

# RevenueSA Online

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Lodging documents for Assessment



# **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

Helpful Hints

System  
Demonstration

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Demonstration is conducted live in the RevenueSA Online System.

Please refer to the webinar recording to view the demonstration

System  
Demonstration

Help & Guides

Helpful Hints

# Commonwealth Reporting

## Assessment by the Commissioner (Opinions)

- Purchaser and Vendor reporting data required for relevant documents before document can be confirmed and lodged for assessment.
- Some exempt documents require reporting data – requisition will be sent if needed.

## 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

Stamp Duty Document Guide

Self Determination Documents and Commonwealth Reporting Requirements

Glossary of Terms

Opinion Documents and Commonwealth Reporting Requirements

Residential Property Buyer Tool

Commonwealth Reporting Data Fields

RevenueSA Online

Forms & Publications

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Payment Options

Customer Education

Audit and Compliance

Objections and Appeals

# Commonwealth Reporting

Stamp Duty on Land > Commonwealth Reporting > Opinion Documents and Commonwealth Reporting Requirements

## Opinion Documents and Commonwealth Reporting Requirements

### Opinions Document Types

Commonwealth Reporting is applicable for these document types:

- Conveyance of Land
- Ex-Service Persons Concession
- Family Farm
- Land Gift Qualifying
- Land Holder
- Land Holder Qualifying
- Land Rich
- Land Sale Qualifying
- Off-the-Plan Concession
- Voluntary Conveyance

Commonwealth Reporting is not applicable for these document types:

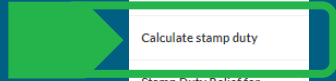
- Adjudged
- Conveyance
- Conveyance of Business
- Conveyance of Mining Tenement
- Motor-Vehicle Commercial
- Motor-Vehicle Non-Commercial
- Voluntary Conveyance Superannuation

Commonwealth Reporting may be applicable for these document types\*:

- Exempt
- Not Chargeable

\*Please refer to [Self Determination Documents and Commonwealth Reporting Requirements page](#) for a guide as to whether Commonwealth Reporting is applicable for these documents. If unsure please contact RevenueSA.

# Stamp Duty Calculators



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  - Section 71E
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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

## Assessment by the Commissioner (Opinions)

While the Stamp Duty Document Guide (Opinion) is a comprehensive list it is not possible to anticipate and describe every document that will be required to be submitted for assessment of duty by the Commissioner.

A considerable number of document classes are not required to be submitted for an assessment of duty. Taxpayers/agents can self-determine duty, generate a Certificate of Stamp Duty and pay the duty on the documents on [RevenueSA Online](#).

Documents that are able to be processed via RevenueSA Online should be self-determined according to the approval given to authorised users and should not be forwarded to RevenueSA for the purpose of having the Commissioner make an assessment. These documents are listed in the [Stamp Duty Document Guide \(Self-Determined\)](#).

If a document is not included in the list of approved documents for processing on RevenueSA Online in the [Stamp Duty Document Guide \(Self-Determined\)](#), it must be submitted for the assessment of duty by the Commissioner.

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 determined concurrently and Section 67 applied. If documents subject to the provisions of Section 67 are being determined separately they must be submitted for the assessment of the Commissioner together with details of the other transactions in the series.

Refer to the [Stamp Duty Document Guide \(Section 67\)](#) (PDF 336KB) for further information.

[View the complete guide](#) (PDF 706KB)

Agreements	+
Conveyances	+
Conveyance of Land	+
Declaration of Trust over Land	+
Deeds	+
Land Holder	+
Transfer of Units	+

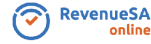
### Conveyance of Land

[Conveyance of Land](#) (PDF 391KB)

- Conveyance of land in order to correct an error (Section 107)
- Conveyance of land where the value of land is disputed
- Conveyance of land pursuant to Section 67
- Conveyance of land pursuant to a Deed of Family Arrangement
- Conveyance of land from a trustee to a beneficiary
- Conveyance of property from a trustee to a trustee
- Conveyance of land where the contract is dated on or before 11 July 2002
- Conveyance of land involving adverse possession
- Conveyance of land from a Custodian to an SMSF Trustee
- Conveyance of land pursuant to Section 71CA
- Conveyance of land pursuant to Section 71CB
- Conveyance of vacant land - Qualifying Land
- Conveyance of land - Corporate Reconstruction
- Conveyance of land where the land use code does not support Qualifying Land

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# Stamp Duty Document Guide



## Stamp Duty Document Guide

Assessment by the Commissioner of State Taxation (Opinion)

### CONVEYANCE OF LAND

[Conveyance of land with stamp duty relief for eligible first home buyers](#)

[Conveyance of land in order to correct an error \(Section 107\)](#)

[Conveyance of land where the value of land is disputed](#)

[Conveyance of land pursuant to Section 67](#)

[Conveyance of land pursuant to a Deed of Family Arrangement](#)

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[Conveyance of land where the land use code does not support Qualifying Land](#)

#### Conveyance of land with stamp duty relief for eligible first home buyers

Stamp duty relief may apply if the conveyance of land relates to a first home buyer that is buying:

- a new home\* (including a house, flat, unit, townhouse or apartment);
- an off-the-plan apartment;
- house and land package (contract to build - comprehensive building contract); or
- vacant land that a new home will be built on;

Assessment by the  
Commissioner

Evidence required to be  
submitted with the  
document

# 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:  ⓘ

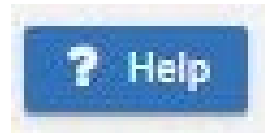
→ Next

 SOUTH AUSTRALIA

 RevenueSA  
DEPARTMENT OF TREASURY AND FINANCE

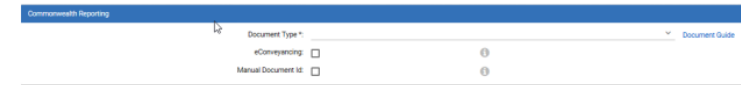
 Government of South Australia

# RevenueSA Online Help



- 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.

