

TRANSFER

Form 052 - T

Land Titles Act 1925

IMPORTANT INFORMATION

This form is to be used to lodge a transfer under the *Land Titles Act 1925* (the Act). You can access the Act at www.legislation.act.gov.au. You may also obtain further information and forms at www.act.gov.au/accesscbr.

PRIVACY INFORMATION

The Act authorises the Registrar-General to collect the personal information required by this form for the purposes of issuing a registration under the Act. The Registrar-General prevents any unreasonable intrusion into a person's privacy in accordance with the *Information Privacy Act 2014*. The Registrar-General provides identifiable information to law enforcement and other Directorates that have legal authority to request information under prescribed circumstances. These agencies may also use this information to prepare and sell property sales reports to commercial organisations concerned with the development, sale or marketing of land.

INSTRUCTIONS FOR COMPLETION

- A Transfer is a dutiable document and should be noted by ACT Revenue Office prior to lodgement at Land Titles.
- The value entered into the Consideration Field for the 100% transfer of dutiable property must reflect the consideration or market value of the property, whichever is greater, including GST if applicable.
- If less than 100% of the property is being transferred, the value entered into the Consideration Field must reflect the greater of the consideration or market value, of the percentage of the interest being transferred, including GST if applicable. For further information please contact the ACT Revenue Office on (02) 6207 0028.
- For aggregation purposes, please contact the ACT Revenue Office if lodging separate Transfer instruments for two or more separate items of dutiable property, where the transactions occurred within 12 months of each other, and the transferees/buyers are associated people.
- An annexure lodged with this form identifying the individual consideration for each property transferring will be taken as the clients request for the transactions not to be aggregated in accordance with section 24(2) of the *Duties Act 1999*.
- The Buyer and Seller Verification Declarations must be completed prior to lodgement of this form. The submission date and reference number must be recorded on this form.
- The certificate of title or production of title consenting to the registration of this document is required for lodgement.
- All information should be typed or clearly printed. If completing this form by hand please use a solid black pen only.
- This office will not accept lodgement of this form if it is not completed in full.
- The first named buyer on this form will be the primary contact for ACT Revenue Office purposes.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear and all parties must sign in the margin. Do not use correction fluid or tape.
- Ensure all required documents are attached. If there is insufficient space in any panel, please use an Annexure Sheet.
- Execution by:
 - a) **A Natural Person** – Should be witnessed by an adult person who is not a party to the document.
 - b) **Attorney** – if this document is executed by an Attorney pursuant to a registered power of attorney, it must set out the full name of the attorney and the form of execution must indicate the source of his/her authority e.g. "AB by his/her attorney XY pursuant to Power of Attorney ACT Registration No..... of which he/she has no notice of revocation". (This execution requires a witness.)
 - c) **Corporation** – Section 127 of the *Corporations Act* provides that a company may now validly execute a document with or without using a Common Seal if the document is signed by:
 - i. Two directors of the company;
 - ii. A director and a secretary of the company; or
 - iii. Where the company is a proprietary company and has a sole director who is also the sole company secretary, that director. (No witness is required for this execution).

LODGE MENT AND CONTACT INFORMATION

Website:
accesscanberra@act.gov.au
General Enquiries:
(02) 6207 3000

In Person:
Environment, Planning and Land Shopfront
Ground Floor South, Dame Pattie Menzies House, 16 Challis Street, Dickson
Opening hours - Monday to Friday 8:30am to 4:30pm (*excluding public holidays*)

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*Land Titles Act 1925***LODGING PARTY DETAILS**

Name	Email Address	Contact Telephone Number

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block	Unit

THE SELLER VERIFICATION STATEMENT HAS BEEN SUBMITTED (must be completed prior to lodgement of this document)☐ Yes – (provide date and reference number, if there are multiple submissions provide details for all)

Submission Date:

Reference Code:

TRANSFEROR/S - SELLER (Surname Last) (ACN required for all companies)**ESTATE OR INTEREST TRANSFERRED** (whole or state share)**REPRESENTING SOLICITOR DETAILS** (Complete if applicable – otherwise state below “Not Applicable”)

Name of Firm	Solicitor Email Address	Solicitor Name

THE BUYER VERIFICATION STATEMENT HAS BEEN SUBMITTED (must be completed prior to lodgement of this document)☐ Yes – (provide date and reference number, if there are multiple submissions provide details for all)

Submission Date:

Reference Code:

TRANSFeree/S - BUYER (Surname Last) (ACN required for all companies)**FULL POSTAL ADDRESS** including postcode (after Transfer)

FORM OF TENANCY	
☐ Joint Tenants ☐ Tenants in Common in Equal Shares ☐ Tenants in Common in (the following shares) - (Please state proprietors name and shares out in full)	
ARE YOU APPLYING FOR A CONCESSION?	PLEASE INDICATE IF THIS TRANSACTION INVOLVES ONE OR BOTH OF THE FOLLOWING:
☐ Yes (if yes provide code number) Code Number: ☐ No	☐ A Land Rent lease ☐ An Application for a Duty Deferral
CONSIDERATION (whole dollar amounts only) (Please state monetary value or reason for transfer – must not state “nil”)	RESTRICTIVE COVENANTS (Complete if applicable – otherwise state below “Not Applicable”)
NON- MONETARY CONSIDERATION	GST PAYABLE
DEVELOPMENT STATUS (Tick the appropriate box – one box must be completed)	
☐ Land Only or ☐ Incomplete Building or ☐ Building Completed	
LAND USE (Tick the appropriate box – one box must be completed)	
☐ Residential or ☐ Commercial or ☐ Rural	
AGREEMENT / CONTRACT FOR SALE DATE	SETTLEMENT DATE (the date the buyer is liable for rates)
COMMUNITY TITLE (if Transfer relates to a Community Title Scheme the following should be attached)	
☐ Statutory Declaration AND ☐ Certified Copy of Undertaking submitted to ACTPLA	
ACTPLA – MINISTER’S / DELEGATE’S CONSENT	

TRANSFEROR/S – SELLER’S EXECUTION	
Print full name of Transferor	Print full name and address of witness
Signature or common seal of Transferor	Signature of witness

TRANSFeree/S – BUYER’S EXECUTION (if Solicitor for Transferee executes – must state full name of Solicitor)	
Print full name of Transferee/Transferee’s Solicitor	Print full name and address of witness
Signature or common seal of applicant	Signature of witness

OFFICE USE ONLY			
Lodged by		Certificate of title lodged	
Data entered by		Certificates attached to title	
Registered by		Attachments / Annexures	
Registration date		Production number	