

# Purchaser/Transferee Declaration – Explanatory Notes and Supporting Evidence

## Explanatory notes

**You are not a foreign person if you are:**

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

**Ordinarily resident in Australia means:**

- (a) the person 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).

**Note:** A New Zealand citizen who holds a special category 32 visa and also meets parts (a) and (b).

**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. 2 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.

**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.

**Exempt Permanent Resident means:**

the transferee is a permanent resident when a liability for duty charged by Chapter 2 on the transfer or agreement arises (or would arise but for a concession or exemption from duty under that Chapter), and the Chief Commissioner is satisfied that the transferee intends to use and occupy the residential land to which the residential-related property relates as a principal place of residence in accordance with the residence requirement. The residential land must be used and occupied by the exempt permanent resident as his or her principal place of residence for a continuous period of at least 200 days within the first 12 months after the liability date (date of agreement). This requirement is referred to as the residence requirement.

**Discretionary trusts:**

(a) For a discretionary trust, each beneficiary that the trustee has discretion to distribute the income or property to is deemed to have the maximum percentage interest in the income or property that the trustee may exercise a discretion to distribute to them. For more details see: [www.revenue.nsw.gov.au/info/legislation/rulings/general/g009](http://www.revenue.nsw.gov.au/info/legislation/rulings/general/g009)

(b) The Minister for Finance, Services and Property has approved a Variation to Statute to allow the Chief Commissioner of State Revenue to exercise a discretion to give retrospective effect to amendments of trust deeds which will remove the trustee's power to make distributions to any person who is a foreign person. See the ruling for more details: [www.revenue.nsw.gov.au/info/legislation/rulings/general/g010](http://www.revenue.nsw.gov.au/info/legislation/rulings/general/g010)

**Residential land means:**

- (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 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.

**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).

**Commercial residential-Revenue ruling G 011**

Section 104I(2) of the Duties Act provides that a dwelling does not include a reference to a room or suite of rooms determined by the Chief Commissioner not to be a dwelling. Revenue ruling G 011 clarifies where surcharge purchaser duty will not apply to a residential premises. A request in accordance with Revenue ruling G 011 can be made by way of written submission to the Commissioner with documentation to support the requirements of the ruling (this determination is not available on EDR).

When completing the purchaser/transferee declaration on application under Revenue ruling G 011 you must select the non-residential land use code 'Commercial residential 104I(2)' under part B of the form. See the ruling for more details (add link Revenue ruling G 011).

**Australian-based developers that are foreign persons – Revenue Ruling G. 013**

Section 104ZJA of the Duties Act provides for a surcharge purchaser duty concession for Australian-based developers that are foreign persons, subject to requirements specified therein. Revenue Ruling G. 013 clarifies these requirements. Applications for concession under s 104ZJA are to be made by way of written submission to the Commissioner with documentation to support clause 9 and 10 of Revenue Ruling G. 013. This transaction cannot be processed on EDR.

Further information about the application lodgement process can be accessed from <http://revenue.nsw.gov.au/taxes/spd>.

**Off the Plan means:**

(a) means an agreement for the sale or transfer of dutiable property, being land on which a residence is to be erected or developed before completion of the sale or transfer.

**49A Purchases “off the plan”**

(1) Liability for duty on an off the plan purchase agreement arises:

- (a) on completion of the agreement, or
  - (b) on the assignment of the whole or any part of the purchaser's interest under the agreement, or
  - (c) on the expiration of 12 months after the date of the agreement,
- whichever first occurs.

49(3A) This section does not apply in relation to an off the plan purchase agreement if any purchaser or transferee under the agreement is a foreign person (within the meaning of Chapter 2A).

For agreements dated on or after 1 July 2017 additional requirements take effect

(a) At the time the agreement is assessed for duty, at least one of the purchasers or transferees intend to occupy the property as their principal place of residence

(b) The residence must be used and occupied by at least one of the purchasers or transferees as their principal place of residence for a continuous period of at least 6 months, with occupation commencing no later than 12 months after completion

(c) If the residence requirement is not complied with in relation to the residence, this section is taken never to have applied in relation to the off the plan purchase agreement

## Supporting evidence & record keeping

### Note:

- Section 48 of the *Taxation Administration Act 1996* states a person must keep such records as are necessary to enable the person's tax liability under a taxation law to be properly assessed.
- Section 53 of the *Taxation Administration Act 1996* states a person who is required by a taxation law to keep a record must retain the record for not less than 5 years after:

(a) the date it was made or obtained, or

the date of completion of the transaction or act to which it relates; whichever is the later.

