

APPLICATION TO REGISTER A CROWN LEASE

Form 031 - ACL

Land Titles Act 1925

IMPORTANT INFORMATION

This form is to be used to lodge an application to register a crown lease 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 Crown lease is a dutiable document
- Two signed original copies of the Crown leases are required to be lodged with this document.
- The Buyer Verification Declaration must be completed prior to lodgement of this form. The submission date and reference number must be recorded on this form.
- **Aggregation** - Only complete the question on the transfer instrument if purchasing multiple properties within a 12 month period. Two or more dutiable transactions of separate dutiable properties must be aggregated if they occur within 12 months of each other; involve transferees who are the same or associated people; and the transactions are part of substantially one arrangement relating to all items of dutiable property. If you do not believe your transactions should be aggregated you must provide the corresponding code on the transfer instrument. Furthermore, where there are multiple properties on the one transfer instrument an annexure should be lodged with this form identifying the individual consideration for each property transferring. This will be taken as the clients request for the transactions not be aggregated in accordance with section 24 (2) of the *Duties Act 1999*.
- The value entered into the Consideration Field must reflect the total value of the property, being the higher of the consideration or market value, including GST if applicable
- If a duty concession/exemption is being claimed or the transferee is applying for Deferred Duty, please record the applicable code number. The codes and required documentation to retain are available on www.revenue.act.gov.au
- All information should be typed or clearly printed. If completing this form by hand please use a solid black pen only.
- The first named buyer on this form will be the primary contact for ACT Revenue Office purposes
- This office will not accept lodgement of this form if it is not completed in full.
- 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.
- 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 must state sole director. (This execution does not require a witness).

LODGEMENT AND CONTACT INFORMATION

Website:

www.accesscanberra.act.gov.au

General Enquiries:

13 22 81

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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LODGING PARTY DETAILS

Name	Email Address	Contact Telephone Number

Is this crown lease granted as consideration for the surrender of an existing crown lease/s? YES or NO

NEW CROWN LEASE (List all parcels on new Crown Lease)

District/Division	Section	Block

REPRESENTING SOLICITOR DETAILS FOR LESSEE/BUYER (Complete if applicable – otherwise state below “Not Applicable”)

Name of Firm	Solicitor Email Address	Solicitor Name

THE BUYER VERIFICATION DECLARATION 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: _____

FULL NAME AND ADDRESS OF LESSEE/S (Surname Last) (ACN required for all Companies)

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FORM OF TENANCY

- Joint Tenants
 Tenants in Common in (the following shares) - (Please state proprietors name and shares out in full)

LIST ALL PARCELS IN SURRENDERED LEASE/S			
Vol : Folio	District/Division	Section	Block

DEVELOPMENT STATUS (Tick the appropriate box – one box must be completed)	LAND USE (Tick the appropriate box – one box must be completed)
<input type="checkbox"/> Land Only <input type="checkbox"/> Incomplete Building <input type="checkbox"/> Building Completed	<input type="checkbox"/> Residential <input type="checkbox"/> Rural <input type="checkbox"/> Commercial

ARE YOU APPLYING FOR A CONCESSION, EXEMPTION OR DUTY DEFERRAL? (See instructions)
<input type="checkbox"/> Yes (if yes provide code number) Code Number: <input type="checkbox"/> No

DOES THIS TRANSFER REQUIRE AGGREGATION WITH OTHER DUITABLE TRANSACTIONS? (See aggregation instructions, point 4)
<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> No (if no provide code number) Code Number:

CONSIDERATION (See instructions for completion – higher of market value or consideration)	GST PAYABLE
\$	\$

AGREEMENT / CONTRACT FOR SALE DATE	SETTLEMENT DATE (the date the buyer is liable for rates)

OFFICE USE ONLY	
Lodged By	
Data Entered/Examined By	
Volume & Folio issued	
Registered By	
Registration Date	