

# RevenueSA Online

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Self-determining documents in RevenueSA Online

The background features intricate Aboriginal art patterns. A large, flowing white line with a repeating wave-like motif curves across the top and right. Below it, a band of small white dots is visible. On the right side, there is a circular motif with a red center, a white ring containing a series of 'C' shapes, and a red outer ring with white dots. In the bottom left corner, a green circular motif with white lines and dots is partially visible.

# **ACKNOWLEDGEMENT OF COUNTRY**

We acknowledge Aboriginal people as the state's first peoples, nations and Traditional Owners of South Australian land and waters.

We recognise that their unique cultural heritage, customs, spiritual beliefs and relationship with the land are of ongoing importance today, and we pay our respects to Elders past, present, and emerging leaders of the future.

# What we will look at today....

System  
Demonstration

Help, Guides &  
Calculators

Helpful Hints

System  
Demonstration

Help, Guides &  
Calculators

Helpful Hints

Demonstration is conducted live in the RevenueSA Online System.

Please refer to the webinar recording to view the demonstration

System  
Demonstration

Help, Guides &  
Calculators

Helpful Hints

## Stamp Duty on Land

Stamp Duty on Land Home Page

Rate of stamp duty

Calculate stamp duty

Stamp Duty Relief for Eligible First Home Buyers

Real Property (Land)

Foreign Ownership Surcharge

Real Property (Land) - Partnership Transfers

Partnership Interests

Land Holder

Unit Trusts

River Murray Floods Tax Relief

Bushfire Relief

Commonwealth Reporting

Commonwealth Reporting

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Residential Property Buyer Tool

Commonwealth Reporting Data Fields

RevenueSA Online

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Payment Options

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Audit and Compliance

Objections and Appeals

# Commonwealth Reporting

- Documents requiring Commonwealth Reporting listed on our website
- Access from Stamp Duty on Land page

## Stamp Duty on Land

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# Commonwealth Reporting

Home > Stamp Duty on Land > Commonwealth Reporting > Self Determination Documents and Commonwealth Reporting Requirements

## Self Determination Documents and Commonwealth Reporting Requirements

Navigate the list below to find out whether a document that can be [self-determined](#) using [RevenueSA Online](#) and if [Commonwealth Reporting](#) is required for the transaction.

### Document Types

|  |   |
|--|---|
| Adjudged                               | + |
| Conveyance of Business                 | + |
| Conveyance of Land                     | + |
| Conveyance of Land / Not Chargeable    | + |
| Conveyance of Land / Exemptions        | + |
| Conveyance of Other / Exemptions       | + |
| Exemptions                             | + |
| Exemptions / Transfer of Motor Vehicle | + |
| Not Chargeable                         | + |

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## Commonwealth Reporting

Commonwealth Reporting

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# Commonwealth Reporting

Stamp Duty on Land > Commonwealth Reporting > Self Determination Documents and Commonwealth Reporting Requirements

## Self Determination Documents and Commonwealth Reporting Requirements

Navigate the list below to find out whether a document that can be [self-determined](#) using [RevenueSA Online](#) and if [Commonwealth Reporting](#) is required for the transaction.

### Document Types

Adjudged

+

Conveyance of Business

+

Conveyance of Land

-

| Document Name                       | Commonwealth Reporting |
|-------------------------------------|------------------------|
| Residential Land/Primary Production | Required               |



## Stamp Duty on Land

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# Commonwealth Reporting



Stamp Duty on Land > Commonwealth Reporting > Self Determination Documents and Commonwealth Reporting Requirements

## Self Determination Documents and Commonwealth Reporting Requirements

Navigate the list below to find out whether a document that can be [self-determined](#) using [RevenueSA Online](#) and if [Commonwealth Reporting](#) is required for the transaction.

