



PROPERTY GUIDE

Providing legal advice in a manner which makes all clients feel at ease and empowered.

What You Can Expect from our Services

We at Meehans Solicitors provide not just excellent advice but Exceptional Personal Service, we make that commitment to you.

In our Conveyancing matters we provide the following Value Added Services which are not matched by any other solicitor in the area:

1. Seven (7) days a week access by way of a Helpline on 0418 37 32 37.
2. As one of our Conveyancing clients you are entitled to a complimentary estate planning review with one of our solicitors. Please telephone our office and ask for your appointment for your complimentary review.
3. A Lifetime Guarantee on our services. Should you experience any problems we will rectify these problems without question.
4. We will provide you with a written "Fixed Price" Costs Agreement for our Conveyancing Service as we feel it is important that you do not feel restricted in communicating with us as often as you deem necessary to understand your rights.
5. Your matter is at all times handled by a solicitor with the assistance of experienced Paralegals who can give you expert advice and direction.

Meehans Solicitors can also provide you with the following legal assistance:

- Conveyancing
- Sale & Purchase of Business
- Family Law
- Franchising
- Leasing
- Commercial Law
- Court Work
- Wills & Estate Planning
- Probate
- Building Disputes

Our Commitment To You

As a Meehans Solicitors client the following exceptional standards of service will be made available to you:

1. Our service will be friendly, courteous and prompt.
2. All commitments made to you by our team will be honoured.
3. We will listen to you.
4. You will be advised, without exception, of all costs involved in your transaction and if such costs are given as “fixed price” that commitment will be honoured without exception.
5. We will return your telephone calls made to our office within twenty-four (24) hours in the unlikely circumstance that one of our team members is unable to assist you immediately.
6. We will communicate with you at an equal level, and provide advice that you can understand and rely on.
7. You will be entitled to our valued added services which focus on your needs now and in the future.
8. We are committed to exceptional personal service and as such the services we provide may not be the cheapest but will certainly be the best quality and valued service you can find.
9. We give you a “Lifetime Guarantee” on all services provided to you by our team.
10. Our commitment is to guarantee you the best legal representation, and we believe that your perception of our performance is always reality.

As such, any feedback is crucial to our continuing innovation to provide the ultimate legal service.



Our Team Of Professionals



Paul Meehan is the Principal of the firm having established Meehans in 1989 with his brother. He and his team at Meehans have been committed to providing legal services in the Macarthur area for over 30 years.

Paul has developed his expertise over the years advising a vast array of clients ranging from local mums and dads and their family to well known ASX listed Companies.

His passion and open style of communication, together with his extensive commercial and property

experience puts his clients at ease. He is a skilled problem solver and negotiator, and he combines these skills with his knowledge and experience to achieve positive outcomes for his clients both in and out of Court.

Paul's experience extends to the High Court where he acted for Master Education Services Pty Ltd in the case of *MES v Ketchell (2008) HCA 38*. This case is invariably referred to as the most significant Franchise decision in Australian history, and was the first case on the Franchising Code of Conduct to be heard in the High Court.

Paul's experience and expertise is also sought after outside of the law given his role as a Non-Executive Director of a number of Companies including ASX listed Companies.

He brings all his experience and expertise to his clients and staff to achieve the best outcome.

Paul is the driving force behind the Meehans vision statement which is "to provide that exceptional personal service".



Brittany is the daughter of our Principal Paul and was born and raised in the Macarthur area.

Brittany has been part of the Meehans Solicitors team for over fifteen years and during this time has gained valuable experience in various areas of the law including Property Law, Commercial Law and Wills and Estates to name a few.

Brittany started working with Meehans as a Law Clerk in 2009 whilst completing her studies in Law and Commerce at the University of Western Sydney, and was admitted to practice in February 2015.

Brittany prides herself on providing all her clients with the exceptional personal service Meehans is recognised for, and always goes above and beyond to ensure her clients feel comfortable and at ease.

