

Exempt Acquisition Statement: Acquisition of an Interest in a Landholder

This statement must be made by the person who has made the relevant acquisition in the landholder.

The statement also facilitates:

- **Commonwealth Reporting Requirements**
to collect and report to the Australian Tax Office (ATO), information on relevant acquisitions of land in NSW
- **Surcharge Duty**
to determine whether a transaction is an acquisition of residential land by a foreign person
- **Surcharge Land Tax**
to identify foreign persons for surcharge land tax liability

Note:

- Under the *Taxation Administration Act 1996*, you are required to provide all relevant information to enable duty to be assessed on a document or transaction
- Each person who makes a relevant acquisition must complete a separate acquisition statement
- Read the notes at the back of this form for an explanation of the terms used in this statement
- It is an offence to give false or misleading information. Substantial interest and/or penalty tax may also become payable in the event that information provided is shown to be false
- If you need more room, complete your answers on a separate sheet and attach to this form when lodging
- For an acquisition in a private landholder, use form ODA 043A
- For an acquisition in a public landholder, use form ODA 043B
- For concessions for primary producers, use form ODA 043C
- For more information on Landholder Duty visit the [Landholder Duty webpage](#)
- For more information on Surcharge Duty visit the [Surcharge Purchaser Duty Guide](#)

For a complete list of evidentiary requirements – see [Duties Act – Acquisition of interests in landholders](#)

I,

am the person

am an authorised officer of the Company/Corporation

Company/Corporation name

am authorised on behalf of the Government

Country of Government

am a General Partner of a Limited Partnership

Name of Limited Partnership

Name of General Partners

who has made a relevant acquisition in the landholder details in Part 1.

Acquirer’s Details

Date of Birth (if an individual) (DD/MM/YYYY)	ABN/ACN/ARBN (if applicable)
Current Address (residential address for an individual/correspondence address for all other)	
Future Address (residential address for an individual / correspondence address for all other)	
Contact phone number	
Email address	
* Country of citizenship (if an individual)	
Country of incorporation	
Country of tax residence	
FIRB application number (if applicable)	

* If country of citizenship is other than Australia, complete the following:

Passport number	
Visa number	
Sub-class	Expiry date (DD/MM/YYYY)
Overseas ID	

Are you making the acquisition in the capacity as a trustee?

Yes

No

If Yes please select the type of trust and provide the name of the trust?

Unit Trust

Discretionary Trust

Fixed Trust

Superfund

Name of Trust

For any other trust (e.g. bare trust) provide the names of the beneficiaries (e.g. real purchaser)

Name of Beneficiaries

1. Details of landholder

a) If the landholder is a private unit trust scheme:

Name of unit trust scheme
ARSN (if applicable)
Name of trustee
ABN/ACN (if applicable)
Address of trustee (Show registered address if trustee is a company)
Contact person
Contact phone number and/or email address

For acquisitions made on or after 1 February 2024

Is the private unit trust scheme a wholesale unit trust scheme or an imminent wholesale unit trust scheme?

➤ See Note 3

Yes No

If yes, has the private unit trust scheme been registered by the Chief Commissioner?

Yes No

Note: Application for registration may be made using form ODA 045.

b) If the landholder is a private company:

Name of company
ABN/ACN
Place of registration of company
Registered address of company
Contact person
Contact phone number and/or email address

c) If the landholder is a public unit trust scheme:

Name of unit trust scheme
ARSN (if applicable)
Name of trustee
ABN/ACN (if applicable)
Address of trustee (Show registered address if trustee is a company)
Contact person
Contact phone number and/or email address

d) If the landholder is a listed company:

Name of company
ABN/ACN
Place of registration of company
Registered address of company
Contact person
Contact phone number and/or email address

2. Details of land holdings and goods of the landholder in New South Wales as at the date of the relevant acquisition

Title particulars of the land holdings	Unencumbered value
	\$
	\$
	\$
Total	\$

Details of goods	Unencumbered value
	\$
	\$
	\$
Total	\$

3. Details of the relevant acquisition

a) Date of the relevant acquisition (DD/MM/YYYY)

b) How was the interest acquired

➤ See Note 7

c) Particulars of the interest acquired

4. This relevant acquisition is exempt from landholder duty under section of the *Duties Act 1997*.

➤ See Note 8

5. Surcharge Duty

From 21 June 2016, surcharge duty is payable on relevant acquisitions made by foreign persons if the relevant acquisition or any interest aggregated to constitute the relevant acquisition disclosed in Part 4 of this statement was acquired by a foreign person and the landholder identified at Part 1 held, either directly and/or through linked entities and/or discretionary trusts, an interest(s) in any NSW residential land holding.

