Gazette, on the recommendation of the Commissioner, to be companies to which Section 10 (1) (s) of the Act applies. Exemption is not automatic. Application should be made and should be accompanied by copies of the companies' accounts for the accounting year immediately preceding the 1st January, 1984;

except where owned jointly with a company that is not exempt.

**II. LAND VALUE**—of a parcel of land for land tax purposes is the land value (L.V.) which at midnight on 31st December, 1983 appeared in the valuation list last furnished to a council by the Valuer-General (except land in the Western Division). Refer Section 54 of the Act.

The L.V. to be shown in the return should be obtained from the Valuer-General's notice(s) of valuation which should be attached to page 3 of the return. All notices will be returned.

Notices of valuation may show in addition to the L.V., a rating base factor (R.B.F.). These amounts are for council rating purposes only and are not applicable for land tax purposes. Consequently council rate notices should no longer be used to ascertain for land tax purposes, the L.V. of land being returned.

Where land is subject to a permanent conservation order or a conservation scheme under the Heritage Act, 1977, a "heritage valuation" applies for assessment of land tax.

No deduction is allowable for amounts owing by an owner under any mortgage or other charge on land or as unpaid purchase money.

Land tax returns are to be furnished on the basis of the land values referred to above irrespective of whether any objection against a valuation has been made. Any such objections to valuations should be lodged within prescribed times to the appropriate valuing authority and NOT to the Commissioner of Land Tax.

Land tax may be assessed levied and recovered as if no objection to valuation were pending but provision exists for adjustment where a valuation is altered on objection—refer Section 54 (6), (7) and (8) of the Act. Taxpayers should notify the Land Tax Office after a valuation is altered on objection so that appropriate adjustment of the return or assessment may be made. The notice of decision from the Valuing Authority should be furnished to verify the alteration of the land value.

**12. VALUATION DISTRICTS IN WHICH REVALUATIONS APPLICABLE FOR THE 1984 LAND TAX YEAR HAVE BEEN MADE.**

Revaluation Effective 1st January, 1984

DISTRICT	DISTRICT	DISTRICT	DISTRICT
Ashfield	Drummoyne	Manly	Quirindi
Ballina	Forbes (formerly Jemalong and Forbes)	Mosman	Ryde
Bankstown	Gloucester	Mullwaree	Scone
Bellingen	Gosford	Narrandera	Uralla
Blacktown	Griffith (formerly Wade)	Narromine	Wakool
Bogan	Hawkesbury (formerly Colo and Windsor)	North Sydney	Walgett
Botany	Hume	Orange	Waverley
Campbelltown	Kogarah	Port Stephens	Wellington
Coolamon	Kuring-Gai	Queanbeyan	Wollongong
Corowa	Lake Macquarie		Woolahra

**13. BASIS OF ASSESSMENT.**—Taxpayers will be assessed on the taxable value of all land in New South Wales owned by them at midnight on 31st December, 1983 for the tax year from 1st January, 1984 to 31st December, 1984.

The taxable value of all land owned is the total of the land value of each parcel of the land, which is not exempt from taxation, less the deduction(s) (if any) set out in paragraph 14.

Deductions from tax (rebates) are also available in certain circumstances—refer paragraph 8.

Land tax is calculated separately in respect of each taxable parcel owned which is subject to a permanent conservation order or a conservation scheme under the Heritage Act, 1977.

A notice of assessment showing the amount of tax payable will be issued after an assessment is made. Land Tax is due and payable 30 days after the date of issue of such notice of assessment.

**14. STATUTORY DEDUCTIONS** (Refer Section 9 of the Act)—

Where the total land value of all liable land owned (including land used for primary production) exceeds \$50,000 but is less than \$75,000, a deduction from the total land value is provided to arrive at the taxable value on which tax is assessed. The deduction is \$50,000 reduced by \$2 for each \$1 by which the total land value exceeds \$50,000.

e.g. Total land value .. .. .	\$
less deduction 50,000 less 28,000 ((14,000 x 2) .. .. .	64,000
Taxable land value .. .. .	22,000
	42,000

**Note.**—The above deduction is not available for land or interest in land held under a discretionary trust.

**15. RATES OF TAX.**

Where the taxable value as assessed (after any statutory deduction)	Rates of Land Tax
does not exceed \$5,000	0.3c for each \$1 of the taxable value
exceeds—	
\$5,000 but does not exceed \$10,000	\$15.00 plus 0.45c for each \$1 of the taxable value in excess of \$5,000
\$10,000 .. .. .	\$20,000
\$20,000 .. .. .	\$37.50 .. 0.6c .. \$1 .. .. \$10,000
\$30,000 .. .. .	\$97.50 .. 0.75c .. \$1 .. .. \$20,000
\$40,000 .. .. .	\$172.50 .. 0.9c .. \$1 .. .. \$30,000
\$50,000 .. .. .	\$262.50 .. 1.05c .. \$1 .. .. \$40,000
\$60,000 .. .. .	\$367.50 .. 1.2c .. \$1 .. .. \$50,000
\$70,000 .. .. .	\$487.50 .. 1.35c .. \$1 .. .. \$60,000
\$80,000 .. .. .	\$622.50 .. 1.5c .. \$1 .. .. \$70,000
\$90,000 .. .. .	\$772.50 .. 1.65c .. \$1 .. .. \$80,000
\$100,000 .. .. .	\$937.50 .. 1.8c .. \$1 .. .. \$90,000
\$110,000 .. .. .	\$1,117.50 .. 1.95c .. \$1 .. .. \$100,000
\$120,000 .. .. .	\$1,312.50 .. 2.1c .. \$1 .. .. \$110,000
\$130,000 .. .. .	\$1,522.50 .. 2.25c .. \$1 .. .. \$120,000
\$140,000 .. .. .	\$1,747.50 .. 2.4c .. \$1 .. .. \$130,000

Example of calculation using above table—

Taxable Value \$14,648 (i.e., between \$10,000 and \$20,000)

Tax as per table on \$10,000 .. .. .	\$
Tax on \$4,648 at 0.6c per \$1 .. .. .	27.88
Total tax payable (disregarding units of cents) .. .. .	65.30

**16. OBJECTIONS AGAINST ASSESSMENTS.**—Any taxpayer who is dissatisfied with an assessment may, within 30 days after service of the notice of assessment, lodge with the Commissioner an objection in writing against the assessment, stating fully and in detail the grounds of the objection.