Property Law is Brittany's passion, and something that she is engaged in on a daily basis. Brittany oversees our busy Conveyancing Department and is a well known face to many local real estate agents. It is her goal to ensure that the process of buying and selling property is both smooth and hassle free.

In addition to Property Law Brittany also practices in the areas of Wills and Estate Planning, as well as Retail and Commercial Leasing.

Brittany is also involved in assisting her father with the day to day management of the business itself providing great mentorship to our whole team.

Brittany resides in the Macarthur area with her husband and young children, and is proud to follow in the footsteps of her father in her commitment to providing legal services to the Macarthur community for the next generation to come.



Belinda Doyle is an experienced and well-rounded Family Law solicitor, attaining a Master of Laws – Applied Law majoring in Family Law and recently becoming an Accredited Family Law Specialist. Admitted to practice in the Supreme Court of NSW and High Court of Australia in 2017, Belinda has practiced primarily in Family Law since that time. Joining Meehans Solicitors from a specialist Family Law firm, Belinda brings her wealth of experience and knowledge working across complex Family Law property, parenting and child support matters. Since joining Meehans Solicitors, Belinda has acted for clients in other areas of law including Local Court

Local Court sentencing matters and Supreme Court equity proceedings.

Family Law is a multilayered area often spanning across different Criminal Law, Corporations Law, Property Law, Estate Planning and Taxation issues. In addition to Family Law, Belinda has experience in the areas of Children’s law, Civil Litigation, Criminal Law, Estate Planning, Probate and Property Law, allowing her to bring a holistic approach to her clients to ensure they achieve the best possible outcome.

While Belinda is an experienced advocate in Court, Belinda’s strength is achieving a final resolution for her clients without the need for Court proceedings. Going through Family Law proceedings can be difficult, but with the right lawyer, it doesn’t have to be. Belinda understands that Court proceedings can be a huge financial – and emotional – cost so Belinda prides herself on providing exceptional personal service to ensure that the Family Law process is as quick and as smooth as possible for all her clients.

Outside of work Belinda is a committee member of the Parramatta and Regional District Law Society. Belinda and her young family are local to the Macarthur area.



Susanne Namrawi is a senior solicitor with over 19 years experience, having joined our team at Meehans in 2006 as a fresh Law Graduate.

Susanne heads our Narellan office but like all our solicitors, Susanne is available at all three of our office locations.

Susanne has a bubbly, energetic personality, which brings a fresh energetic and professional approach to her work. Susanne's main areas of expertise are conveyancing, retail and commercial leases, Wills, Probate and related matters.

Susanne's employment with Meehans Solicitors in 2006 resulted in her move to the Macarthur Region. Almost 20 years later, she remains a proud resident of the Macarthur region. Susanne is a proud mother of three (3) young children who attend local schools and community sports and her husband runs a local trade business. All of this gives Susanne the life experiences to empathise and relate with her local clients.

Susanne is a proud, loyal and committed member of the Meehans team and is committed to providing Exceptional Personal Service to clients of our firm and the local community now and into the future.



Angel Georgieff joined Meehans Solicitors in early 2018 initially as a Law Clerk and staying on after being admitted to the Supreme Court of NSW as a Solicitor in 2018. Angel holds a double degree in Bachelor of Business and Commerce and a Bachelor of Laws. Angel works predominately out of our Ingleburn office alongside our Principal Paul Meehan, which is providing him with a sound understanding and general knowledge in a variety of areas including Property Law, Wills and Estates, Criminal Law and Commercial Law.

Angel has grown up in the area and is a well known face amongst the community. He is an Executive in the Ingleburn Chamber of Commerce, and is carving a niche for himself in the local business community who recognise him for his passion and dedication to providing them with legal services in a manner that makes them feel empowered and at ease

Angel believes that the local area has provided him with enormous opportunities and he is keen to give back and provide his expertise to the people of Macarthur. He believes that Meehans having been in the area for over 30 years is the perfect platform for him to serve the community.



Nikolas Diomis is a solicitor at Meehans Solicitors, based at our Campbelltown office. He was admitted to practice as a lawyer in New South Wales in November 2025, and joined the Meehans team in December 2025. He holds a dual degree in Bachelor of Laws and Bachelor of Commerce, which has provided him with a sound knowledge base in a range of areas of the law.

