

Stamp Duties Act 1923

Section 71DB | Information Circular No 48 | Information Circular No 68

Application for Stamp Duty Concession - from 22 June 2017 on the Purchase of an Off-The-Plan Apartment

This Application is to claim a stamp duty concession on a transfer of a new apartment or substantially refurbished apartment pursuant to a contract entered into from 22 June 2017 to 30 June 2018. The Concession applies to a purchase of an off-the-plan apartment located on land within South Australia.

A five year land tax exemption may also apply to the off-the-plan apartment and will be automatically applied based on this application. This exemption will cease for the following financial year if the apartment is sold before the end of the five year exemption period. If the apartment will be used as your residence, please apply for a principal place of residence exemption from land tax.

The stamp duty concession and land tax exemption does not extend to foreign purchasers.

Purchaser(s)

I/We
full name(s)

of
postal address

wish to apply for a stamp duty concession on the purchase of a qualifying apartment under a qualifying off-the-plan contract.

The details to support this Application are:

Apartment Details

Address

Title Reference - Volume Folio Purchase Price \$

Contract Between

and

Dated 2 0 Y Y

Declaration Purchaser

I/We declare that the information provided on this Application is true and correct.

<p>Applicant 1</p> <p>Name <input type="text"/></p> <p>Signature <input type="text"/></p> <p><input type="text"/><input type="text"/> <input type="text"/><input type="text"/> 2 0 Y Y</p>	<p>Applicant 2</p> <p>Name <input type="text"/></p> <p>Signature <input type="text"/></p> <p><input type="text"/><input type="text"/> <input type="text"/><input type="text"/> 2 0 Y Y</p>
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A person must not make a false or misleading statement or representation in an application made, or purporting to be made. Maximum penalty: \$10 000 pursuant to Section 55 of the Taxation Administration Act 1996.

Declaration - Developer

I Director/Secretary (delete if not applicable), on behalf of
 (Company), declare that the above contract represents the completed sale of a qualifying apartment pursuant to a qualifying off-the-plan contract and that the apartment is located within the eligible area.

For contracts entered into from 1 July 2014

The construction stage of the apartment, as at date of the contract, was:

- | | | | | | |
|---|---|---|--|--|---|
| <input type="checkbox"/> Stage 1 | <input type="checkbox"/> Stage 2 | <input type="checkbox"/> Stage 3 | <input type="checkbox"/> Stage 4 | <input type="checkbox"/> Stage 5 | <input type="checkbox"/> Stage 6 |
| No building work commenced. | Apartment floor slab and external walls complete. | Apartment internal wall frames, first fix plumbing and electrical complete. | Apartment wall and ceiling linings complete. | Apartment joinery, tiling and second fix carpentry complete. | Practical completion of apartment ready for occupation. |

Signature Date

A person must not make a false or misleading statement or representation in an application made, or purporting to be made. Maximum penalty: \$10 000 pursuant to Section 55 of the Taxation Administration Act 1996.

Definitions

Apartment

A self-contained residence that is, or is to be, situated in a multi-storey residential development, but does not include a townhouse.

Foreign Person

A foreign purchaser will include natural persons, corporations and trusts.

Foreign natural person

A foreign natural person is any individual who is not an Australian citizen, Australian permanent resident or New Zealand citizen who holds a special category visa.

Foreign Corporation

A corporation will be foreign where it is incorporated outside Australia or where at least 50% of its shareholding is held by foreign persons, companies or trusts.

Foreign Trust

A trust will be foreign where the trustee, a person who has the power to appoint under the trust, an identified object under the trust or a person who takes capital of the trust property in default is foreign.

Multi-storey residential development

A building of two or more storeys containing two or more independent residential premises.

Qualifying apartment

An apartment that is (or is to be) situated within, or contiguous to, the area represented by the map in Information Circular 65 (see map on page 1).

Qualifying off-the-plan contract

A contract for the purchase of an apartment entered into between 31 May 2012 and 30 June 2017 (both dates inclusive) where, at the time that the contract is entered into, the building in which the apartment is, or is to be situated:

- is a new building that is yet to be constructed; or
- is a new building for which construction has commenced and where the Commissioner of State Taxation (the "Commissioner") is satisfied that the work has not been substantially completed; or
- is an existing building where the Commissioner is satisfied that the building is to be substantially refurbished and that refurbishment:
 - is yet to be commenced; or
 - has commenced but the Commissioner is satisfied that the work has not been substantially completed.

Townhouse

A dwelling consisting of two or more storeys where the building (which may be a building joined to another building or buildings) constituting the dwelling occupies a site that is held exclusively with that building.

Further Information

Website www.revenuesa.sa.gov.au

Email stamps@sa.gov.au

Telephone (08) 8226 3750

Postal RevenueSA
GPO Box 1353
ADELAIDE SA 5001