No objection can be made to the Commissioner against the valuation of land shown in any assessment if it is the applicable land value—refer to paragraph 11.

**17. POSTPONEMENT OF PAYMENT.**—Where land which is not exempt has been the subject of a determination of the attributable part of the land value as referred to in Section 160C of the Local Government Act, application may be made for postponement of the tax referable to such attributable part.

The application (no special form necessary), should accompany the return lodged, and confirm that the land was used or occupied solely as the site of a single dwelling house as at 31st December, 1983.

**18. SALES OF LAND—UNPAID LAND TAX IS A FIRST CHARGE ON THE LAND** taxed and the charge remains on the land in the hands of any purchaser until the tax is paid.

Purchasers of land may apply for a certificate showing if there is any land tax charge on any land which they propose to buy. Applications for a certificate must be made on the official forms which may be obtained from the Land Tax Office or Clerks of Petty Sessions. An application fee of \$3.00 is payable by affixing a duty stamp for that amount to the application form.

Refer to paragraph 4 (d) above regarding liability of vendors.

**19. Exemptions.**—Section 10 of the Act sets out a number of specific exemptions from Land Tax. Any person, authority, association or society, in doubt as to whether land owned is exempt should seek a decision from the Land Tax Office.

Exemptions relative to the "principal place of residence" and of "land used for primary production" have been referred to in paragraphs 8 and 10.

Land Tax Office,  
Level 12,  
M.L.C. Centre,  
19-29 Martin Place,  
Sydney, N.S.W. 2000

R. F. O'ROURKE  
Commissioner of Land Tax

1984

**PLEASE ATTACH HERE**

- (a) Schedule A  
(b) notices of valuation and any separate schedules I to II or other annexures to the return.

Companies must complete Schedule 8

(If space provided in schedules insufficient, attach separate schedules to this page of the return)

**SCHEDULE 2 — Particulars of land held in joint ownership or partnership and of land owned in severalty and used by partnership — Sections 27 and 28**

Item No. Sch. A	If return is being made by joint owner or partner, state name of partnership, etc.	If return is being made by joint owners or partnership, state names and addresses of joint owners or partners	Proportionate interest owned in land value returned	Office use only
				\$

**SCHEDULE 3 — Particulars of estates held under Trusts or Wills — Sections 20, 24, and 25**

Item No. Sch. A	Date of commencement of Trust and name of testator or settlor	If return is being made by trustee(s), state names and addresses of beneficiary(ies)	Nature of interest of beneficiary(ies) <small>(Show "Discretionary" if land is held under a Discretionary Trust)</small>	State whether beneficiary(ies) are presently entitled	Office use only
					\$

**SCHEDULE 4 — Particulars of land in respect of which taxpayer has not paid 15 per cent of the full purchase money — Section 26**

Item No. Sch. A	Vendor's name and address	If taxpayer is in possession, state date of possession	Purchase price	Purchase money owing at midnight on 31st December, 1983	Office use only
			\$	\$	\$

**SCHEDULE 5 — Particulars of registered flocks of stud ewes owned by taxpayer and maintained on land owned by taxpayer — Section 9 (3) (d)**

Name and address of stud	Number of stud ewes	Name of sheepbreeders' association or society with which stud ewes were registered prior to 1st January, 1984

**SCHEDULE 6 . — Particulars of land used for primary production (for definition refer paras 10 and 14 of Information Sheet)**

Item No. Sch. A	(i) Purpose(s) for which land used at 31st December, 1983 (ii) Number and type of animals maintained; and/or (iii) Area under cultivation and type of crop(s) (iv) Nature and extent of any other uses	(i) Number of stock and/or quantity of produce disposed of during year ended 31st December, 1983 (ii) Value of stock and/or produce sold (iii) Name and address of selling agent

# 1984

(If space provided in schedules insufficient, attach separate schedules to page 3)

**SCHEDULE 7 — Particulars relating to land owned and used by life assurance societies — Section 4, Land Tax Act**

Item No. Sch. A	Proportion of building used by society for life assurance	Rental value of proportion so used	Rental value of remainder	Amount allocated from the annual surplus last determined prior to 1st January, 1984	
				To policyholders	To shareholders
		\$	\$	\$	\$

**SCHEDULE 8 — Particulars of all related corporations (within the meaning of the 1983 amendments to the Land Tax Management Act, 1956) which own land in New South Wales at midnight on 31st December, 1983.**

Name of related corporation (show "Nil" if none)	File number (if known)	Name of related corporation	File number (if known)

**SCHEDULE 9 — Particulars of land owned and partly occupied by a non-profit association — Section 10 (2)**

Item No. Sch. A	Proportion of building occupied	Rental value of portion occupied	Rental value of remainder	Number of floors in building	Location of floor or floors occupied by association
		\$	\$		

**SCHEDULE 10 — Particulars of land where the mortgagee of that land has, for three years prior to 1st January, 1984, used the land, been in receipt of the rents and profits of that land, been in receipt of the income from any business carried on on the land or appointed a receiver of the rents or profits of the land — Section 23**

Item No. Sch. A	Dates on which mortgagee's power was exercised	Name and address of the mortgagor or mortgagee as the case may be

**SCHEDULE 11 — Exemption claimed for residential land or residential strata lot used and occupied solely as the principal place of residence of the owner or any one or more of the owners (not being a company) — refer paragraph 8 on Information Sheet as to "residential land", "residential strata lot" and "principal place of residence" — Section 10 (1) (r) and 10 (1) (u) — also Section 10 (4) and 10 (5)**