Nikolas' areas of practice include Conveyancing, Leasing and Wills and Estates. He is committed to guiding clients through their legal matters with clear communication and attention to detail, and brings a

proactive, practical and client-focused approach to his work. Nikolas prides himself on providing his clients with that exceptional personal service.

Prior to joining Meehans, Nikolas worked as a law clerk for almost five years in a suburban law firm, gaining valuable hands-on experience across a range of legal matters primarily in the areas of Conveyancing, Wills and Estates and Family Law. This well rounded experience enables Nikolas to provide his clients with advice across various cross sections of the law.

Outside of work, Nikolas enjoys travelling, keeping up with the newest films and television, and following sports such as English Premier League soccer, having been a Manchester United fan since childhood.



Cameron Joined the Meehans team in 2025, initially as a law graduate and subsequently as a solicitor, after being admitted as a lawyer in the Supreme Court of New South Wales in November 2025.

Prior to joining Meehans, he clerked for a Barrister specialising in Criminal and Proceeds of Crime matters, which provided him with a unique insight and understanding into the workings of both Civil and Criminal litigation.

Since Joining Meehans, Cameron has worked alongside senior members of the team at all three of

our offices to provide him with a sound foundation on a variety of areas of practice, including Conveyancing and Estate Planning.

Cameron uses his compassion and keen eye to detail to assist his clients precisely navigate the rigors of the Australian legal system.

Outside of work Cameron enjoys reading, surfing, and good food.



Jess joined Meehans in 2024 as a secretary and quickly stood out for her empathetic nature and practical problem-solving skills. She was admitted as a Lawyer in the Supreme Court of New South Wales in April 2025. With experience across both administrative and legal roles, Jess brings a well-rounded, client-focused approach to her legal practice.

Her work is centred on Estate Planning, Estate Administration, and Estate Litigation. Since beginning her legal career in 2021, Jess has helped clients navigate the complexities of wills, estates, and

succession law with clarity, compassion, and practical guidance.

Jess holds a Bachelor of Laws and a Bachelor of Arts (majoring in International Relations and Politics) from the University of Wollongong, where she developed a strong interest in global legal systems and public policy.

Outside of work, Jess enjoys travelling, cooking, reading, and exploring true crime stories. She's also a passionate motorsport and Formula One fan, with most of her travels incorporating attending a race or two.

Jess is dedicated to supporting individuals and families during some of life's most difficult moments, providing thoughtful and tailored advice every step of the way.

Selling Your Home Or Investment Property

In any conveyancing transaction the Law requires you to produce 100 points of identification. We can assist you with this requirement.

Prior to any agent showing your property to prospective purchasers the Law requires that they hold a valid Marketing Contract.

If your property is within the Macarthur region, in most cases the Marketing Contract can be prepared within forty-eight (48) hours. We arrange for all the necessary documents required by the legislation to be attached to the Marketing Contract.

What happens once a Purchaser is found?

Once a Purchaser is found there are two ways that the matter can proceed: -

1. We exchange contracts: The agent provides us with details of the Purchaser and we arrange for an exchange of contract once the Purchaser is in a position to unconditionally exchange contracts and make payment of the agreed deposit (usually 10%). The property remains on the market until the exchange of contracts.

2. Agent exchanges contracts: You and the Purchaser sign the contract with the agent. Upon acceptance of the offer and the Purchaser paying a 0.25% deposit, by Law the Purchaser receives a minimum five-day cooling off period which is for their benefit only. You, as vendor, are then committed to the sale. The property is off the market from the time contracts are signed and exchanged notwithstanding the Purchaser may elect not to proceed with the purchase.

A Purchaser will generally use the cooling off period to obtain unconditional loan approval, carry out pest and building inspections and make any other enquiries they wish to make in relation to the property. If there is a problem with the property the Purchaser can elect to rescind the contract in which case they forfeit their 0.25% deposit to you.

