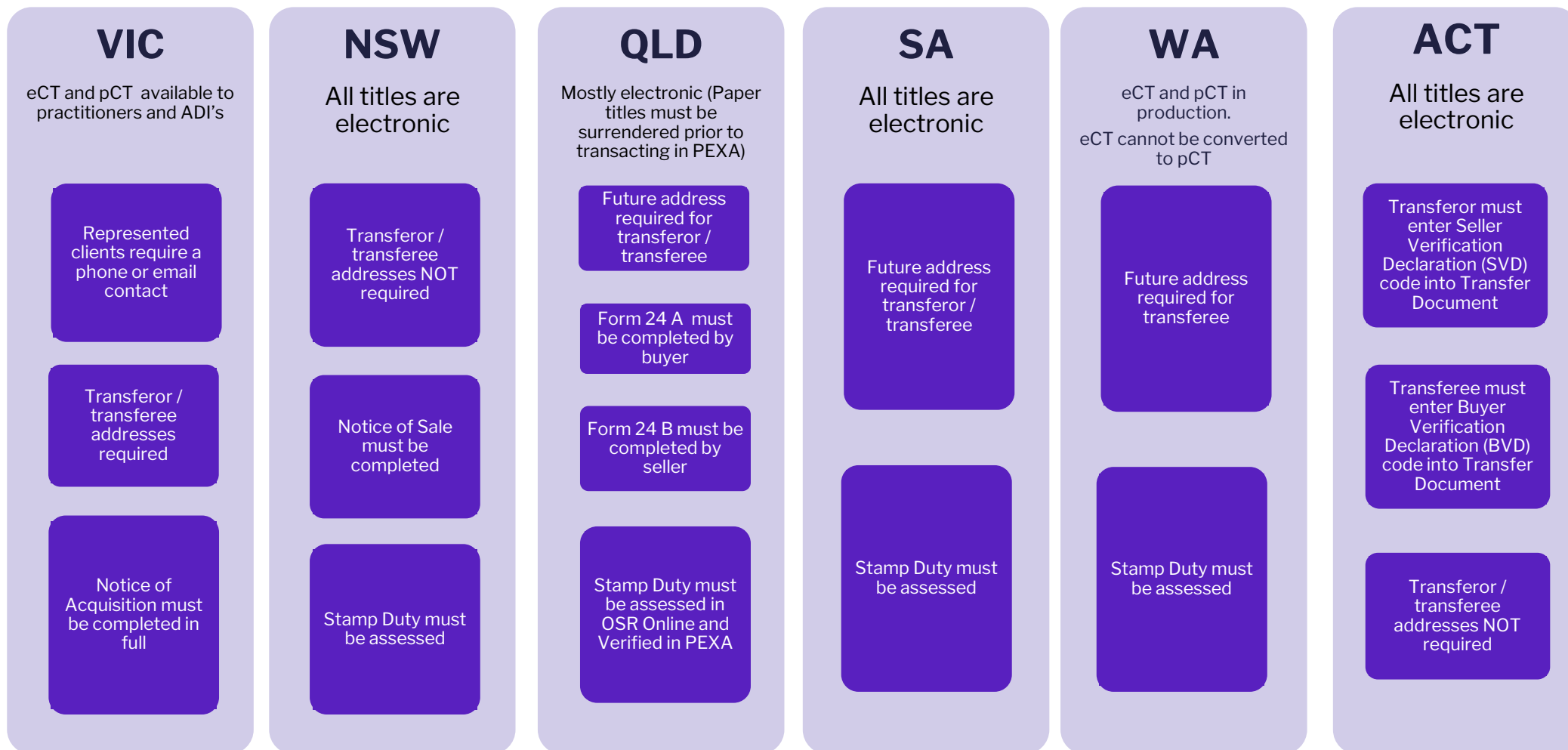


# Jurisdictional Differences

When will my transfer move to prepared?