Municipality	Name of Street	Street No.	Lot No.	Dimensions or area	Name of owner(s) in occupation as principal place of residence

Where the area of the above residential land exceeds 2 100 square metres and subdivision of the land is precluded by an environmental planning instrument please also state—

- (i) Name/Reference of planning instrument: \_\_\_\_\_
- (ii) Zoning of land within planning instrument: \_\_\_\_\_
- (iii) Minimum area on subdivision within such zone: \_\_\_\_\_

TELEPHONE: 67 8511

AUSDOC DX322

AGENTS FOR DOYLES, GEELONG

PETER A. MCCABE DOYLE, LL.B.  
MITCHELL C. MCKENZIE, B.A., LL.M.  
CONSULTANTS:  
J. DESMOND MCCABE DOYLE, B.A., LL.B.  
JOHN L. MCCABE DOYLE, LL.B.

**DOYLE & KERR SOLICITORS**

450 LITTLE COLLINS STREET, MELBOURNE 3000

OUR REFERENCE:

PAD:RC

YOUR REFERENCE:

DATE: 11th November, 1982

The Secretary,  
Triglav Club Ltd.,  
P.O. Box 61,  
CANLEY HEIGHTS. N.S.W. 2166.

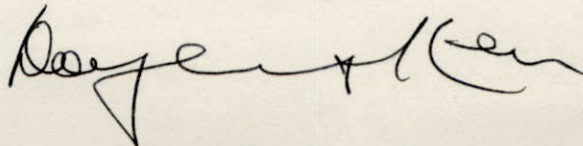
Dear Sir,

Re: Euro Furniture Pty. Ltd  
Re: Deed of Variation of Mortgage

We acknowledge receipt of your letter of the 4th inst., enclosing Deed of Variation of Mortgage in duplicate duly sealed by Triglav Club Limited.

We are holding these documents together with the original Mortgage documents and we enclose a memorandum of our costs and disbursements for your attention.

Yours truly,



Encl.

OUR REFERENCE: PAD:RC

YOUR REFERENCE:

DATE: 10th November, 1982

Triglav Club Limited,  
P.O. Box 61,  
CANLEY HEIGHTS. N.S.W. 2166.

1982  
Sept.

Re: Euro Furniture Pty. Ltd.  
Re: Variation of Mortgage

to  
Nov.

To our professional costs of acting on behalf  
of the Mortgagee in the preparation and  
engrossing of a Deed of Variation of Mortgage  
including all incidental telephone attendances,  
and correspondence relating thereto

\$120 00

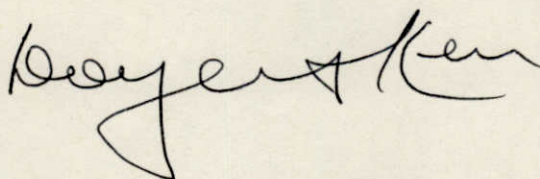
Disbursements

Minter Simpson & Co. - Costs

\$ 35 00

\$155 00

With Compliments,  
DOYLE & KERR



OUR REFERENCE: PAD:KS

YOUR REFERENCE:

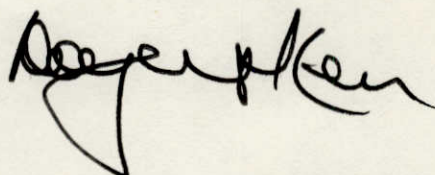
DATE: 9th June, 1983.

Triglav Club Limited  
P.O. Box 61  
CANLEY HEIGHTS N.S.W. 2166

RE: EURO FURNITURE PTY. LTD.  
RE: VARIATION OF MORTGAGE.

To our professional costs of acting on  
behalf of the Mortgagee in the preparation  
and engrossing of a Deed of Variation  
of Mortgage including all incidental  
telephone attendances and correspondence  
relating thereto.....

\$ 120 00



TELEPHONE: 67 8511

AUSDOC DX322

AGENTS FOR DOYLES, GEELONG

PETER A. MCCABE DOYLE, LL.B.  
MITCHELL C. MCKENZIE, B.A., LL.M.  
CONSULTANTS:  
J. DESMOND MCCABE DOYLE, B.A., LL.B.  
JOHN L. MCCABE DOYLE, LL.B.

**DOYLE & KERR SOLICITORS**

450 LITTLE COLLINS STREET, MELBOURNE 3000

OUR REFERENCE: PAD:RC

YOUR REFERENCE:

DATE: 27th June, 1983

The Secretary,  
Triglav Club limited,  
P.O. Box 61  
CANLEY HEIGHTS. N.S.W. 2166.

Dear Sir,

Re: Euro Furniture Pty. Ltd.  
Re: Deed of Variation of Mortgage

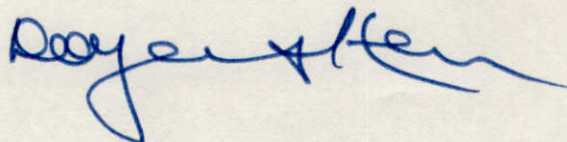
We refer to our letter of the 8th June 1983 enclosing Deed of Variation of Mortgage in duplicate.

Would you kindly disregard this document as the Mortgagee requires a Schedule of the annual instalment payments to be set out in the document and we have therefore prepared fresh documents.

We enclose a fresh Deed Variation of Mortgage in duplicate and request that this be sealed by Triglav Club Limited and both copies returned to this office together with your cheque for our professional costs as per the Statement previously forwarded to you.

Would you kindly note that this Deed of Variation of Mortgage includes a clause setting out the borrower's obligation to insure the Club premises for at least \$220,000.00 with the Mortgagee (Euro Furniture Pty. Ltd.) being noted on the policy as Mortgagee. When returning the documents, please let us have a copy of the insurance policy.

Yours truly,



Encl.