Once contracts are exchanged by the agent you, as the Vendor, are bound by the terms and conditions of the contract as drafted.



What should I do before allowing an agent to exchange contracts on my sale?

You should ring Meehans on our conveyancing Hotline on 0418 37 32 37 for advice prior to signing the contract.

As a general rule you should ensure the following:

- a) The inclusions and exclusions marked on the contract are correct.
- b) If you have a mortgage that you have ensured the purchase price covers your mortgage and associated discharge costs in addition to agent's commission and legal fees.
- c) That you have arrangements in place for accommodation upon vacation of the property within the time frame of the contract. A standard contract is for six weeks. If this contract has a cooling off period, you may in fact have only four or five weeks to source alternative accommodation.
- d) If you have tenants that are under a current Residential Tenancy Agreement the property will need to be sold subject to existing tenancies. If you have tenants that are holding over under an expired Residential Tenancy Agreement, we need to ensure that you have sufficient time to give them the relevant notice to vacate prior to the completion date (if your Purchaser requires vacant possession).
- e) That any additions to the property, done without council approvals, are disclosed in the contract.
- f) That if you are wishing to purchase another property simultaneously that you have made the agent aware of this.

What happens after the contracts are exchanged and the cooling off period expires?

You maintain the property until the matter is booked for settlement.

What happens on settlement?

Settlement is the day that you have to vacate the property, and the money is received from the Purchaser.

We co-ordinate settlement for you, and if you have a mortgage, we will deal with your mortgagee in relation to arranging for a pay out of the mortgage. We will arrange for the balance of the purchase monies to be payable as directed by you.

We advise that it is general practice for a Purchaser to carry out a final inspection of the property a day or so before settlement.

Buying A Home Or Investment Property

In any conveyancing transaction the Law requires you to produce 100 points of identification to enable us to carry out the Verification of Identity Procedure. We can assist you with this requirement.

After you have found the property of your choice, have the Agent provide Meehans with details of the purchase. This is so we can immediately commence the necessary legal steps to enable you to successfully purchase your most important asset.

You have found a property, what now?

If you have made an offer and it is accepted, we at Meehans are happy to peruse the contract for you before you sign anything. The contract contains important information about the property, and often may make disclosures about the state of the property and its approvals. We have a helpline available 7 days a week, and encourage you to call if you have any questions when in negotiations.

If your offer on the property is accepted there are two ways in which the matter may proceed:-

a) You and the Vendor sign the contract with the agent, and you make a non-refundable deposit of an amount which at least equals 0.25% of the purchase price. The contract is then exchanged by the agent, and by Law you are entitled to a minimum 5 day cooling off period. The balance of the 10% deposit is payable at the expiration of the cooling off period.

There is nothing wrong with signing a contract in this manner as the cooling off period is for the benefit of you the Purchaser. It gives you the opportunity to order reports and arrange your finance without the fear of being 'gazumped'.

b) Alternatively, the agent provides Meehans with a sales advice after the parties have agreed to a price, and the Purchaser has paid a refundable holding deposit to the agent. Once you are able to enter into the contract unconditionally, Meehans and the representative of the Vendor will arrange an exchange of contracts. Exchange usually takes place (7) to (10) days after the placing of the payment of 0.25% holding deposit. At the time of exchange the balance of the 10% deposit is payable and there is no "Cooling off Period" as you have then had the benefit of legal advice prior to exchange. If the purchase proceeds in this manner, then the property remains legally on the market until contracts are exchanged. Once contracts are exchanged you will be locked into the contract.



What can I tell about the property just by looking at the contract?

Call Meehans before exchanging contracts with an agent. However generally you should be aware that:

- i) All the inclusions are noted on the contract. These are the items that you would expect to remain at the property.
- ii) Ensure your full name (including middle names) is correctly stated on the contract.
- iii) That the stated purchase price is what you have agreed to and is inclusive of GST (if applicable)
- iv) That you will have a 10% deposit OR if you are arranging a Deposit Bond OR if a reduced deposit has been agreed that the appropriate clause has been added.
- v) That you are agreeable to the completion time stated in the contract (usually 42 days) and that monies to purchase will be available by that date.
- vi) That you are purchasing the property in the correct name for asset protection and tax purposes.
- vii) If there is a Swimming Pool (or spa) that there is a valid Compliance Certificate attached to the contract.