### Document Types

Adjudged

| Document Name                                      | Commonwealth Reporting   |
|--|--|
| Declaration of Trust                               | Not Required  |
| Transfer of Lease - Pursuant to Conveyance of Land | Not Required  |

# Commonwealth Reporting

## Self Determined

- Complete purchaser reporting data
- Invite Vendor conveyancers to workspace

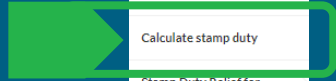
7 days or more before  
settlement

Document ID can be  
generated where vendor  
data reporting has not been  
completed before settlement

Less than 7 days before  
settlement

Vendor reporting data  
required before Document  
ID can be generated

# Stamp Duty Calculators



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Stamp Duty on Land > Calculate stamp duty

## Calculate stamp duty

Value of Property \$  Enter whole dollars only. Do not use commas!

I am purchasing land (including vacant land) which is considered (by land use code\*\*) to be used as:

- Residential
- Primary production
- Other (including Commercial or industrial)

Are you applying for stamp duty relief for [eligible first home buyers](#)?

- Yes
- No

Are you a foreign purchaser

- Yes
- No

Are you purchasing an off-the-plan apartment?

- Yes
- No

Calculate

Clear Form

Total Stamp Duty: 11330  
Qualifying Land Reduction: 0  
Total Payable\*: 11330

**\*Please note:** If two or more documents arise from a single contract of sale or together form, or arise from, substantially one transaction or one series of transactions, Section 67 of the *Stamp Duties Act, 1923* may

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Unread Messages

Message History

Commonwealth Reporting Portal

**Stamp Duty Conveyance**

Self Determination

Opinions

Invites

Payments Report

**Calculator**

**S67 Calculator**



# Stamp Duty Document Guide

Document Type: **1** **Document Type** 2 Details 3 Parties 4 Determination 5 Documentation 6 Confirm 7 Payment Details 8 Complete


Document Type \*: Conveyance of Land Document Guide

Section 67 Document:

eConveyancing:  No  Yes i

Workspace already created:  i

I represent \*:  Purchaser  Purchaser and Vendor



# Stamp Duty Document Guide

## Self Determination

A document should be read thoroughly to determine the true nature of its intent in order to determine which document type applies. Documents not listed in this Guide must be submitted to the Commissioner for assessment.

If GST is included as part of consideration, stamp duty is payable on the GST inclusive amount (Section 15A).

If a conveyance is part of a series with other conveyance documents (that is, the conveyances arise from a single contract of sale or together form or arise from one transaction or a series of transactions), all documents must be self-determined concurrently and Section 67 applied. If documents subject to the provisions of Section 67 are being self-determined separately they must be submitted to the Commissioner for assessment together with details of the other transactions in the series. Refer to the [Stamp Duty Document Guide \(Section 67\)](#) (PDF 167KB) for further information.

If you have any enquiries relating to the content of this guide or require advice on the suitability of self-determining a document via RevenueSA Online you should contact RevenueSA.

[View the complete guide](#) (PDF 1,757KB)

View the documents that can be self-determined in the boxes below, including if Commonwealth Reporting is required.

|   |   |
|---|---|
| Adjudged                                | + |
| Conveyance of Business                  | + |
| Conveyance of Land                      | + |
| Conveyance of Land - Not Chargeable     | + |
| Conveyance of Land - Exemptions         | + |
| Conveyance of Other                     | + |
| Exemptions                              | + |
| Exemptions - Transfer of Motor Vehicles | + |
| Not Chargeable                          | + |