TELEPHONE: 67 8511

AUSDOC DX322

AGENTS FOR DOYLES, GEELONG

PETER A. MCCABE DOYLE, LL.B.  
MITCHELL C. MCKENZIE, B.A., LL.M.  
CONSULTANTS:  
J. DESMOND MCCABE DOYLE, B.A., LL.B.  
JOHN L. MCCABE DOYLE, LL.B.

**DOYLE & KERR SOLICITORS**

450 LITTLE COLLINS STREET, MELBOURNE 3000

OUR REFERENCE: PAD:KS YOUR REFERENCE:

DATE: 20th July, 1983.

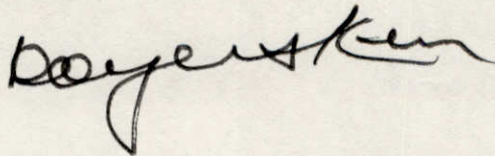
The Secretary  
Triglav Club Limited  
P.O. Box 61  
CANLEY HEIGHTS N.S.W. 2166

Dear Sir,

Re: Euro Furniture Pty. Ltd.  
Re: Deed of Variation of Mortgage

We refer to our letter of the 27th of June, 1983 and would be pleased to receive the documents duly executed by Triglav Club Limited together with the relevant insurance policy.

Yours truly,



TELEPHONE: 67 8511

AUSDOC DX322

AGENTS FOR DOYLES, GEELONG

PETER A. MCCABE DOYLE, LL.B.  
MITCHELL C. MCKENZIE, B.A., LL.M.  
CONSULTANTS:  
J. DESMOND MCCABE DOYLE, B.A., LL.B.  
JOHN L. MCCABE DOYLE, LL.B.

**DOYLE & KERR SOLICITORS**

450 LITTLE COLLINS STREET, MELBOURNE 3000

OUR REFERENCE: PAD:KS

YOUR REFERENCE:

DATE: 8th June, 1983.

The Secretary  
Triglav Club Limited  
PO Box 61  
CANLEY HEIGHTS N.S.W. 2166

Dear Sir,

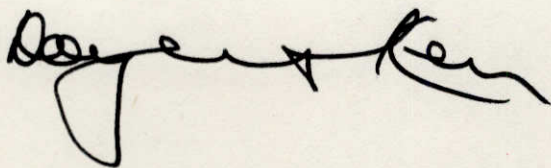
Re: Euro Furniture Pty. Ltd.  
Re: Deed of Variation of Mortgage

We have been instructed by Euro Furniture Pty. Ltd. to prepare a document varying the terms of the existing mortgages to the effect that the repayments of the principal sum are now to commence on the 1st of May, 1985 instead of the 1st of May, 1983. The total number of repayments is now reduced from 9 to 7.

We enclose Deed of Variation of Mortgage in duplicate and request that this be sealed by Triglav Club Limited and both copies returned to this office together with a cheque for \$120.00 comprising our professional costs as per the attached statement.

When returning both copies of the Deed of Variation of Mortgage would you kindly let us have a copy of the current insurance policy over the buildings with the interest of Euro Furniture Pty. Ltd. noted on such policy as Mortgagee.

Yours truly,



8/9/83

TELEPHONE: 67 8511

AUSDOC DX322

AGENTS FOR DOYLES, GEELONG

PETER A. MCCABE DOYLE, LL.B.  
MITCHELL C. MCKENZIE, B.A., LL.M.  
CONSULTANTS:  
J. DESMOND MCCABE DOYLE, B.A., LL.B.  
JOHN L. MCCABE DOYLE, LL.B.

**DOYLE & KERR SOLICITORS**

450 LITTLE COLLINS STREET, MELBOURNE 3000

OUR REFERENCE: PAD:KS

YOUR REFERENCE:

DATE: 2nd September, 1983

The Secretary  
Triglav Club Limited  
PO Box 61  
CANLEY HEIGHTS N.S.W. 2166

Dear Sir,

Re: Euro Furniture Pty. Ltd.  
Re: Deed of Variation of Mortgage

We refer to previous correspondence and advise that we have now been instructed by Euro Furniture Pty. Ltd. that there have been further amendments to the repayment schedule with respect to your Club's Mortgage.

We enclose a fresh Deed of Variation of Mortgage in duplicate which document sets out the details of the amendments in the Schedule.

Would you kindly have both copies of the document sealed by Triglav Club Limited and return it to this office together with your cheque for our professional costs as per the Statement enclosed herewith.

When returning both copies of the executed Variation of Mortgage, would you please enclose a copy of the insurance over the Club's premises which insurance must be for at least \$220,000.00 and which must show Euro Furniture Pty. Ltd. as Mortgagee.

Yours truly,

*Doyle & Kerr*

# *The Prospect County Council*



Head Office — 10 Smith St., Parramatta, N.S.W.  
Telephone: 635-0300 Telex: AA70482  
Address all mail to: The County Clerk, P.O. Box 389, Parramatta, N.S.W. 2150

BSW:TB

*In reply please quote*

10th August, 1983.

The Secretary,  
Triglav Club Ltd.,  
LT 19A Brisbane Rd,  
ST. JOHNS PARK. 2176

Dear Sir,

Re: Electricity A/C No. 02 0985 018 03

Council's Meter Readers have been unable to gain access to your premises for the purpose of reading the meters.

In this regard, your attention is drawn to Clause 16 of Council's General Terms and Conditions of Supply of Electricity which provides that access must be made available at all times for the purpose of reading the meters.

Council's General Terms and Conditions of Supply of Electricity also provides for disconnection of supply in the event of failure to provide access at all times. In order to avoid the necessity of this action, it will be appreciated if you will telephone 635 0300 Ext 2415 so that arrangements for provision of access can be made for this and all subsequent quarters.

Yours faithfully,

*F.O. Goodsir*

F.O. Goodsir  
COUNTY CLERK

2  
1  
2

8/9/83

BSW:TB

10th August, 1983.

