

DISCOUNT LAND RENT APPLICATION/REVIEW

Please forward completed form to the ACT Revenue Office at:
PPD@act.gov.au OR **PO Box 293, Civic Square ACT 2608**

**Indicates mandatory fields*

Part 1: Property and Contact Details				
Suburb*		Section*		Block*
Account Number: (if known)				
Property Address:*				
Lessee 1:*				
Lessee 2 or Domestic Partner:				
Telephone:*				
Email Address:				

NOTE: If an email address is provided all correspondence relating to this application will be sent via email.

Part 2: Income Details (all fields mandatory)	Lessee 1	Domestic Partner (if applicable)
Current Year to Date Income:		
Last Financial Year's Income:		
Centrelink Income: (Current FY)		
Total:		

Part 2: Income Details	Lessee 2	Domestic Partner (if applicable)
Current Year to Date Income:		
Last Financial Year's Income:		
Centrelink Income: (Current FY)		
Total:		

Part 3: Eligibility Checklist (all fields mandatory)	
1. Does the total gross income of all lessees and their domestic partner (if applicable) exceed the income threshold amount ?	YES <input type="checkbox"/> NO <input type="checkbox"/>
2. Do any of the lessees own any other real property other than this property?	YES <input type="checkbox"/> NO <input type="checkbox"/>
3. Will at least one lessee occupy the property as their principal place of residence?	YES <input type="checkbox"/> NO <input type="checkbox"/>
4. Have you attached a copy of your full income tax return ?	YES <input type="checkbox"/> NO <input type="checkbox"/>

5. Have you attached a current pay slip from all jobs worked showing current year to date totals?	YES <input type="checkbox"/> NO <input type="checkbox"/>
6. If you are self-employed have you provided a copy of all Business Activity Statements (BAS) for the current year (to date) and last year's income tax return?	N/A <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/>
7. How many dependent children do the lessees have? (circle one)	0 1 2 3 4 5 or More
8. What is the contract for sale or agreement date? DD/MM/YYYY (If new application)	

NOTE: All requested documentation must be submitted or the application will not be processed

Part 4: Declaration and Undertaking

Each lessee must read and understand the applicable terms and conditions at Part 5 of this form before completing and submitting the application

I/we _____ of _____
being the lessee/s,

declare that:

1. by signing this form I/we am/are making an application for discounted land rent;
2. all of the information in this application including any attachments is true and correct, and to the best of my/our knowledge, no information relevant to the consideration of my/our application for discounted land rent has been omitted;
3. the income details I have provided are an indication of my usual income (copies attached);
4. I/we have read and understood the 'Terms and Conditions' in Part 5 of this application in relation to my/our land rent property;
5. I/we have read and understood the Privacy Statement below;
6. I/we understand that, depending on the circumstances, interest may apply (on a compounding monthly basis) to any underpayment of land rent; and
7. **I/we understand that giving false or misleading information is a serious offence under the *Criminal Code 2002*.**

NOTE: ALL LESSEES MUST SIGN THE DECLARATION

Signature Lessee 1*

Date:

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Signature Lessee 2*

Date:

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Domestic Partner of Lessee 1 (If applicable)

Date:

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Domestic Partner of Lessee 2 (If applicable)

Date:

Privacy Statement

All information collected by the ACT Revenue Office is protected by secrecy provisions in Acts administered by the Office and only used for the purposes of those Acts. In addition, personal information provided to the ACT Revenue Office is protected by the *Information Privacy Act 2014*. Information (including personal information) is not disclosed to any third party unless authorised by law or with the consent of the person

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involved.

Part 5: Terms and Conditions

Each lessee MUST read and understand this information before completing and submitting the application

Terms

Dependent Child	has the same meaning as in the Social Security Act 1991 (Cwlth).
Determined Rate	in relation to interest, means the rate determined under s 26 of the Taxation Administration Act 1999 .
Discounted Land Rent	refers to the discount granted under part 3 of the Land Rent Act 2008 .
Domestic Partner	see the Legislation Act 2001 , section 169.
Income Threshold Amount	means the income threshold amount with reference to the number of dependent children the lessees have, as specified in the instrument applicable at the time of declaration: see the instrument at http://www.revenue.act.gov.au/home-buyer-assistance/land-rent-scheme
Lessee	in relation to a proposed land rent lease, includes a person proposed to be a lessee under the lease. Lessee refers to all individuals who appear on the land rent lease and who, on completion of the purchase, will be an owner of the subject property. Lessee includes all lessees.
Total Gross Income	means the total gross income of all persons named on the land rent lease, transfer or agreement for transfer of the subject property.
Year	means a financial year.