| Conveyance of Land   |
|--|
| <a href="#">Assignment Land Contract</a> (PDF 286KB)                           |
| <a href="#">Assignment Land Contract – Qualifying Land</a> (PDF 332KB)         |
| <a href="#">Creation of Life Estate</a> (PDF 192KB)                            |
| <a href="#">Easement</a> (PDF 162KB)   |
| <a href="#">Easement – Qualifying Land</a> (PDF 216KB)                         |
| <a href="#">Ex-Service Persons Concession</a> (PDF 193KB)                      |
| <a href="#">Lease Premium</a> (PDF 128KB)                                      |
| <a href="#">Lease Premium – Qualifying Land</a> (PDF 142KB)                    |
| <a href="#">Off the Plan Concession</a> (PDF 356KB)                            |
| <a href="#">Option to Purchase</a> (PDF 129KB)                                 |
| <a href="#">Option to Purchase – Qualifying Land</a> (PDF 119KB)               |
| <a href="#">Qualifying Land</a> (PDF 356KB)                                    |
| <a href="#">Residential/Primary Production</a> (PDF 357KB)                     |
| <a href="#">Road Closure</a> (PDF 156KB)                                       |
| <a href="#">Road Closure – Qualifying Land</a> (PDF 171KB)                     |
| <a href="#">Surrender of Lease – Lessor Pays</a> (PDF 121KB)                   |
| <a href="#">Surrender of Lease – Lessor Pays – Qualifying Land</a> (PDF 101KB) |
| <a href="#">Surrender of Life Estate</a> (PDF 157KB)                           |
| <a href="#">Surrender of Remainder Estate</a> (PDF 147KB)                      |
| <a href="#">Transfer of Lease</a> (PDF 197KB)                                  |
| <a href="#">Transfer of Lease – Qualifying Land</a> (PDF 246KB)                |



|  |
|--|
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| Commonwealth Reporting                           |
| <b>Stamp Duty Document Guide</b>                 |
| Section 71E                                      |
| Glossary of Terms                                |
| Residential Property Buyer Tool                  |
| RevenueSA Online                                 |
| Forms & Publications                             |
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| Audit and Compliance                             |
| Objections and Appeals                           |

# Stamp Duty Document Guide

## Self Determined

Documents and transactions that can be self determined under the document type

Evidence that must be retained for audit purposes

Examples



## Stamp Duty Document Guide *self determined*

|                |                                |
|----------------|--------------------------------|
| Document Type: | Conveyance of Land             |
| Document Name: | Residential/Primary Production |

### Introduction

This Document Guide Note explains how stamp duty is calculated on a conveyance of land of [residential land](#) or [primary production land](#) and a conveyance of land with other property that is residential or primary production.

The term 'conveyance' includes vesting, transfer, assignment and other like terms. The term 'conveying document' includes a [Section 71E Statement](#) if there is no actual conveying document.

Refer to the [Stamp Duty Document Guide \(Section 71E\)](#) for further information.

You will need to indicate whether the land is used as **residential** or **non-residential**. For further advice on this refer to the [Document Guide Page](#).

### Foreign Ownership Surcharge (FOS)

Foreign persons who acquire an interest in **residential** property in South Australia are required to pay a [Foreign Ownership Surcharge](#) of 7% on the value of the **residential land**.

### What documents can I self-determine under this document type?

The document can be in the form of:

- LTO Form T1 – Transfer;
- LTO Form RTC – Application to Deposit a Plan of Division;
- [Section 71E Statement](#); or
- any other document that evidences the conveyance of residential land or primary production land without any other property for a consideration.

Refer to the [Stamp Duty Document Guide \(Section 71E\)](#) for further information.

### What types of transactions can I self-determine under this document type?

A conveyance of land is deemed **suitable** for self-determination under this document type where:

- the land has a LUC of residential or primary production (or any of the [four](#) specific types of vacant land) as at the date of the contract for sale and purchase of the land;

# RevenueSA Online Help

→ Next

Self Determination Details

Status: Draft

1 Document Type   2 Details   3 Parties   4 Determination   5 Documentation   6 Confirm   7 Payment Details   8 Complete   → Next


Commonwealth Reporting ? Help


Document Type \*: \_\_\_\_\_ Document Guide


eConveyancing:  No  Yes ⓘ

Manual Document Id:  ⓘ


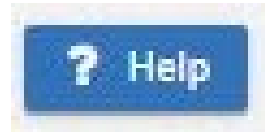
→ Next

 SOUTH AUSTRALIA

 RevenueSA  
DEPARTMENT OF TREASURY AND FINANCE

 Government of South Australia

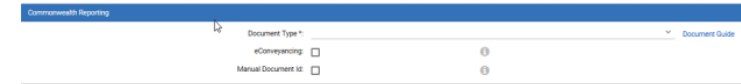
# RevenueSA Online Help



Stamp Duty  
Document Type  
Help

- 1 Document Type
- 2 Details
- 3 Parties
- 4 Determination
- 5 Invite
- 6 Documentation
- 7 Confirm
- 8 Payment Details
- 9 Complete

1. Select a **Document Type** from the list. If you are unsure what Document Type is appropriate then please refer to the **Document Guide**.