➤ See **Notes 9 – 11** at the end of this form and refer to Chapter 4 Part 2B of the *Duties Act 1997*

The surcharge duty otherwise payable on this exempt acquisition is not chargeable pursuant to section 157H of the *Duties Act 1997* however this section must be completed.

a. Additional information in relation to Surcharge Duty

1. Are any of the land holdings of the landholder residential land (See **Note 9** for definition of residential land holding)
- Yes No
- 2a. Are any of the persons who made the relevant acquisition a foreign person? (See **Note 10** for the definition of foreign person)
- Yes No
- 2b. If you acquired the interest in the landholder as a trustee, are any of the beneficiaries foreign persons who hold a substantial interest or an aggregate substantial interest in the trust? (See **Note 10** for the definitions of substantial interest and aggregate substantial interest)
- Yes No

If you have answered 'Yes' to question 1 and 'Yes' to question 2a. or 2b., you must complete Part 5(b) of this statement.

Note:

Supporting evidence is required where:

- (i) any of the land holdings of the landholder ARE residential land, and
- (ii) you have indicated that you are NOT a foreign person.

The supporting evidence listed at Note 11 must be provided to Revenue NSW upon request.

b. NSW residential land holdings acquired by the foreign person(s):

Address	Title Particulars

The unencumbered value of all interests in NSW residential land holdings:

Provide the unencumbered value of all interests in NSW residential land holdings the landholder held directly and/or through linked entities and discretionary trusts as at the date of the relevant acquisition
➤ See Notes 4 and 5.

- (i) Unencumbered value of all residential land in NSW directly held by the landholder

\$

- (ii) Unencumbered value of all residential land in NSW the landholder was entitled to through linked entities

\$

- (iii) Unencumbered value of all residential land in NSW the landholder was entitled to through discretionary trusts

\$

- (iv) **Total unencumbered value of all residential land in NSW the landholder was entitled to as at the date of the relevant acquisition (i+ii+iii)**

\$

6. Declaration

Name	Date (DD/MM/YYYY)
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Under the *Taxation Administration Act 1996*, it is an offence to knowingly give false or misleading information or omit information¹

I declare that all information provided is true and correct in every particular.

¹ Penalties of up to 1,000 penalty units or 2 years imprisonment (or both) may apply.

Notes

These notes are for general guidance only. For details, see the relevant Sections of the *Duties Act 1997*.

1. A **landholder** is a unit trust scheme, a private company or a listed company that has land holdings in New South Wales with an unencumbered value of \$2,000,000 or more. These terms are defined in the Dictionary in the *Duties Act 1997*.
 - See [Section 146\(1\) of the *Duties Act 1997*](#).
2. A **public landholder** is a public unit trust scheme or public company.

A **public unit trust scheme** is a listed trust or a widely held trust.

 - See dictionary and [Section 146\(3\) of the *Duties Act 1997*](#).

A **private landholder** is a private unit trust scheme or private company.

 - See [Section 146\(2\) of the *Duties Act 1997*](#).
3. **Registration by the Chief Commissioner** of a class of private unit trust schemes that meet certain criteria (i.e., wholesale unit trust schemes or imminent wholesale unit trust schemes) for acquisitions made on or after 1 February 2024.
 - For more information visit the [Wholesale and Imminent Wholesale Unit Trust Scheme webpage](#).

A **private unit trust scheme** means a unit trust scheme other than—

 - (a) a public unit trust, or
 - (b) a unit trust scheme that is registered (i.e., a registered wholesale unit trust scheme or imminent wholesale unit trust scheme)
 - See [Section 150\(5\) and definitions in Section 157AA of the *Duties Act 1997*](#)

A unit trust is a **wholesale unit trust scheme** if—

 - (a) the scheme was not established for a particular investor, and
 - (b) not less than 80% of the units in the scheme are held by qualified investors, and
 - (c) no qualified investor, either alone or together with associated persons, holds 50% or more of the units in the scheme, and
 - (d) the scheme satisfies any other requirement that are specified by the Chief Commissioner.
 - See [Section 157AC and Section 157AB of the *Duties Act 1997*](#)

A unit trust is an **imminent wholesale unit trust scheme** if the unit trust scheme will be a wholesale unit trust scheme within 12 months after the day on which the first units in the scheme are issued to a qualified investor.

