



**Collins & Co**  
CERTIFIED PRACTISING ACCOUNTANTS

IF YOU ARE SELLING A  
**PROPERTY**  
WORTH **\$750,000**  
OR OVER

THEN YOUR VENDORS NEED A  
**CLEARANCE  
CERTIFICATE**

OR THEY COULD LOSE

**12.5%**

OF THE

**SALE  
PRICE**

## Why does my vendor need a Clearance Certificate?

Recent changes to the capital gains tax for foreign residents require the sellers of property worth \$750,000 or over to show that they are an Australian resident for tax purposes by providing a Clearance Certificate from the ATO prior to the settlement, or the buyer will be required by law to withhold and pay 12.5% of the purchase price to the ATO on behalf of the seller.

## We can assist you and your vendors by applying online

The rules regarding the Clearance Certificate can be complex and Collins & Co can apply online with the ATO to obtain this certificate for you / your vendors on your behalf.

Please contact us at **03 9680 1000** and ask for Khurram or Bernard for more information on how we can assist you and your vendor.

Please email the following details to [partner@collinsco.com.au](mailto:partner@collinsco.com.au)

Please choose: Who is the clearance certificate for:

• Joint Owners ☐ How many? \_\_\_\_\_ • Individual ☐

*\* If you are applying for a Clearance certificate for a company, trust, smsf, deceased estate or variation please call our office on **03 9680 1000**.*

A Certificate can only be applied under the name of the title holder of the property.

First Name:  Last Name:

Residential Address:

Postal Address:

Contact Number:  Tax File Number:

Email Address:  Date of Birth:

Answer the following questions:

• Has your residency status changed since your last tax return or will change before you sell the property? Yes ☐ No ☐

• Have you lodged a tax return for the last two years? Yes ☐ No ☐

• Are you holding the property on behalf of a foreign resident or on behalf of other entities that include foreign resident?

Yes ☐ No ☐

• Expected date of settlement?  • Date of contract

## Documents to upload

Please upload the following documents:

• Title search of the property - if you do not have a copy, would you like us to apply for one?

• Property Address

• A copy of the sale contract

## Conditions

• Fee is non-refundable if the details are not true and correct provided by you.

• We are not responsible for any penalties imposed by the ATO on you in relation to this matter.

• Price: \$250 + GST (Prices may vary depending on conditions; Discounts are available for joint owners)

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