The Secretary,  
Triglav Club Ltd.,  
LT 19A Brisbane Rd,  
ST. JOHNS PARK. 2176

Dear Sir,

Re: Electricity A/C No. 02 0985 018 03

Council's Meter Readers have been unable to gain access to your premises for the purpose of reading the meters.

In this regard, your attention is drawn to Clause 16 of Council's General Terms and Conditions of Supply of Electricity which provides that access must be made available at all times for the purpose of reading the meters.

Council's General Terms and Conditions of Supply of Electricity also provides for disconnection of supply in the event of failure to provide access at all times. In order to avoid the necessity of this action, it will be appreciated if you will telephone so that arrangements for provision of access can be made for this and all subsequent quarters.

639 0300 Ext 2415

Yours faithfully,

*F.O. Goodsir*

F.O. Goodsir  
COUNTY CLERK



# FAIRFIELD CITY COUNCIL

ADMINISTRATION CENTRE, AVOCA ROAD, WAKELEY

Telephone: 609 0222

DX 5063 Fairfield

Your Reference:

In reply please quote: 02218. DJL/PK.

For personal enquiry please contact: Mr. Linden,  
Deputy Health & Building Surveyor.

All communications to be  
addressed to: The Town Clerk,  
P.O. BOX 21, FAIRFIELD 2165

DATE: 17th May, 1982.

The Secretary,  
Triglav Club Ltd.,  
Bibby's Road,  
ST. JOHNS PARK. 2176.

Dear Sir,

## Alleged Disturbances to Adjoining Premises

Reference is made to a meeting held between yourself, Mr. Corra Senior and Junior, His Worship the Mayor, Alderman K. Dunn and Mr. D. Linden, Deputy Health & Building Surveyor, in the Mayor's Office on 13th May, 1982, to discuss Mr. Corra's complaints regarding alleged disturbances caused by the Club's activities.

I have enclosed a copy of a letter to Mr. Corra, which sets out the results of discussions held at that meeting. With your co-operation in implementing the arrangements referred to it is hoped a satisfactory solution to the problem will be found.

I must also remind the Club that neither the establishment of the existing buildings nor the use thereof for club purposes have been approved by Council and the present situation has only been tolerated on the understanding that suitable buildings will be provided and the Club then conducted in accordance with approvals issued. Furthermore, it is advised that under no circumstances whatsoever is the building under construction to be used or occupied without prior approval of Council's Health & Building Department. Such approval will only be forthcoming when the building has been completed in accordance with the approvals issued and Council would view very seriously any such illegal occupation or use.

Accordingly, you are requested to bring these matters before the Committee of the Club for their consideration.

Yours faithfully,

F. A. ELLIOTT.

TOWN CLERK.

Per: 

Encl.



# FAIRFIELD CITY COUNCIL

ADMINISTRATION CENTRE, AVOCA ROAD, WAKELEY

Telephone: 609 0222

DX 5063 Fairfield

Your Reference:

In reply please quote: 02218. DJL/PK.

For personal enquiry please contact: Mr. Linden,  
Deputy Health & Building Surveyor.

All communications to be  
addressed to: The Town Clerk,  
P.O. BOX 21, FAIRFIELD 2165

DATE: 17th May, 1982.

Mr. G. Corra,  
Lot 19, Bibby's Road,  
ST. JOHNS PARK. 2176.

Copy to:-

The Secretary,  
Triglav Club Ltd.,  
Bibby's Road,  
ST. JOHNS PARK. 2176.

Dear Sir,

Alleged Disturbances - Triglav Club,  
Bibby's Road, St. Johns Park.

Reference is made to your letter of 28th April, 1982, outlining recent problems that you have encountered with the activities of the abovenamed Club and to a subsequent meeting between yourself, your son, Mr. C. Pelcar (Secretary of the Club), His Worship the Mayor, Alderman K. Dunn and Mr. D. Linden, Deputy Health & Building Surveyor, held in the Mayor's Office on 13th May, 1982 to discuss these problems.

Arising out of these discussions the following arrangements were mutually agreed upon:-

- \* With regard to your complaint about disturbances caused by Club patrons when leaving the premises, the Secretary agreed to investigate the possibility of providing notices in appropriate locations in the Club, requesting patrons to leave the premises quietly.
- \* With regard to your complaint concerning noise nuisances from the construction work on the site, the Secretary agreed to endeavour to arrange for the workmen to commence at a later time in the mornings.
- \* The Secretary agreed to investigate the possibility of erecting a suitable fence along the common boundary and provide some landscaping in an attempt to reduce the noise problem.
- \* Mr. Corra is to forward a list of complaints to the Club for consideration by the Committee and is to contact the Secretary directly if any further problems arise.

A copy of this letter has been forwarded to the Secretary of the Club and it is hoped that the above arrangements can lead to a mutually satisfactory solution to the problems.

Yours faithfully,

F. A. ELLIOTT.

TOWN CLERK.

Per: 

TELEPHONE: 67 8511

AUSDOC DX322

AGENTS FOR DOYLES, GEELONG

PETER A. MCCABE DOYLE, LL.B.  
MITCHELL C. MCKENZIE, B.A., LL.M.  
CONSULTANTS:  
J. DESMOND MCCABE DOYLE, B.A., LL.B.  
JOHN L. MCCABE DOYLE, LL.B.

**DOYLE & KERR SOLICITORS**

450 LITTLE COLLINS STREET, MELBOURNE 3000

OUR REFERENCE:

PAD:RC

YOUR REFERENCE:

DATE: 11th November, 1982

The Secretary,  
Triglav Club Ltd.,  
P.O. Box 61,  
CANLEY HEIGHTS. N.S.W. 2166.