**Note:** Across all Jurisdictions, participants must be represented & a settlement date and time must be set



# Jurisdictional Differences

## Preparing Stamp Duty

### VIC

Transfer guideline:  
(<1 wk prior)

Obtain Transfer No. (document ID) and SRO Transaction ID from Stamp Duty screen once Transfer is in a Prepared status

In DOL enter numbers along with Digital Duties Form ID into Duties Online and complete assessment

Verify the Stamp Duty in PEXA (Stamp Duty screen > action cog> Verify)

Stamp duty is ALWAYS paid directly to SRO at settlement (cannot be paid prior)

\* Note: For Complex Duty Assessment. See Complex Duty in the Community.

### NSW

Transfer guideline:  
(<2 wks prior)

Obtain Lodgement Case ID and/or Workspace ID from Stamp Duty screen in PEXA

Enter numbers into EDR and complete assessment

Enter DAN in PEXA. (Stamp Duty screen > Enter Duty Information button) as per normal duty return process

Can be paid before settlement or at settlement

### QLD

Transfer guideline:  
(<2 wks prior)

Enter Duty Information in PEXA prior to logging into OSR Online

Locate ELN assessment number in OSR Online. Once finalised **Verify** in Transfer Duty screen in PEXA

Duty is ALWAYS paid from the trust account to OSR (not via PEXA) as per normal duty return process

If elected to be paid via PEXA, the duty amount is added as a disbursement line item in PEXA, and then disbursed to your Trust account at settlement

### SA

Transfer guideline:  
(<9 days prior)

Complete stamp duty assessment in RevenueSA and obtain ID number (ensure to tick econveyancing check box)

Enter assessment number in PEXA (Stamp Duty screen > Enter Duty Information button)

Duty is ALWAYS paid from the trust account to OSR (not via PEXA) as per normal duty return process

If elected to be paid via PEXA, the duty amount is added as a disbursement line item in PEXA, and then disbursed to your Trust account at settlement

### WA

Transfer guideline:  
(<2 days prior)

Complete transfer duty assessment in Revenue Online and obtain certificate number

Enter ROL number in PEXA (Stamp Duty screen > Enter Duty Information button)

Duty is ALWAYS paid from the trust account to OSR (not via PEXA) as per normal duty return process

If elected to be paid via PEXA, the duty amount is added as a disbursement line item in PEXA, and then disbursed to your Trust account at settlement

### ACT

Completed via ACT Revenue Office

No Stamp Duty paid or assessed via PEXA

Paid up to 14 days after settlement as per Barrier Free Model



# Jurisdictional Differences

## Land Titles in each state

### VIC

Currently Paper and Electronic

Format of title is dependant on the Nomination and selection in Lodgement Instructions

### NSW, ACT, QLD & SA

All electronic

All titles are issued as electronic post transaction  
(In SA a paper title can be ordered at Land Registry)

### WA

Currently Paper and Electronic

eCT's cannot be converted to pCT  
Exception: Standalone Discharge (must be pCT)

pCT's can be issued as pCT or eCT  
Exception: ADI is lodging a mortgage (must be eCT)  
Standalone Discharge (must be pCT)

# Jurisdictional Differences

## Part Tenancy Transfers - where at least one POT remains on title

**Note:** Existing POT's do not need to be recreated as an IP where they will remain on title

### VIC

For scope inclusions please see VIC Part Tenancy on Community

Sole proprietor, tenants in common and joint tenants

At Least one POT is remaining on Title

All POT's **must** be represented

A new Proprietor can be added (not mandatory) in the role of Incoming Proprietor

### NSW

For scope inclusions please see NSW Part Tenancy on Community

Sole proprietor, tenants in common and joint tenants

At least one POT remains on title. POT's whose share is remaining unchanged **are not represented**

A new Proprietor can be added (not mandatory) in the role of Incoming Proprietor

A Joint inter-se group must relinquish the full inter-se share. Joint tenancy inter se groups cannot increase the overall share

