



Off-the-Plan Rebate: Pre-construction Contract

Application for Rebate of Duty

When should you use this form?

Only use this form to apply for a rebate of duty if you meet all of these criteria

- You have executed an *eligible pre-construction contract* to purchase a *new residential unit or apartment* in a multi-tiered strata development.
- The contract is dated between 23 October 2019 and 30 June 2025 (inclusive).
- Construction has been completed.
- You are registered on the certificate of title for the property.

From 31 August 2023, your application may be used by the Commissioner apply the off-the-plan concession to your transaction.

What is the Off-the-plan Rebate Scheme?

The Off-the-Plan Duty Rebate Scheme provides a rebate of the duty paid on eligible unit and apartment purchases in multi-tiered developments if the contract to purchase the property was entered into before construction commenced.

The rebate will be provided once construction is complete and the buyer or eligible transferee is registered on the certificate of title.

How much is the rebate?

The rebate amount depends on the value of the property and the date the contract is entered into. The rebate is capped at \$50,000. See [the web page](#) for details of the rebate amount.

The rebate applies only to the transfer duty and foreign transfer duty (if applicable) paid on a transaction. It does not apply to any penalty tax or interest amounts paid on the transaction, or any legal or other fees incurred to recover unpaid tax.

Multiple rebates can be paid to the same applicant on the purchase of separate units or apartments either in the same or different developments. **Make a separate application for each transaction.**

When should I apply?

You must apply for the rebate within 12 months from the date you or an eligible transferee is registered on the certificate of title. Late applications will not be accepted.

What to do next

- Complete this application in full
- Attach copies of the pre-construction contract and the certificate of duty
- Lodge all documents, including this form, with RevenueWA

How to lodge

Online	WA.gov.au/service/financial-management/taxation-and-duty/use-the-duties-online-services-portal		
Office	200 St Georges Terrace PERTH WA 6000	Telephone	(08) 9262 1100 1300 368 364 (WA country callers only)
Postal address	RevenueWA GPO Box T1600 PERTH WA 6845	Web enquiry Website	www.osr.wa.gov.au/DutiesEnquiry WA.gov.au



APPLICATION

Bundle ID									
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The Bundle ID can be found on your Duties Document Lodgment and Assessment Form, Certificate of Duty or through the Online Lodgment portal (for online lodgments).

Part A - Details of the applicant

Please attach additional application forms if there are more than two applicants

Applicant 1

Full / Company name		Date of birth / ACN	
Postal Address			
Street No.	Street name	Suburb	Postcode
State	Country	Telephone number	
Email			

Applicant 2

Full / Company name		Date of birth / ACN	
Postal Address			
Street No.	Street name	Suburb	Postcode
State	Country	Telephone number	
Email			

Part B - Details of the transaction (to be completed by Applicant)

Date of the pre-construction contract	/ /	Date the applicant was registered on the title	/ /
Land ID (Lot and plan/survey number)		Certificate of Title (Volume / Folio)	
Street No.	Street name	Suburb	Postcode

Part C - Details of the transaction (to be completed by Developer)

Declaration – Developer			
Development name			
Date construction commenced	/ /	Date strata plan was registered	/ /
<p>I am an authorised officer acting on behalf of _____ (company).</p> <p><input type="checkbox"/> I declare that I have read and understood the conditions contained in this application form.</p> <p><input type="checkbox"/> I declare that all the information disclosed in this application is true, complete and correct.</p> <p><input type="checkbox"/> I acknowledge that providing false or misleading information to RevenueWA is a criminal offence. If it is determined that false or misleading information has been provided a prosecution action may be undertaken.</p>			
Full name		Signature	Date
Position of authorised company officer			
Email			
Phone			

Part D – Conditions

Eligibility criteria

Criteria 1: Pre-construction contract

The pre-construction contract must be to purchase a new residential unit or apartment in a multi-tiered structure for which development has not commenced. The contract must be executed between 23 October 2019 and 30 June 2025 (inclusive).

- **Development** means the development of any land, including the erection, construction or addition of new buildings or structures on the land.

The Commissioner considers the carrying out of any excavation or works associated with the construction of the unit or apartment building to be development for the purposes of the rebate.