 - See [Section 157AD\(1\)\(a\)\(ii\)](#)
4. **Land holdings** of a landholder.

A landholding is an interest in land other than the estate or interest of a mortgagee, chargee or other secured creditor.

 - See [Section 147 of the *Duties Act 1997*](#).

An interest in land includes an interest in anything fixed to the land regardless of whether such items are considered fixtures at common law.

 - See [Section 147A of the *Duties Act 1997*](#).

The land holdings of any linked entity of the company or unit trust scheme must also be included.

 - See [Sections 158 and 158A of the *Duties Act 1997*](#).
5. **Linked entities** include not only subsidiaries but also entities in which an interest of not less than—
 - (a) 50 per cent is held, including through a chain of entities for acquisitions made **prior to 1 February 2024, or**
 - (b) 20 per cent is held, including through a chain of entities for acquisitions made **on or after 1 February 2024**
 - See [Sections 158 and 158A of the *Duties Act 1997*](#) as at relevant time.
6. A **significant interest** is an entitlement (without regard to any liabilities of the landholder) to a distribution of property from a landholder, being:

For acquisitions made **prior to 1 February 2024**

 - (a) in the case of a private landholder: 50 per cent or more of the property distributed
 - (b) in the case of a public landholder: 90 per cent or more of the property distributed
 - See [Sections 150\(2\)\(a\) and 150\(2\)\(b\) of the *Duties Act 1997*](#)

For acquisitions made **on or after 1 February 2024**

- (a) in the case of a private unit trust scheme, other than a wholesale unit trust and imminent wholesale unit trust: 50 per cent or more of the property distributed
 - (b) in the case of a private company, wholesale unit trust and imminent wholesale unit trust: 50 per cent or more of the property distributed
 - (c) in the case of a public unit trust scheme: 90 per cent or more of the property distributed
 - (d) in the case of a public company: 90 per cent or more of the property distributed
 - See Sections 150(2)(a) and 150(2)(b) and 150(2)(c) of the *Duties Act 1997*.
7. A person **acquires an interest** in a landholder if the person obtains an interest or the person's interest increases, including (but not limited to) by means of:
- (a) the purchase, gift, allotment or issue of a unit or share,
 - (b) the cancellation, redemption or surrender of a unit or share,
 - (c) the abrogation or alteration of a right for a unit or share,
 - (d) the payment of an amount owing for a unit or a share.
 - (e) if the capacity in which the interest is held changes in the landholder.
- See Section 151(2) of the *Duties Act 1997*.
8. **Exempt acquisitions** are detailed in the following sections of the *Duties Act 1997*:
- (a) Sections 163A, 163B and 163H for transactions dated on or after 1 July 2012, and
 - (b) Sections 273B(1) and 273B(2) for transactions dated from 1 July 2012 to 31 January 2024.
- Exempt acquisitions include:
- (a) an interest acquired in a person's capacity as a receiver or trustee in bankruptcy, a liquidator, or an executor or administrator of the estate of a deceased person.
 - (b) an interest acquired solely as the result of the making of a compromise or arrangement with creditors under Part 5.1 of the *Corporations Act 2001* of the Commonwealth that has been approved by the court.
 - (c) an interest acquired solely from a pro rata increase in the interests of all unit holders or shareholders.
 - (d) an interest acquired solely as the result of the distribution of the estate of a deceased person.
 - (e) an interest acquired as a result of arrangements relating to the breakdown of a marriage or domestic relationship.
 - (f) if the land holding of the landholder comprises land used for primary production and the Chief Commissioner is satisfied that, had the landholder transferred the land to the person acquiring an interest as a result of the acquisition immediately before that acquisition, the transfer of the land would not be chargeable with duty under this Act because of the exemption for transfers between family members (Section 274).
 - (g) an acquisition as a result of a transfer of property to a new trustee if the acquisition of an interest in a landholder would be chargeable with concessional duty under Section 54 if the property being acquired or disposed of were land in New South Wales.
 - (h) an acquisition where the Chief Commissioner is satisfied that the application of landholder duty to the acquisition in the particular case would not be just and reasonable.
9. **Residential land holding** means any land holding that is an interest in residential land
- See Section 157D of the *Duties Act 1997*.
- Residential land** means any of the following and does not include any land used for primary production:
- (a) a parcel of land on which there are one or more dwellings, a parcel of land on which there is a building under construction that, when completed, will constitute one or more dwellings, or
 - (b) a strata lot, if it is lawfully occupied as a separate dwelling, or suitable for lawful occupation as a separate dwelling, or
 - (c) a utility lot if its use is restricted to the owner or occupier of a strata lot, or
 - (d) a land use entitlement, if it entitles the holder to occupy a building, or part of a building, as a separate dwelling, or
 - (e) a parcel of vacant land (including any land that the Chief Commissioner is satisfied is substantially vacant) that is zoned or otherwise designated for use under an environmental planning instrument (within the meaning of the *Environmental Planning and Assessment Act 1979*) for residential or principally for residential purposes.
- See Section 104I of the *Duties Act 1997*.