The following table sets out the supporting evidence and record keeping requirements for different types of purchasers/transferees.

<p><b>Individuals</b> Evidence <b>must</b> be provided upon request</p>	<p>Australian citizens require:</p> <ul style="list-style-type: none"> <li>▪ Certified copy of birth certificate or Australian passport or Australian Citizenship certificate.</li> </ul> <p>New Zealand citizens require:</p> <ul style="list-style-type: none"> <li>▪ Certified copy of New Zealand passport and evidence of holding a special category visa within the meaning of section 32 of the <i>Migration Act 1958</i>.</li> </ul> <p>A person who is ordinarily resident in Australia requires:</p> <ul style="list-style-type: none"> <li>▪ Certified copy of foreign passport with your current visa</li> <li>▪ Movement records from immigration for the 12 month period preceding the date of agreement</li> </ul>
<p><b>Corporations</b> Evidence <b>must</b> be provided upon request</p>	<ul style="list-style-type: none"> <li>▪ Copy of the certificate of incorporation</li> <li>▪ Complete copy of the Memorandum and Articles of Association</li> <li>▪ Copy of corporation register/register of shareholders as at the date of execution of dutiable transaction.</li> </ul> <p><b>Plus in respect of each natural person shareholder:</b></p> <p>Australian citizens require:</p> <ul style="list-style-type: none"> <li>▪ Certified copy of birth certificate or Australian passport or Australian Citizenship certificate.</li> </ul> <p>New Zealand citizens require:</p> <ul style="list-style-type: none"> <li>▪ Certified copy of New Zealand passport and evidence of holding a special category visa within the meaning of section 32 of the <i>Migration Act 1958</i>.</li> </ul> <p>A person who is ordinarily resident in Australia requires:</p> <ul style="list-style-type: none"> <li>▪ Certified copy of foreign passport with your current visa and evidence that you meet the definition of ordinarily resident in Australia (see explanatory notes).</li> </ul> <p><b>Plus for each corporate and trustee shareholder who hold a substantial interest or aggregate substantial interest in the corporation:</b></p> <ul style="list-style-type: none"> <li>▪ Copy of the certificate of incorporation</li> <li>▪ Complete copy of the Memorandum and Articles of Association</li> <li>▪ Copy of corporation register/register of shareholders as at the date of execution.</li> </ul>

<p><b>Corporations</b> Evidence <b>must</b> be provided upon request</p>	<p><b>Plus for natural person shareholders/beneficiaries of the corporate or trustee shareholders:</b></p> <p>Australian citizens require:</p> <ul style="list-style-type: none"> <li>▪ Certified copy of birth certificate or Australian passport or Australian Citizenship certificate.</li> </ul> <p>New Zealand citizens require:</p> <ul style="list-style-type: none"> <li>▪ Certified copy of New Zealand passport and evidence of holding a special category visa within the meaning of section 32 of the <i>Migration Act 1958</i>.vA person who is ordinarily resident in Australia requires:</li> <li>▪ Certified copy of foreign passport with your current visa and evidence that you meet the definition of ordinarily resident in Australia (see explanatory notes).</li> </ul>
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<p><b>Property acquired on behalf of a trust</b> Evidence <b>must</b> be provided upon request</p>	<ul style="list-style-type: none"> <li>▪ A complete signed and dated copy of the trust deed with all its amendments.</li> </ul> <p>If a unit trust scheme:</p> <ul style="list-style-type: none"> <li>▪ Copy of the unit register from date of establishment to current.</li> </ul>
	<p><b>Plus in respect of each of the beneficiaries/unit holders of the trust who are a natural person:</b></p> <p>Australian citizens require:</p> <ul style="list-style-type: none"> <li>▪ Certified copy of birth certificate or Australian passport or Australian Citizenship certificate.</li> </ul> <p>New Zealand citizens require:</p> <ul style="list-style-type: none"> <li>▪ Certified copy of New Zealand passport and evidence of holding a special category visa within the meaning of section 32 of the <i>Migration Act 1958</i>.</li> </ul> <p>A person who is ordinarily resident in Australia requires:</p> <ul style="list-style-type: none"> <li>▪ Certified copy of foreign passport with your current visa and evidence that you meet the definition of ordinarily resident in Australia (see explanatory notes).</li> </ul>
	<p><b>Plus for corporate beneficiaries/unit holders:</b></p> <ul style="list-style-type: none"> <li>▪ Copy of the certificate of incorporation</li> <li>▪ Complete copy of the Memorandum and Articles of Association</li> <li>▪ Copy of corporation register/register of shareholders as at the date of execution.</li> </ul>