What happens during the cooling off period or before contracts are exchanged without a cooling off period?

Before you are locked into proceeding with the purchase it is prudent that we arrange the following reports and make the following enquires:

- i) Pest Report
- ii) Building Report
- iii) Survey Report
- iv) Certificate of Compliance from the Local Council
- v) Unconditional Loan Approval from your lender.

Swimming Pool: - If a Certificate of Non-Compliance has been issued you **MUST** ensure that the Vendor obtains a Compliance Certificate prior to settlement otherwise you as Purchaser are responsible to obtain a Compliance Certificate within ninety (90) days from the date of settlement.



What happens if I rescind during the cooling off period?

If you discover any problems with the property during the cooling off period or should you elect not to proceed you will forfeit your 0.25% deposit to the Vendor. You must rescind in writing prior to the end of the cooling off period. After the cooling off period if you have not exercised your right to rescind, you are bound by the contract.

Do I have to organise my own inspections?

Not unless you want to. At Meehans we can happily arrange for all necessary inspections to be carried out on the property.

What happens after the matter cools off?

After your matter cools off various steps are taken to enable settlement to take place on time.

These include the signing of mortgage documents (if necessary) and liaising with your lender to ensure funds will be available.

Making further enquiries on the property, and ensuring that the matter proceeds in accordance with the contract.

What happens at settlement?

Settlement is the day that we hand over your money, or arrange for the Lender to hand over the balance of the purchase price of the property. It is where you obtain the title to the property.

What should I do before Settlement?

You should arrange a time with the agent to go and inspect the property and make sure that the property is in the same state of repair, subject to reasonable wear and tear, as it was on exchange of contracts.

If there are any problems, you should contact us immediately. You should ensure that all the stated inclusions marked on the contract remain at the property. You need to arrange a valid insurance policy on the property to cover you from the day of settlement. Please note that many Lenders may set a minimum insurance amount and will require you to note them as mortgagee on the policy.

You also need to ensure that any additional funds required for the purchase are payable at this time. We can provide you with the required details to transfer the funds to in the days before settlement.