Conditions

Applications for discounted land rent may only be made on a single dwelling house land rent lease granted under the Planning and Development Act 2007 .
Lessees acknowledge that interest will accrue on the amount of unpaid land rent at the determined rate from the day the amount becomes payable until the day the amount is paid. If an amount remains unpaid for part of a month, then interest is payable for the whole of the month.
Lessees acknowledge that any outstanding land rent or interest will be held as a charge against the property under the land rent lease.
Lessees acknowledge that any outstanding land rent or interest must be paid in full prior to the property being sold.
Lessees will be notified in writing whether or not they have been successful in their application.
Lessees are required to notify the ACT Revenue Office if they no longer reside in the property, or become the owner of other real property, within 30 days of the change in circumstance.
Lessees acknowledge that giving false or misleading information is a serious offence under the Criminal Code 2002 and the ACT Revenue Office may prosecute any lessee found to have provided false or misleading information in an application.

Land rent leases first granted prior 1 October 2013

Applications for discounted land rent may be made before the grant of the lease or at any time during the term of the lease.
Applications for discounted land rent received during the term of the land rent lease, if approved, will take effect from the date that the application is received by the Commissioner for ACT Revenue.
To be eligible for the discount, all applicants must be lessees who meet the following criteria: <ul style="list-style-type: none">- the lessee, or any of the lessees, must not own other real property; and- the total income of the lessee, or all of the lessees, must not exceed the income threshold amount; and- if a certificate of occupancy is issued for the land rent lease – the lessee, or at least one of the lessees, must live in the property under the lease.
All lessees currently paying discounted land rent must lodge the application form 'Discount Land Rent Application/Review' between 1 July and 30 September each year to demonstrate their continuing eligibility for discounted land rent .
A lessee who is determined to be ineligible to continue to receive discounted land rent because the total income of the lessee , or all of the lessees , exceeds the income threshold amount , will commence paying land rent at the standard rate from 1 October after the annual review of eligibility.
Loss of eligibility for discounted land rent because one of the lessees becomes the owner of other real property or all of the lessees stop living on the subject property will result in land rent being payable at the standard rate, effective from the start of the 1st quarter after the circumstance has occurred.
Lessees acknowledge that if a land rent lease is transferred, land rent will be payable at the standard percentage of the unimproved value of the property under the land rent lease.

Land rent leases first granted on or after 1 October 2013

For leases first granted on or after 1 October 2013 applications for **discounted land rent** must be made before the grant of the lease or transfer date.

To be eligible for the discount, all applicants must be **lessees** who meet the following criteria:

- the **lessee**, or any of the **lessees**, must not own other real property; and
- the **total gross income** of the **lessee**, or all of the **lessees**, and their **domestic partner** must not exceed the **income threshold amount**; and
- if a certificate of occupancy is issued for the land rent lease –at least one of the **lessees** must live in the property under the lease.

All **lessees** currently paying discounted land rent must lodge this application form 'Discount Land Rent Application/Review' between 1 July and 30 September each year to demonstrate their continuing eligibility for **discounted land rent**.

Loss of eligibility for discounted land rent because the total income of the **lessee**, or all of the **lessees**, and their **domestic partner** exceeds the **income threshold amount** for two (2) consecutive years or one of the **lessees** becomes the owner of other real property or all of the **lessees** stop living on the subject property will result in the Commissioner for ACT Revenue giving each **lessee** a written notice that the **lessee** is not eligible to pay land rent.

If a **lessee** is given such a notice, the **lessee** must within two (2) years vary the lease to reduce the land rent payable to a nominal rent or transfer the lease to an eligible transferee.