If no **Document Type** has been selected when you navigate to the **Document Guide** you will be navigated to the menu at the start of the Document Guide.

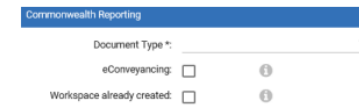
If you have selected a **Document Type** and you subsequently select the **Document Guide** then you will be navigated to the page for the Document Type you have selected.

The document types available are based on a tiered structure:

- Document Type
- Document Name
- Exemption Provision

2. Indicate whether **Section 67** applies to the transaction.
3. Indicate whether **Manual Document ID** exists. This is used when the transaction has been completed offline due to system unavailability. Enter the Manual Document ID previously provided by RevenueSA if this is the case.
4. You are required to indicate whether the transaction will be processed through eConveyancing (PEXA).

This is to ensure that you don't pay the LTO Fees twice, if you select **eConveyancing** the LTO Fees component will not be available.





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# RevenueSA Online Help

## How do I use RevenueSA Online?

Online Help is available by clicking on the 'Help' icon in RevenueSA Online. Alternatively, you can access the Help below:

- General +
- Self-determined documents -
  - [Self-determined](#) (PDF 77KB)
  - [Document type](#) (PDF 105KB)
  - [Details](#) (PDF 140KB)
  - [Parties](#) (PDF 182KB)
  - [Determination](#) (PDF 141KB)
  - [Invite](#) (PDF 211KB)
  - [Invites Sent and Received](#) (PDF 281KB)
  - [Documentation](#) (PDF 118KB)
  - [Confirm](#) (PDF 140KB)
  - [Payment Details](#) (PDF 162KB)
  - [Complete](#) (PDF 157KB)
- Document assessed by Commissioner of State Taxation +
- Commonwealth Reporting +

# RevenueSA Online & Stamp Duty Forms


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## Forms


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**Relief for Eligible First Home Buyers**  [Application for Stamp Duty Relief for Eligible First Home Buyers \(PDF 406KB\)](#)

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**RevenueSA Online** [Register to use the Stamp Duty and Certificate Components of RevenueSA Online](#) 

[RevenueSA Online User Access \(Add, amend or delete\)](#) 

[RevenueSA Online Direct Debit Request/Amendment](#)  (replaces Update Bank Account and Electronic Payment Authority - EPA forms)

[Cancel RevenueSA Online Registration](#) 

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System  
Demonstration

Help, Guides &  
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Helpful Hints

## Handy Hints



Consider which address is used for the purchaser on the T1 transfer document.



Pay land tax and emergency services levy certificates through RevenueSA Online.



A trustee must notify RevenueSA within **one month** of purchasing, acquiring, disposing or selling any land on behalf of a trust.

## Upcoming Webinars

### Webinar 3

Lodging documents for  
the assessment of the  
Commissioner

11 am, Wednesday  
1 May 2024

## Useful Links

- [revenuesaonline.sa.gov.au](https://revenuesaonline.sa.gov.au)
- [Commonwealth Reporting Requirements – Self Determined](#)
- [RevenueSA Website Stamp Duty Calculator](#)
- [Stamp Duty Document Guide– Self Determined](#)
- [RevenueSA Online – Stamp Duty Conveyance Help](#)
- [Trust Notification Advice](#)
- [RevenueSA Website: Contact Us](#)

## Forms

- [RevenueSA Online – Direct Debit Requests/Amendments](#)
- [RevenueSA Online – User Access \(Add, amend, delete\)](#)

## Register for upcoming webinars

- [Webinar 3: Lodging documents for the assessment of the Commissioner](#) (1 May 2024)