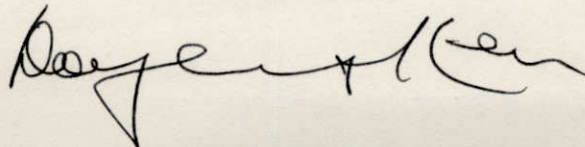
Dear Sir,

Re: Euro Furniture Pty. Ltd  
Re: Deed of Variation of Mortgage

We acknowledge receipt of your letter of the 4th inst., enclosing Deed of Variation of Mortgage in duplicate duly sealed by Triglav Club Limited.

We are holding these documents together with the original Mortgage documents and we enclose a memorandum of our costs and disbursements for your attention.

Yours truly,



Encl.



# FAIRFIELD CITY COUNCIL

ADMINISTRATION CENTRE, AVOCA ROAD, WAKELEY

Telephone: 609 0222

DX 5063 Fairfield

Your Reference:

In reply please quote: 02218 DJL/MD.

For personal enquiry please contact: Mr. Linden  
Health & Building Dept.

All communications to be  
addressed to: The Town Clerk,  
P.O. BOX 21, FAIRFIELD 2165

DATE: 27th April, 1982

The Secretary,  
Triglav Club Ltd.,  
Bibby's Road,  
ST. JOHNS PARK. 2176

Dear Sir,

Council is in receipt of complaints regarding disturbances being caused by activities being held on the subject premises.

In order that these allegations may be fully investigated you are requested to contact, Mr. D. Linden, Deputy Health and Building Surveyor, to arrange an appropriate time for discussion.

Yours faithfully,

W.A. CRIGHTON

DEPUTY TOWN CLERK.

Per:

A handwritten signature in dark ink, appearing to be a stylized 'C' or 'B'.

PELCAR



# FAIRFIELD CITY COUNCIL

ADMINISTRATION CENTRE, AVOCA ROAD, WAKELEY

Telephone: 609 0222

DX 5063 Fairfield

Your Reference:

In reply please quote: 7-19-49

For personal enquiry please contact:

David Anderson, Migrant Community Development Officer

All communications to be  
addressed to: The Town Clerk,  
P.O. BOX 21, FAIRFIELD 2165

DATE: 17th August, 1982

The President,  
Triglav Club,  
19 Bibby's Road,  
ST. JOHN'S PARK. 2176

Dear Friend,

Enclosed is a notice publicizing an information meeting about the impacts of the AIMA report on migrant services in the Fairfield area. It is important that all migrant groups know which services will be lost and which services are going to try to replace them. Your attendance at the meeting is welcomed. Also could you post this notice in a convenient place so members of your ethnic community can know of the meeting, and attend also.

Yours faithfully,

F.A.Elliott,  
TOWN CLERK.

Per: D.R.A.

# ENGLISH LANGUAGE CLASSES

## GRANT - IN - AID WORKERS

### FAIRFIELD MIGRANT SETTLEMENT CENTRE

The AIMA report has been released. It means many changes in migrant services. Fairfield migrants will be affected, with a LOSS of a number of workers and the closure of the Fairfield Settlement Centre.

COME TO THE INFORMATION MEETING ON AUGUST 19TH AND GET ALL THE FACTS.

These are some of the recommendations in the report:

#### Education

- Less people able to do full-time English language classes.
- Less hours permitted in English language classes.
- More students in each class, so less teaching.

#### Migrant Information and Settlement Services

- Fairfield Migrant Settlement Centre to be closed.
- Migrant workers to work in the hostels and not in Fairfield.  
Therefore the loss of Polish, Timorese, Yugoslavian, Laotian, Vietnamese, and Russian/Roumanian workers.

#### Grant-In-Aid

- More Grant-In-Aid funds and grants available.

MEETING:- FAIRFIELD CITY COUNCIL,  
Administration Centre,  
Avoca Road, Wakeley.

AUGUST 19, AT 7.30 P.M.

\* \* ALL WELCOME \* \*



# FAIRFIELD CITY COUNCIL

ADMINISTRATION CENTRE, AVOCA ROAD, WAKELEY  
Telephone: 609 0222 DX 5063 Fairfield

Your reference:

In reply please quote: 10-51-2 KM/GR

For personal enquiry please contact: Chief Clerk

All communications to be  
addressed to: The Town Clerk,  
P.O. BOX 21, FAIRFIELD 2165

DATE: 19th July, 1982.

The Secretary,  
Triglav Club Ltd.,  
Lot A, Bibbys Road,  
ST. JOHNS PARK. 2176.

Dear Sir,

## Renaming of Sections of Various Roads.

With the increased development in the Release Areas in Fairfield, it has become necessary for the old urban road patterns to change. As a result, some sections of these established roads will have to be renamed.

Council at its meeting of 7th July, 1982 considered a report on altering the names of sections of a number of roads and resolved to take the necessary action in serving notice in the local press of the intention and calling for objection.