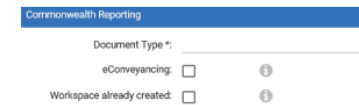
If you have selected a **Document Type** and you subsequently select the **Document Guide** then you will be navigated to the page for the Document Type you have selected.

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



Document assessed by Commissioner of State Taxation



 [Documents Assessed by the Commissioner of State Taxation \(Opinions\)](#) (PDF 77KB)

Commonwealth Reporting



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Helpful Hints

## Handy Hints



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



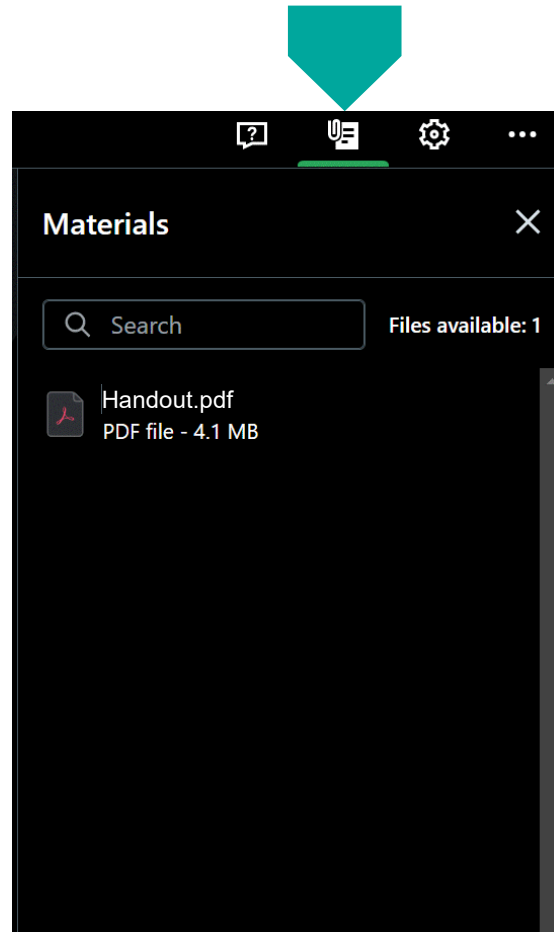
Pay land tax and emergency services levy certificates through RevenueSA Online.



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



# Handout



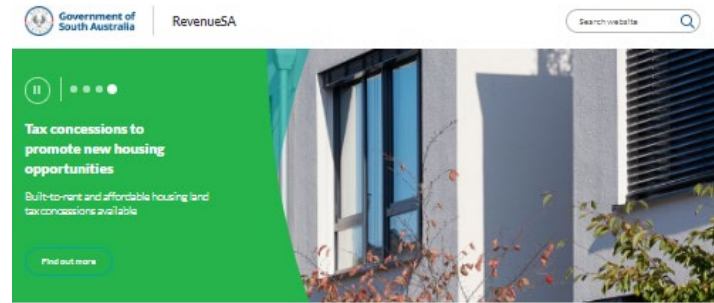
## Useful Links

- [revenuesaonline.sa.gov.au](https://revenuesaonline.sa.gov.au)
- [Commonwealth Reporting Requirements – Lodged for assessment by Commissioner \(Opinions\)](#)
- [RevenueSA Website Stamp Duty Calculator](#)
- [Stamp Duty Document Guide – Lodged for assessment by Commissioner \(Opinions\)](#)
- [RevenueSA Online – Stamp Duty Conveyance Help](#)
- [RevenueSA Website: Contact Us](#)

## Forms

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

# Find out more











## Welcome to RevenueSA

Working together to deliver contemporary and innovative revenue and grant services for the benefit of South Australia.

[Read more about RevenueSA](#)

To navigate through the site select one of the options on this page. You can also use the menu in the top-right corner to access taxation and grant information, or the menu at the bottom to access general information.

Make a payment	Use a calculator	Form and Publications	Taxpayer Representative
			
First Home Buyer	Property Owners & Buyers	Vehicle Owners & Buyers	Business Owners & Employers
			
Betting Operations Tax	Emergency Services Levy	First Home Owner Grant	
Foreign Ownership Surcharge	HomeBuilder Grant	Land Tax	
Payroll Tax	Stamp Duty on Insurance	Stamp Duty on Land	
Stamp Duty on Vehicles	Feedback and Complaints	RevenueSA Online	

# revenuesa.sa.gov.au

[Contact us](#)

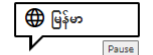
## Contact us

# (08) 8226 3750

Monday to Friday (excluding public holidays)  
8:30am - 5:00pm (South Australian time)



We speak your language



Pause

To contact us through other channels, please select the relevant revenue or grant area below:

- Contact Betting Operations Tax +
- Contact Emergency Services Levy +
- Contact First Home Owner Grant +
- Contact HomeBuilder Grant +

## Useful Links

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