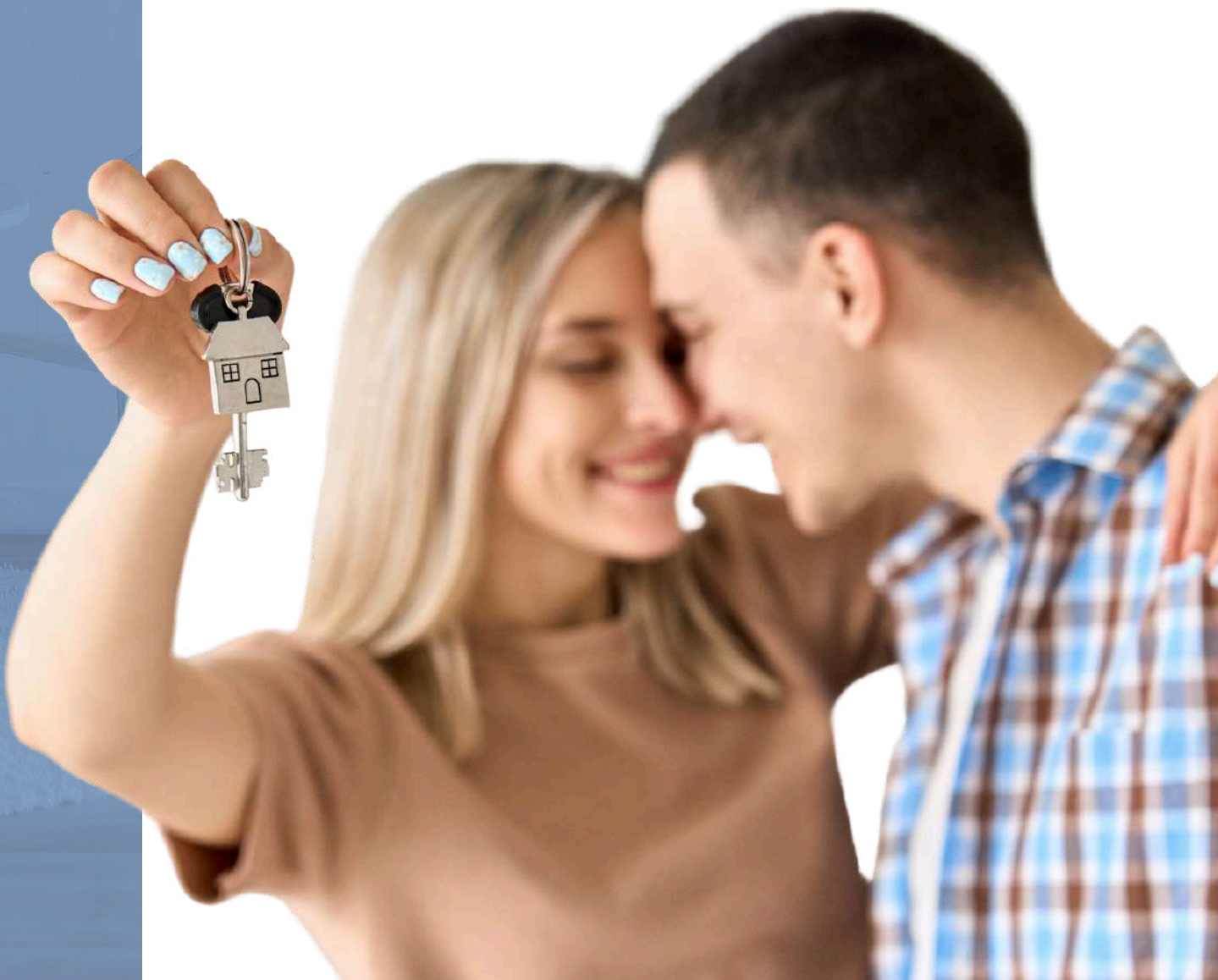
You need to make your own arrangement for telephone, electricity and gas connection and for the availability of those services upon settlement. These are personal accounts as such cannot be arranged by Meehans.



Congratulations the Property is yours... now what?

Upon obtaining title to the property, under normal terms, your first mortgage repayment is due in one month's time. However, this should be checked with your individual lender.

Usually, your water and council rates will be paid up until at least the next quarter and we will advise you of dates they are paid to.



Frequently Asked Questions: Sale Of Property

Q. I own a swimming pool/spa, what do I need to do to ensure it is compliant with legislation?

A. You must ensure that any Contract for Sale includes:

- i) A valid swimming pool certificate of compliance
- ii) A relevant occupation certificate issued within the last 3 years and evidence that the pool is currently registered; or
- iii) A valid certificate of non-compliance.

This requirement does not apply to a lot in a strata scheme or in a community scheme if that strata or community scheme has more than two lots, or if the Contract for Sale is for an off-the-plan property.

Q. How do I register my swimming pool?

A. We can help you with this or you can register online on the NSW Government's Swimming Pool register
www.swimmingpoolregister.nsw.gov.au

Q. How can I organise an inspection and obtain a Certificate of Compliance?

A. Ring your local council, or an accredited certifier registered within the Building Professionals Board.

Q. How long is my Certificate of Compliance valid for?

A. A swimming pool certificate of compliance is valid for 3 years from the date of its' issue.

Withholding Tax:

Q. I am an Australian Resident Vendor selling my property, what do I need to know or do?

A. You must apply for a Clearance Certificate from the ATO otherwise 15% of the purchase price will be deducted from the sale proceeds (Withholding Tax) and paid to the ATO.

Q. I am a Foreign Vendor selling my property, what do I need to know?

A. 15% will be deducted from the purchase price and paid to the ATO for Withholding Tax – some exemptions apply please visit the ATO website for further detailed information.