Residential – related property means:

- (a) residential land in NSW
- (b) an option to purchase residential land in NSW
- (c) an interest in any residential-related property referred to in (a) or (b), except to the extent that:
 - i. it arises as a consequence of the ownership of a unit in a unit trust scheme and is not a land use entitlement
 - ii. it is, or is attributable to, an option over residential-related property,
 - iii. it is a marketable security.
- (d) a partnership interest (being an interest in a partnership that has partnership property that is residential property).

➤ See Section 104K of the *Duties Act 1997*.

10. **Foreign person** means a person who is a foreign person within the meaning of the *Foreign Acquisitions and Takeovers Act 1975* of the Commonwealth.

➤ See Section 104J of the *Duties Act 1997*.

You are NOT a foreign person if you are:

- (a) an Australian citizen
- (b) a person who is ordinarily resident in Australia.

Ordinarily Resident means:

A person is ordinarily resident in Australia at a particular time if the person

- (a) has actually been in Australia during 200 or more days in the period of 12 months immediately preceding the date of the agreement, and
- (b) was not subject to any limitation as to time for their continued presence in Australia (or was not, immediately before their most recent departure from Australia).

Foreign person means:

- (a) **an individual** not ordinarily resident in Australia; or
- (b) **a corporation** in which an individual not ordinarily resident in Australia, a foreign corporation or foreign government holds a substantial interest; or
- (c) **a corporation** in which 2 or more persons each of whom is an individual not ordinarily resident in Australia, a foreign corporation or a foreign government hold an aggregate substantial interest; or
- (d) **the trustee of a trust** in which an individual not ordinarily resident in Australia, a foreign corporation or a foreign government holds a substantial interest; or
- (e) **the trustee of a trust** in which 2 or more persons each of whom is an individual not ordinarily resident in Australia, a foreign corporation or a foreign government hold an aggregate substantial interest; or
- (f) **a foreign government**; or
- (g) **a general partner of limited partnerships** where:
 - i. an individual not ordinarily resident in Australia, a foreign corporation or a foreign government holds at least 20 per cent in the limited partnership, or
 - ii. two or more persons of whom is an individual not ordinarily resident in Australia, a foreign corporation or a foreign government, holds an aggregate interest of 40 per cent in the limited partnership.

Foreign persons from New Zealand, Finland, Germany, India, Japan, Norway, South Africa and Switzerland

Individuals that are citizens of the above nations, and are making relevant acquisitions in their own capacity (i.e. not as trustees of a trust or general partners of a limited partnership) in a landholder with residential land holding/s are not subject to surcharge duty due to international tax treaties entered into between these nations and the Federal Government of Australia.

Individuals acting as trustees of a trust, individuals that are general partners of a limited partnership and non-individual acquirers that are making relevant acquisitions in a landholder with residential land holding/s are not subject to surcharge duty if they are foreign persons solely by reason of a substantial interest (or an aggregate substantial interest) being held by a person in one of the affected nations.

For the avoidance of doubt, the non-individual acquirer will be liable to surcharge duty if a foreign person from a non-affected nation directly or indirectly holds a substantial interest (or aggregate substantial interest) in the acquirer.

Substantial Interest means:

A person holds a substantial interest in an entity or trust if:

- (a) for an entity – the person holds an interest of at least 20 per cent in the entity; or
- (b) for a trust (including a unit trust) – the person, together with any one or more associates, holds a beneficial interest in at least 20 per cent of the income or property of the trust.

Aggregate Substantial Interest means:

Two or more persons hold an aggregate substantial interest in an entity or trust if:

- (a) for an entity – the persons hold an aggregate interest of at least 40 per cent in the entity; or
- (b) for a trust (including a unit trust) – the persons, together with any one or more associates of them hold, in aggregate, beneficial interests in at least 40 per cent of the income or property of the trust.