The following do not constitute development for the purposes of the rebate

- obtaining of permits or approvals to commence works on the land
- demolition of existing structures or buildings on the land in preparation for development to commence
- clearing of the development site
- installation of fencing, advertising materials or transportable sales office on the land.
- A **multi-tiered structure** is a vertical development other than a single-tier strata scheme as defined by section 3(1) of the *Strata Titles Act 1985*.
- A **new residential unit or apartment** is a newly constructed dwelling used solely or dominantly for residential purposes. This does not include strata lots intended to be used for commercial purposes, such as shops, hotels, motels and long-stay apartments.
- A **pre-construction contract** is a contract for purchase of a new residential unit or apartment for which development has not commenced.
- The Commissioner may reject a rebate application if it is found that the contract to purchase the apartment is a replacement transaction entered into for the purposes of obtaining the rebate.

Criteria 2: Eligible applicant

The rebate applies to all buyers (natural persons, corporations and trustees), including foreign buyers, who purchase the unit or apartment as an owner occupier or investor.

An applicant must either be a buyer named on a pre-construction contract or an eligible transferee.

An **eligible transferee** is a transferee on a transfer of land who

- is not named as the buyer in the pre-construction contract and
- qualifies for duty relief under the no double duty provisions in the *Duties Act 2008* as
 - a person related to the buyer as referred to in section 43 and defined under section 42(2)
 - the real purchaser under an agency arrangement (section 42(4))
 - a corporation yet to be incorporated or dormant corporation (section 42(5)) or
 - a managed investment scheme (section 42(7)).

Criteria 3: Completion of construction

Construction of the new residential unit or apartment must be completed within 36 months of the pre-construction contract being entered into. The Commissioner considers construction to be completed when the strata plan is registered.

The eligible applicant may apply to the Commissioner to extend the timeframe for completion of construction where construction is not completed within 36 months.

Each application will be considered on its merits and must be supported by evidence from the developer detailing why construction was not completed within 36 months of the pre-construction contract being entered into.

The Commissioner may only consider an application after construction has been completed. The Commissioner's decision to exercise discretion in relation to a specific development will apply to all eligible applicants acquiring a unit or apartment in that development. Details of developments where the discretion has been applied will be published on the Finance website to assist future applicants in completing a rebate application.

Circumstances where the Commissioner will generally extend the 36 month period include, but are not limited to

- developments impacted by the requirement of the vendor to meet required pre-sales levels prior to commencing development, and where the scale of the construction means the rebate scheme timelines will not be met
- developments where completion is delayed due to issues outside of the developer's control, such as the developer being unable to procure materials or labour.

Other conditions

Reassessments of duty

Where a reassessment of a pre-construction contract (or associated dutiable transaction) is made and the taxpayer or applicant has already received a rebate (or did not receive one), any further rebate they become entitled to, or overpayment made to them, will be adjusted in the reassessment by RevenueWA.

Requirement to repay the rebate

If it is found that you received the rebate but did not satisfy the eligibility criteria, you are required to repay the total amount within 30 days of being notified.

Part E – To be completed by Applicant

Declaration – Applicant

- I declare that I have read, understand and agree to the above conditions.
- I declare that all the information disclosed in this application is true, complete and correct.
- I acknowledge that providing false or misleading information to RevenueWA is a criminal offence. If it is determined that an applicant has provided false and misleading information to obtain, or attempt to obtain the rebate, prosecution action may be undertaken.

If the purchaser or transferee is a corporation, the declaration must be signed by an authorised officer of the corporation.

Applicant 1

Full name	Signature	Date
Position of authorised officer (corporation only)		

In the presence of

Full name of witness	Signature	Date
Telephone number		

Applicant 2

Full name	Signature	Date
Position of authorised officer (corporation only)		

In the presence of

Full name of witness	Signature	Date
Telephone number		

Privacy statement

The Commissioner of State Revenue collects personal information under the authority of the *Taxation Administration Act 2003* and the *First Home Owner Grant Act 2000 (Acts)* for the purposes of administering and enforcing those Acts and the State revenue laws. The collected information is protected by the confidentiality provisions in the Acts. We will not use your information outside of revenue administration purposes or share your information without your consent except in circumstances required or authorised by law.

See www.wa.gov.au/organisation/department-of-treasury-and-finance/revenuewa-privacy-and-personal-information for details about how your personal information is handled.