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Frequently Asked Questions: Purchase Of Property

Q. I am purchasing a home with a swimming pool/spa what do I need to know or do?

A. Ensure that the Vendor has provided to you a Certificate of Compliance and that the pool is registered on the NSW Swimming Pool register.

Q. What do I need to know if there is a Non-Compliance Certificate issued for the swimming pool/spa?

A. Take immediate action!!! If you do NOT rescind the Contract, you will be responsible to obtain a Certificate of Compliance within 90 days of settlement. Please note that this does not apply to most Strata schemes, and Community schemes that consist of 2 or more lots, or to off-the-plan purchases.

Q. I am purchasing a property that is in a flood zone OR bushfire zone?

A. Be aware that a lot of Banks have strict rules in lending money for purchasing these types of property, and your insurance premiums will be higher than usual. Many insurance companies (including NRMA) have more information in relation to these premiums.

Homeowners Warranty:

Q. I am buying a house that is less than 6 years old?

A. Ensure that a Homeowners Warranty Certificate is annexed to the Contract. Home warranty provides a safety net for homeowners for residential building projects where the contract price exceeds \$20,000 including GST, and a builder is unable or unwilling to honour their fundamental responsibilities under the building contract, that is, to complete the construction of a dwelling or return and rectify defective work. If a builder is unable to honour their commitments under a contract because of insolvency, death or disappearance, the home warranty insurance scheme is there to protect homeowners.

Withholding Tax:

Q. I am purchasing a home, what is my obligation relating to tax?

A. You must be provided with a Withholding Tax Clearance Certificate (for each Vendor) otherwise your solicitor will be required to pay to the ATO an amount equal to 15% of the purchase price on settlement.



Stamp Duty Scale On Purchase Of A Property.

Stamp duty on a purchase is calculated on the value of the property, as to: This information is valid as at 1 July 2025 – we urge you to seek further and more detailed information from Revenue NSW website at <https://www.revenue.nsw.gov.au/taxes-duties-levies-royalties/transfer-duty>

Property Value	Transfer Duty Rate
\$0 to \$17,000	\$1.25 for every \$100 (minimum \$20)
\$17,000 to \$37,000	\$212 plus \$1.50 for every \$100 over \$17,000
\$37,000 to \$99,000	\$512 plus \$1.75 for every \$100 over \$37,000
\$99,000 to \$372,000	\$1,597 plus \$3.50 for every \$100 over \$99,000
\$372,000 to \$1,240,000	\$11,152 plus \$4.50 for every \$100 over \$372,000
Over \$1,240,000	\$50,212 plus \$5.50 for every \$100 over \$1,240,000

Revenue NSW offer some benefits for First Home Buyers, please see the Revenue NSW website for further information.



Important Information for Foreign Purchaser's applicable from 1 April 2025

On 16 February 2025, the Government announced that it will impose a temporary ban on foreign purchases of established dwellings for at least 2 years.

From 1 April 2025 to 31 March 2027, foreign persons, including temporary residents and foreign-owned companies, cannot apply to buy an established dwelling in Australia, unless an exception applies. These limited exceptions will include investments that significantly increase housing supply or support the availability of housing supply, and for the Pacific Australia Labour Mobility (PALM) scheme.

Other existing exceptions remain in place, such as for purchases by:

- permanent residents
- New Zealand citizens
- spouses of Australian citizens, permanent residents or New Zealand citizens (when purchased as joint tenants).

For more information please visit the Australian Taxation Office website: <https://www.ato.gov.au/about-ato/new-legislation/in-detail/international/banning-foreign-purchases-of-established-dwellings>

Important information on Surcharge Purchaser Duty for Foreign Persons

If you are NOT an Australian citizen and are NOT a prohibited foreign person and are permitted to purchase property, you may be liable for Surcharge Purchaser Duty ("surcharge duty") which is calculated as 9% of the purchase price, and is charged in addition to the standard duty payable. In addition to this surcharge duty, you may also be liable for Foreign Owner Surcharge Land Tax ("surcharge land tax"), which is calculated as 5% of the taxable value of all residential land owned at 31 December each year, and once again is charged in addition to any land tax already payable.