### SA

For scope inclusions please see SA Part Tenancy on the Community

Sole proprietor, tenants in common and joint tenants

At least one POT remains on title. POT's whose share is remaining unchanged **are not represented**

A new Proprietor can be added (not mandatory) in the role of Incoming Proprietor

Name justifications for existing POT's are not supported where the POT is remaining on title

### QLD

For scope inclusions please see QLD Part Tenancy on the Community

Sole proprietor, tenants in common and joint tenants

At least one POT remains on title. POT's whose share is remaining unchanged **are not represented**

A new Proprietor can be added (not mandatory) in the role of Incoming Proprietor

Where a Proprietor on Title who will remain on title requires a name justification, a change of name must be completed and registered outside of PEXA prior to lodging the Part Tenancy Transfer.

The Proprietor on Title that has justification must be transferring the whole share it's holding and is not returning onto the title.

# Jurisdictional Differences

## Transfer of Interest

### VIC

Settlement date and time is optional

Can be completed for a Transfer of Annuity or Mortgage

Workspace cannot be created in the role of MOT

Nomination is required by the CT Controller

Stamp Duty is not required

### SA

Settlement date and time is optional

Can be completed for a Transfer of Mortgage or Encumbrance

Workspace cannot be created in the role of MOT

No Supporting docs required

Stamp Duty is not required

### NSW

Settlement date and time is optional

Can be completed for a Transfer of Annuity Charge or Mortgage

Workspace cannot be created in the role of MOT

No Supporting docs required

Stamp Duty is not required

# Jurisdictional Differences

## Survivorship Application/Notice of Death (NSW)

### VIC

#### Survivorship Application

Surviving POT address required if different from property address

Date of death not required  
Evidence must **ONLY** be retained on file

Cannot be completed in the same workspace as a Transfer

Nomination required by the CT controller

### SA

#### Survivorship Application

Surviving POT address required if different from property address.

Date of death required  
Evidence must **ONLY** be retained on file

Survivorship can be completed in combination with other documents

A Survivorship must be created for each deceased proprietor

Where all POT's are deceased  
- Create a survivorship for each pre-deceased  
- Create a Transmission for the primary deceased

### WA

#### Survivorship Application

Surviving POT address required if different from property address.

Date of death required  
Evidence **MUST** be uploaded and attached to Transmission in PEXA

Survivorship can be completed in combination with other documents

Where a Duplicate Title has been issued, Duplicate Holding Details must be entered

### NSW

#### Notice of Death

Surviving POT address required if different from property address.

If there are multiple parties in the joint tenancy, only one surviving tenant is required to be represented to complete this document.

Date of death not required  
Evidence must **ONLY** be retained on file

If there are multiple deceased Proprietors, any subsequent Notice of Death documents can be lodged once the first Notice of Death has been registered

# Jurisdictional Differences

## Transmission Application

VIC	NSW	NSW	SA	QLD
	Transmission Application	Transmission Direct to Beneficiary	<b>Note:</b> Only valid for sole proprietor tenancy	<b>Note:</b> Only valid for sole proprietor tenancy
Executor/Administrator address required if different from property address	Executor/Administrator address required for service of notice	Workspace <u>must</u> be opened with a settlement date. Stamp Duty must be assessed	Executor/Administrator address required if different from property address	Executor/Administrator address required if different from property address
Date of death and evidence not required. Evidence must <b>ONLY</b> be retained on file	Date of death required. Evidence must <b>ONLY</b> be retained on file	Beneficiary address required for service of notice	Date of Death required	Date of Death required. Evidence must <b>ONLY</b> be retained on file
Cannot be completed in the same workspace as a Transfer	Can be completed in combination with other documents	Date of death required. Evidence must <b>ONLY</b> be retained on file	Evidence must be uploaded and attached to Transmission in PEXA	Cannot be completed in the same workspace as a Transfer
Nomination required by the CT Controller		A signed written consent must be obtained from the executor/administrator and retained by the practitioner	Can be completed in combination with other documents	