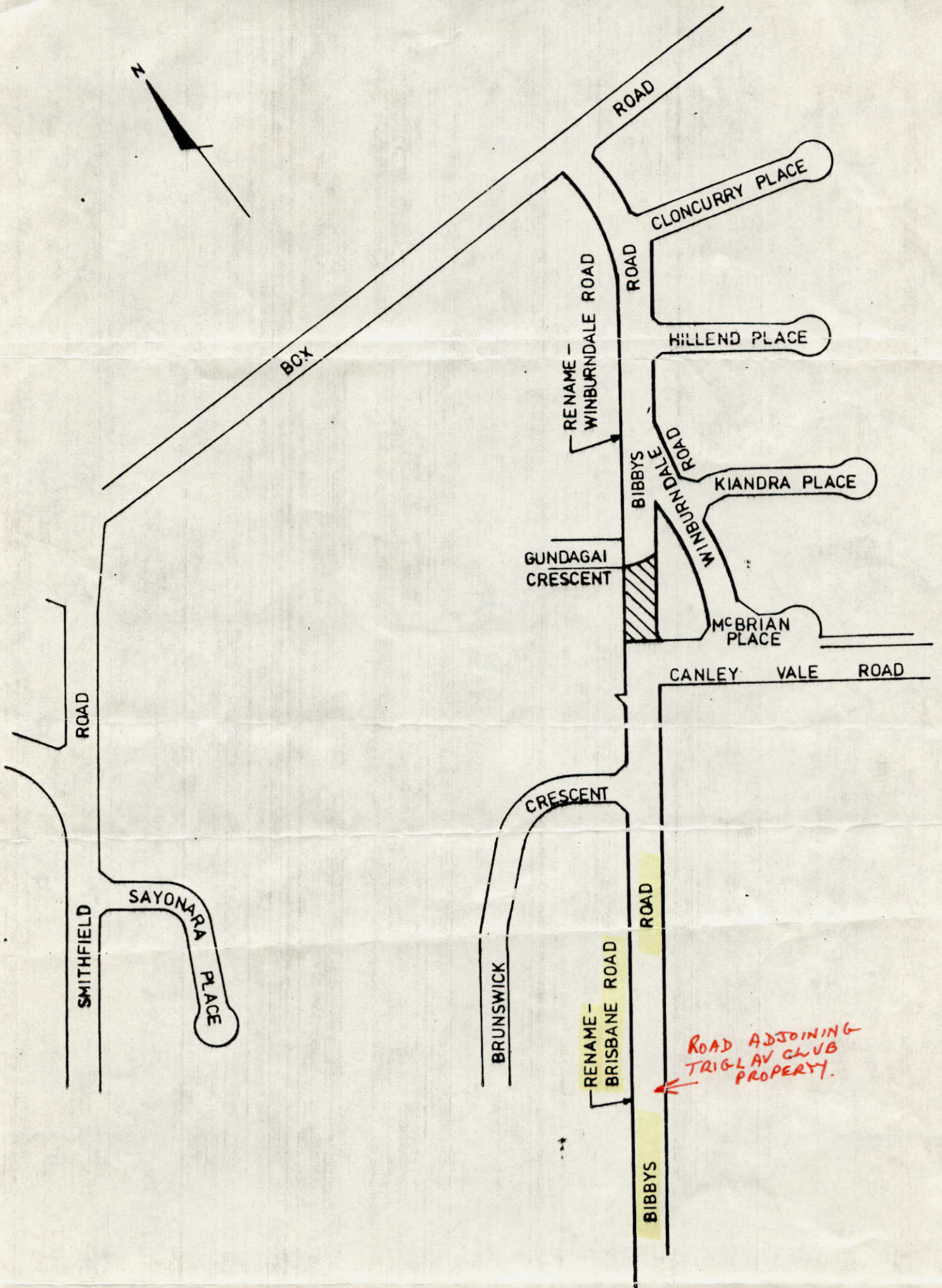
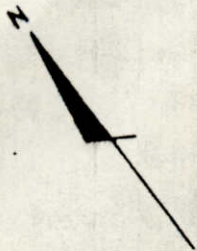
You are also advised of the proposal and the attached plan indicates the section or sections affecting your property. If you have an objection, you must lodge it with Council before Friday, 13th August, 1982. Further details can be obtained by contacting the Chief Clerk, Mr. K. Marsh on 609 0215.

Yours faithfully,

F.A. ELLIOTT

TOWN CLERK.

per: *[Signature]*





# FAIRFIELD CITY COUNCIL

~~Civic Centre, Spence Street, Fairfield 2165~~  
ADMINISTRATION CENTRE, AVOCA ROAD, WAKELEY.

All communications to be  
addressed to The Town Clerk,  
P.O. Box 21, Fairfield 2165

Telephone: ~~727 8999~~ 609-0222  
DX 5063 Fairfield

Your Ref:  
Our Ref: TH/MND  
Personal Enquiry: Mr. T. Harmer -  
Health & Building Dept.

The Secretary/Manager,  
Triglav Club,  
19 Bibbys Road,  
ST. JOHNS PARK. 2176

29th June, 1983.

Dear Sir/Madam,

Re: FOOD HANDLERS' SEMINAR to be held at CABRAMATTA CIVIC HALL  
6.45pm - 9.45pm (approx.) ON TUESDAY, 9TH AUGUST, 1983.

Council has been concerned for some time at the apparent lack of adequate training of food handlers, and the general ignorance among the public of the fundamentals of proper storage and handling of food. Recent publicity on contamination of food shows a need for basic education on the subject of food spoilage and food poisoning micro-organisms and how dangerous situations and public health risks can be avoided.

A representative from your kitchen/canteen/catering staff is cordially invited to attend an interesting and informative series of lectures on subjects such as food handling, food storage, food poisoning, pest control, sanitation of food premises and food legislation. The lectures will all be given at a Seminar to be held on the one evening.

Council has organised this Seminar in conjunction with the N.S.W. Branch of the Australian Institute of Food Science and Technology. All Lecturers are expert in their field and lecture material will be supplemented by films and displays.

It would be appreciated if you could contact Council's Senior Food Surveyor, Mr. T. Harmer on 609-0283 sometime within the next seven (7) days and indicate the name of any person who may wish to attend.

Yours faithfully,

F. A. ELLIOTT

TOWN CLERK.

Per: 



**METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD**

HEAD OFFICE: Corner Pitt and Bathurst Streets, Sydney, N.S.W.

Postal Address:  
P.O. Box A53  
Sydney South, N.S.W. 2000  
D.X. 14 Telex 27881

Telephone: 266 0266, Extension 5107  
Miss Pepper  
Reference: 14-49/9843810

The Secretary,  
Triglav Club,  
19 Bibby's Road,  
ST. JOHNS PARK 2176

11 MAY 1982

Dear Sir,

Sewerage Facilities to Club Premises - Lot 19A Bibby's Road,  
St. John's Park

---

Please find enclosed a copy of the Board's letter issued today  
to Fairfield City Council.

Yours faithfully,

*C. Keith*  
Secretary.  
*JK*



COPY

**METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD**

HEAD OFFICE: Corner Pitt and Bathurst Streets, Sydney, N.S.W.