Further, it is a requirement to prove that you have resided in Australia for a minimum of 200 days out of the preceding 12 months, and during that time your authorisation to stay in Australia was not limited as to time imposed by Law.

To satisfy this "200 day" requirement you will need to obtain a copy of your "movement records" from the Department of Home Affairs which can be obtained by accessing the following link. Failure to do so could result in you being liable for the surcharges outlined above.

<https://immi.homeaffairs.gov.au/help-support/departmental->



Please note we do not accept any responsibility for your failure to advise our office of your foreign person status. All duties (including surcharge duties) are assessed by Revenue NSW on documents provided to them at the time of assessment. We will provide you with general advice based on your instructions however the requirements change from time to time, and the final assessment is to be made by Revenue NSW. Please also note that your purchase may be audited in the future by Revenue NSW. If you are found at this time to be liable for surcharge duty you may also be liable for interest and further penalties.

Please visit Revenue NSW website for further information:

<https://www.revenue.nsw.gov.au/taxes-duties-levies-royalties/land-tax/foreign-owner-surcharge-land-tax>



Land Tax

This information is valid as at 1 January 2025. For further information you should visit <https://www.revenue.nsw.gov.au/taxes-duties-leviesroyalties/land-tax>

Land Tax relates to land you own as at midnight on the 31st December each year, but excludes your principal place of residence.

You should also note that it is the unimproved capital land value (i.e. land without a house) that is used to calculate the land tax. You will find this value in your Council Rate Notice.

Land Tax 2025 rates and threshold

The land tax threshold for 2025 is \$1,075,000.00 (\$100 + 1.6% up to premium threshold).

A premium land tax marginal rate of (\$88,036.00 + 2%) applies on the total taxable land value above the premium threshold (\$6,571,000.00).

Please note this information is for individual landowners, not companies or trusts where the threshold may not apply. Exemptions still apply for primary production properties and the like.

For specific advice relating to Land Tax please contact our office on 4627 3333 and speak to one of our experienced solicitors.



Have You Considered?

Your Will

It is essential that you have a Will to ensure that the distribution of your Estate Assets after death can occur with certainty and without delay.

It is also essential to ensure that your superannuation is taken care of in the event of your death. All working Australians are required to have superannuation, and unless you have a valid death benefit nomination in place, your superannuation death benefits may be payable to your Estate and if so, would be distributed in accordance with your Will.

Powers of Attorney & Appointment of an Enduring Guardian

A Power of Attorney is a document by which you can appoint someone else to make financial decisions on your behalf.

In the future, either through accident or illness, you may be unable to manage your financial affairs. Unless you have made valid arrangements for an Enduring Power of Attorney, your bank accounts and other assets may be frozen. This can necessitate your family having to make an application to the Guardianship Tribunal for a financial management order. This could result in someone that you do not want having control over your financial affairs.

Similar to a Power of Attorney, an Enduring Guardianship allows you to retain control of your personal affairs. Whilst a Power of Attorney is limited to matters of a financial nature, an Enduring Guardianship allows you to appoint someone to make health and lifestyle decisions on your behalf (including medical decisions) once you become unable to make these decisions on your own.

Meehans Solicitors can help you with all your financial & lifestyle needs, please speak with us regarding these very important issues.

Visit our website to download our brochures at www.meehans.com.au



Contact Us

Campbelltown Office

Phone: 02 4627 3333

Fax: 02 4627 3167

Email: info@meehans.com.au

171 - 179 Queen Street,
Campbelltown NSW 2560

Ingleburn Office

Phone: 02 9829 3333

Fax: 02 9605 8667

Email: info@meehans.com.au

Cnr. Oxford Road & Carlisle St,
Ingleburn NSW 2565

Narellan Office

Phone: 02 4627 3333

Fax: 02 4627 3167

Email: info@meehans.com.au

Suite 6/22 Somerset Avenue,
Narellan NSW 2567