11. Supporting Evidence

Individuals Evidence must be provided upon request	<p>Australian citizens require:</p> <ul style="list-style-type: none"> ▪ Certified copy of birth certificate or Australian passport or Australian Citizenship certificate. <p>Citizens of New Zealand, Finland, Germany, India, Japan, Norway, South Africa and Switzerland require:</p> <ul style="list-style-type: none"> ▪ Certified copy of current passport or citizenship certificate. <p>A person who is ordinarily resident in Australia requires:</p> <ul style="list-style-type: none"> ▪ Certified copy of foreign passport with your current visa and evidence that you meet the definition of ordinarily resident in Australia (see note 10).
Corporation Evidence must be provided upon request	<ul style="list-style-type: none"> ▪ Copy of the certificate of incorporation ▪ Complete copy of the Memorandum and Articles of Association ▪ Copy of corporation register/register of shareholders as at the date of relevant acquisition. <p>Plus in respect of each natural person shareholder:</p> <p>Australian citizens require:</p> <ul style="list-style-type: none"> ▪ Certified copy of birth certificate or Australian passport or Australian Citizenship certificate. <p>Citizens of New Zealand, Finland, Germany, India, Japan, Norway, South Africa and Switzerland require:</p> <ul style="list-style-type: none"> ▪ Certified copy of current passport or citizenship certificate. <p>A person who is ordinarily resident in Australia requires:</p> <ul style="list-style-type: none"> ▪ Certified copy of foreign passport with your current visa and evidence that you meet the definition of ordinarily resident in Australia (see note 10). <p>Plus for each corporate and trustee shareholder who hold a substantial interest or aggregate substantial interest in the corporation:</p> <ul style="list-style-type: none"> ▪ Copy of the certificate of incorporation ▪ Complete copy of the Memorandum and Articles of Association ▪ Copy of corporation register/register of shareholders as at the date of relevant acquisition.

	<p>Plus for natural person shareholders/beneficiaries of the corporate or trustee shareholders:</p> <p>Australian citizens require:</p> <ul style="list-style-type: none"> ▪ Certified copy of birth certificate or Australian passport or Australian Citizenship certificate. <p>Citizens of New Zealand, Finland, Germany, India, Japan, Norway, South Africa and Switzerland require:</p> <ul style="list-style-type: none"> ▪ Certified copy of current passport or citizenship certificate. <p>A person who is ordinarily resident in Australia requires:</p> <ul style="list-style-type: none"> ▪ Certified copy of foreign passport with your current visa and evidence that you meet the definition of ordinarily resident in Australia (see note 10).
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<p>For property acquired on behalf of a trust</p> <p>Evidence must be provided upon request</p>	<ul style="list-style-type: none"> ▪ A complete signed and dated copy of the trust deed with all its amendments. <p>If a unit trust scheme:</p> <ul style="list-style-type: none"> ▪ Copy of the unit register from date of establishment to current.
	<p>Plus in respect of each of the beneficiaries/unitholders of the trust who are a natural person:</p> <p>Australian citizens require:</p> <ul style="list-style-type: none"> ▪ Certified copy of birth certificate or Australian passport or Australian Citizenship certificate. <p>Citizens of New Zealand, Finland, Germany, India, Japan, Norway, South Africa and Switzerland require:</p> <ul style="list-style-type: none"> ▪ Certified copy of current passport or citizenship certificate. <p>A person who is ordinarily resident in Australia requires:</p> <ul style="list-style-type: none"> ▪ Certified copy of foreign passport with your current visa and evidence that you meet the definition of ordinarily resident in Australia (see note 10).
	<p>Plus for corporate beneficiaries/unitholders</p> <ul style="list-style-type: none"> ▪ Copy of the certificate of incorporation ▪ Complete copy of the Memorandum and Articles of Association ▪ Copy of corporation register/register of shareholders as at the date of relevant acquisition.

Privacy statement

Your information is being collected by Revenue NSW under authority of the *Duties Act 1997*. We collect your information for administration of your duty obligations. Revenue NSW takes the protection and privacy of your personal information seriously by handling personal information in a responsible manner and in accordance with the NSW Privacy Laws: *Privacy and Personal Information Protection Act 1998* and *Health Records and Information Privacy Act 2002*.


Your information may be provided to third parties as required or permitted by law. Please refer to the [Revenue NSW Privacy Policy](#) for information on how to access or amend your personal information, or to make a privacy complaint.


Contact details


 1300 139 814* (Monday – Friday, 8.30 am – 5.00 pm)

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