Postal Address:  
P.O. Box A53  
Sydney South, N.S.W. 2000  
D.X. 14 Telex 27881

Telephone: 266 0266, Extension **5107 mf**  
**Miss Pepper**  
Reference: **14-49/9843810**

The Town Clerk,  
Fairfield City Council,  
DX 5063,  
FAIRFIELD

**11 MAY 1982**

Dear Sir,

Proposed Development - Lot 19 A Bibbys Road, St. Johns Park  
Applicant - Triglav Club Pty. Ltd.

---

Satisfactory financial arrangements have been made with the Board for the provision of sewerage facilities to the abovementioned property.

Accordingly, the Board has no objection to the proposed development proceeding.

Yours faithfully,

(SGD. C. KEITH)

Secretary.



## FAIRFIELD CITY COUNCIL

Administration Centre, Avoca Road, Wakeley  
Phone: 609 0222  
DX 5063 Fairfield

All communications addressed to:  
Town Clerk, P.O. Box 21  
FAIRFIELD, N.S.W. 2165

Our Ref. 5-5-30. DDF/PK.  
Personal Enquiry: Mr. Firth,  
Health & Building Department.

TRIGLAV CLUB LIMITED  
LOT A BIBBYS RD  
ST JOHNS PARK

28th July, 1982.

2176

REF: 4.02218  
0000 BIBBY'S RD  
LOT A DP 372894

### MISUSE OF SANITARY PANS

It has come to the notice of Council at its Sanitary Depot in Peel Street, Merrylands, that sanitary pans are being used for the removal of many types of household rubbish including bricks, pieces of cloth and metallic objects. This material blocks and damages the machinery installed for the purpose of breaking up the normal wastes and cloth prevents the removal of metallic objects by magnets installed for that purpose.

This is a continuing problem which is costing Council a large sum in expenses for repairs and all owners and occupiers are advised not to use sanitary pans for the disposal of household rubbish of any kind and only to use the pans for the purpose for which they are intended.

You will realise that if the damage continues the costs of repairs can only be included in future charges.

Yours faithfully,

F. A. ELLIOTT.

TOWN CLERK.

Per: 



# FAIRFIELD CITY COUNCIL

~~Civic Centre, Spencer Street, Fairfield 2165~~  
ADMINISTRATION CENTRE, AVOCA ROAD, WAKELEY.

All communications to be  
addressed to The Town Clerk,  
P.O. Box 21, Fairfield 2165

Telephone: ~~777 8000~~ 609-0222  
DX 5063 Fairfield

Your Ref:  
Our Ref: 02218 DJL/JC  
Personal Enquiry: Mr. Linden,  
Deputy Health & Building Surveyor.

The Secretary,  
Triglav Club Pty. Ltd.,  
Bibby's Road,  
ST. JOHNS PARK. 2176.

6th October, 1982.

Dear Sir,

I refer to Council's letter of 17th May, 1982, wherein the assistance of the Club was sought in implementing certain mutually agreed procedures and arrangements in an endeavour to obviate disturbances being caused to adjoining premises occupied by Mr. G. Corra.

It would appear that these arrangements may need to be reviewed as Council has received a further complaint from Mr. Corra regarding disturbances being caused over the long weekend of 2nd to 4th October, 1982, and also during the Father's Day weekend in September.

Your earliest advice in regard to the success or otherwise of the arrangements as previously discussed and your comments on the latest complaints received by Council would be appreciated.

Yours faithfully,

F. A. ELLIOTT

TOWN CLERK.

Per: 



# FAIRFIELD CITY FESTIVAL

"community involvement and cultural advancement"

All communications to be  
addressed to the Secretary,  
P.O. Box 21, Fairfield 2165

ADMINISTRATION CENTRE  
AVOCA ROAD, WAKELEY 2176  
TELEPHONE: 609 0222  
P.O. Box 21, Fairfield 2165

6th October, 1982

The Secretary  
Triglav Club,  
19 Bibbys Road,  
ST. JOHN'S PARK. 2176

Dear Sir,

Fairfield City Festival Committee is holding, as part of its Festival celebrations, an evening of dancing with two or three items of a folkloric nature as a floor show. This will be the closing event of the Festival and will be held at the Club Marconi Auditorium on Saturday, 30th October, 1982 from 7.30 p.m. until 1.00 a.m.

This event was a huge success last year, as I am sure it will be again this year. The proceeds are to be shared between the Festival Committee and the Fairfield National Society who will be donating their share to Fairfield District Hospital and the 'Books for the Blind'.

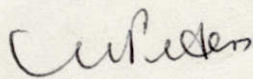
Admission prices are \$3 per adult and children under 14 years of age - FREE.

This was a great night last year, and the band again this year is the Club Marconi Band.

Tickets are on sale at the Club Marconi and at the old Civic Centre in Fairfield. It is hoped that your organisation will purchase some and perhaps book a table or even purchase tickets individually.

Hoping to hear from you soon regarding sale of tickets.

Yours sincerely,  
FAIRFIELD FESTIVAL COMMITTEE

  
Marian Peters  
Assist. Secretary



SPONSORED BY FAIRFIELD CITY COUNCIL

19 Betty's Rd.  
Mt John Ch  
2176  
3<sup>rd</sup> Oct. 1982.

The Secretary,  
Triglar Club.

Dear Sir,

We would like to lodge a complaint about the excessive noise emanating from the Triglar Club on the night of the 2<sup>nd</sup> Oct. 1982. The music was above the bearable limits, & the patrons caused a large volume of noise banging car doors & blowing car horns when they were leaving the premises.

If you want us to co-exist with the members & their guest, it would be appreciated if something could be done to rectify this matter before your next function.

We are sure that if your members had a club within the vicinity of their homes & were trying to sleep they would complain to the management for some consideration.

We would appreciate a reply to our correspondence.

Yours faithfully  
G. V. Borra.

per Borra.