

QLD Land Tax Certificates Client Reference Guide

Version: 2.1

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Confirm.

Innovative Information Solutions

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1 Land Tax Clearance Certificate

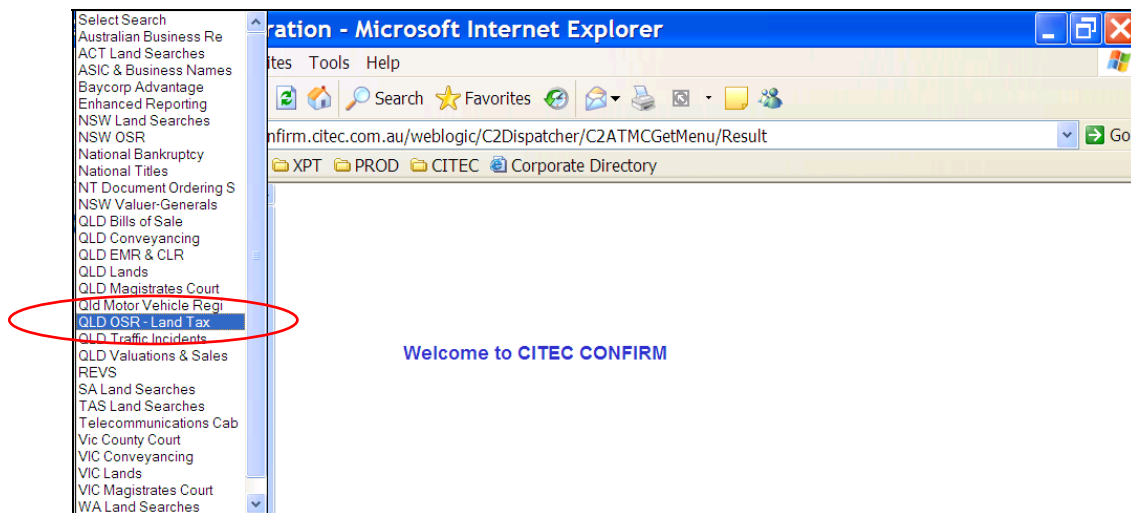
Land tax is levied by the state government on freehold land at the end of each financial year. The tax is payable when the value of land a person holds, other than land used and occupied as their principal place of residence exceeds the prescribed threshold. The assessed tax covers the following financial year but no pro rata adjustments are made by the Office of State Revenue if the owner disposes of the land within that financial year. The vendor and purchaser may include adjustments in the terms of the contract.

A clearance certificate is an official advice that no tax is payable on the blocks entered and no tax is owed by the vendors entered. A clearance certificate is valid for the duration of the financial year in which it was issued.

- a) Select **QLD Land Tax Clearances** from the main menu.



Or from a customised menu.



- b) Enter **Your Reference**, **Land Description** and **Email Address** then scroll down to continue.

QLD Land Tax Clearance Search
Enter the Land Description and Delivery Details then click Search.
Note: Multiple land descriptions can be entered if the vendor and purchaser are the same in each instance.
Note: * denotes mandatory fields and * denotes conditional fields. Please refer to help for more information.

Your Reference

Land Description Enter multiple lots as a range, eg. 1-20, or separated by commas, eg. 1,2,3. (Max 100 lots)
For Crown Plans (Type CP) include all other details (non-standard prefix and number) in the Number field eg. BK23456.

Lot/Plan Lot(s) * Type * Number *
Add Lot/Plan

Email ☐ Yes, I would like an additional copy of my results emailed to:

Note: If the land is a CP (Crown Plan), enter only the plan number. For example Lot 1 / CP23456 should be entered as Lot 1 Plan 23456.

Note: Up to 100 individual lots can be defined in one search. These can be defined by a single or range of lot numbers. Lots can be entered by using up to 50 Land Description input fields, provided the vendor(s) and purchaser(s) are the same for each instance. You can add additional land description details by pressing the Add Lot/Plan button under the initial land description. Alternatively, you can remove additional descriptions by clicking the rubbish bin icon.

- c) Enter the **Delivery Details** then click **Search** to continue.

Delivery Details Delivery Details are required for manually processed certificates.

Search Request QLD Land Tax Clearance Search

Delivery Method

Delivery Profile

☐ Set to be default profile

Delivery of this order Alter the delivery details for this request only, or enter details not in the profile.
(To permanently change your delivery details please use the New, Modify, or Copy buttons above)

Given Name(s)

Surname

Organisation Please use "and" in place of "&" eg. Bloggs and Co

Email

Fax

Phone

Mobile

Postal Address Address Line 1 *
Suburb *
Enter at least the first three (3) letters of the suburb then click Select Suburb
State * Postcode *

Disclaimer: "This service is for (bona fide) purchasers of land who wish to apply for a certificate under Section 37 of the Land Tax Act 1915. Under that section, a purchaser or purchaser's agent may, on payment of the prescribed fee, obtain a certificate showing whether any land tax is unpaid on the land being purchased and, if so, the amount.
Only prospective purchasers and their agents are permitted to use this service."

- d) If the **Land Details** are not populated automatically, enter them manually.

Land Details			
Enter Parish details if not supplied. Enter at least first 3 letters of the parish then click Select Parish.			
<small>Warning: One or more of the LotPlans below are unknown to the QLD Office of State Revenue or common ownership was not found.</small>			
<small>Please ensure all Land and Owner/Vendor Details are correct.</small>			
<small>Note: This search requires manual processing</small>			
LotPlan	Parish	Area	Units
1/RP1234	<input type="text"/> Select Parish	<input type="text"/>	<input type="text"/> Select

Note: If the land description you have entered is not on the database, you'll be required to enter the parish to clarify the parcel to be searched. If the parish and area is not returned automatically, the application will be processed manually by the Office of State Revenue. Enter the first three letters of the Parish name and click the **Select Parish** link.

- e) If the **Owner/Vendor Details** are not populated automatically, enter them manually. Additional owners/vendors can be added by clicking the [Add Owner/Vendor](#) button and removed by clicking the rubbish bin icon in the **Delete** column. It is possible to modify the data that has automatically populated the **Owner/Vendor Details** fields if required.

Owner/Vendor Details					
If the owner/vendor displayed is incorrect, update with the correct owner/vendor details. If more owners/vendors exist, click Add Owner/Vendor and enter details.					
<small>Note: Company names can span the three name fields. Refer to help for further information.</small>					
Surname/Company	Given Name/Company	Second Name/Company	Company/Trust/Organisation?	AC/NABN	Delete
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> Select	<input type="text"/>	
Add Owner/Vendor					

- f) The **Purchaser Details** will need to be entered manually. Additional purchasers can be added by clicking the [Add Purchaser](#) button and removed by clicking the rubbish bin icon in the **Delete** column.


Purchaser Details				
To add more purchasers, click Add Purchaser and enter details.				
<small>Note: Company names can span the four name fields. Refer to help for further information.</small>				
Surname/Company	Given Name/Company	Second Name/Company	Third Name/Company	Delete
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Add Purchaser				

- g) The **Application Details** will need to be entered manually. Click [\\$ Search \\$](#) to continue.

Application Details	
Possession/Settlement Date	<input type="text"/> * eg. dd/mm/yyyy
Reason For Application	<input type="text"/> Select *
Clear All	\$ Search \$

Note: The **Possession/Settlement Date** must be a future date.

h) You will receive your results.

YOUR REF: Test OUR REF: 3923 PHONE: 1300 300 734 FAX: (07) 3227 6783 DATE: 05 January 2010	 Queensland Government				
Jane Green 1 Main Street MELBOURNE 3000					
LAND TAX CLEARANCE CERTIFICATE					
This certificate is issued pursuant to section 37(1) of the <i>Land Tax Act 1915</i> on information provided by the applicant. The office accepts no responsibility for the resultant advice should that information be incorrect or insufficient.					
In respect of the subject land I certify that there is no land tax unpaid up to and including 30 June 2010 provided all details supplied remain unaltered until this date.					
<table><tr><th>Vendors</th><th>Purchasers</th></tr><tr><td>Clear 1 Trust</td><td>Brown</td></tr></table>	Vendors	Purchasers	Clear 1 Trust	Brown	
Vendors	Purchasers				
Clear 1 Trust	Brown				
<table><tr><th>Land Description</th><th>Parish</th></tr><tr><td>Lot: 1 Plan Type: SP Plan No: 100000</td><td>FONTENOY</td></tr></table>	Land Description	Parish	Lot: 1 Plan Type: SP Plan No: 100000	FONTENOY	
Land Description	Parish				
Lot: 1 Plan Type: SP Plan No: 100000	FONTENOY				
Anticipated date of possession: 2 February 2020					
Note: If the actual date of possession is not in the same financial year as the anticipated date of possession, then this certificate is not valid.					
Mal Weiss Senior Revenue Officer for Commissioner of State Revenue					
<small>Upper Plaza 33 Charlotte Street Brisbane Qld 4000 GPO Box 955 Brisbane Qld 4001 Website: www.qsr.qld.gov.au A Portfolio Office of Queensland Treasury ABN: 90 856 020 239</small>					

Note: In the event that the certificate details do not match the QOSR database; your certificate will need to be processed manually.

Land tax clearance certificates are stored in the Confirm Inbox for easy retrieval. Certificates can be reprinted at no extra charge for up to 30 days.