

DEC 11

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On 3 October 2011, the State Revenue Office (SRO) launched its Duties Online system.

Purpose

By issuing this bulletin, the Commissioner of State Revenue (the Commissioner) confirms that, in respect of dutiable transactions completed in the Duties Online system, there is:

- no requirement to stamp the instrument, and
- a notice of assessment is deemed to have been made and served.

This means that it is not necessary to present transactions which are able to be completed in the Duties Online system for stamping at the SRO's Customer Service Centre.

What is Duties Online?

Duties Online is an internet-based system that allows registered users to electronically submit 12 of the most common property transfers and declarations of trust to the SRO for immediate assessment and payment.

Duties Online therefore eliminates the need to lodge documents for duty in respect of most common land transfers.

How does Duties Online work?

Duties Online requires registered users to input information associated with a duty transaction into a series of system-led screens. The data provided by the user is validated, where appropriate, to ensure that it conforms with system rules associated with the 12 most common transaction types.

When all of the necessary data has been inputted by the registered user and validated by the system, Duties Online will provide an estimate of the duty payable or determine that the transaction is exempt from duty.

Once the estimate is acknowledged by the registered user, they are able to commit the transaction for payment, either individually or in bulk, if they have other transactions also ready to pay. This commitment to pay gives rise to a deemed duty assessment and also the service of the assessment.

Where the commitment to pay is associated with a property transfer instrument, electronic confirmation of the transaction is immediately sent to Land Victoria. The electronic confirmation allows the registered user to immediately lodge the transfer of land without the need to have it endorsed, either by stamp or impression.

In the case of declarations of trust, which is a separate category of instrument which can be processed through Duties Online, the registered user is required to print a certificate of duty following the commitment to pay. The certificate acts as confirmation that the assessment and payment of the trust instrument has been made.

Unique features of Duties Online

1. No requirement to lodge instruments

Section 15(3) has been inserted into the *Duties Act 2000* (the Act) to eliminate the requirement to lodge written instruments with the Commissioner where the duty transaction has been processed through the Duties Online system.

2. No requirement to stamp instrument

Amendments have been made to Chapter 12 Part 1 of the Act to allow for the replacement of the physical stamping by an electronic authentication process directly from the Duties Online system. Transactions processed in the Duties Online system are taken to have been duly stamped.



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3. Deemed assessment and service

When payment of a dutiable transaction is committed by the registered user, section 12A of the *Taxation Administration Act 1997* (TAA) deems the making of an assessment by the Commissioner. In accordance with section 14 (1A) of the TAA, the Commissioner is also deemed to have served a notice of assessment once the user commits the duty transaction for payment.

Electronic confirmation to Land Victoria

The physical endorsement of duty instruments, either by stamp or impression, is no longer required for transactions processed through Duties Online.

In the case of a property transfer instrument, when the registered user commits the payment (or exemption), electronic confirmation is sent in real-time to Land Victoria via a secure system-to-system link.

The electronic confirmation allows users to immediately lodge the associated transfer of land with Land Victoria. On lodgement, Land Victoria will validate the transfer of land against the details provided with the electronic confirmation.

Confirmation to third parties

Registered users will be able to print a duty statement directly from the Duties Online system.

The duty statement will outline all the relevant details of the transaction, including a unique SRO transaction number. The duty statement can only be printed once the registered user has committed the payment of duty.

Parties are able to rely on the production of a duty statement as confirmation of the assessment and payment of the duty obligation.

Duties Online contact details

Internet: www.sro.vic.gov.au
Phone: 03 9628 0857
Email: dutiesonline@sro.vic.gov.au

Assistance is available between normal business hours. Appointments and training for technical issues can be arranged where required between the hours of 9am and 5pm on Victorian business days.

Further information

For further information please contact the SRO.

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Email	sro@sro.vic.gov.au
Phone	13 21 61 (local call cost)
Fax	03 9628 6222
Mail	State Revenue Office GPO Box 1641 MELBOURNE VIC 3001 or DX 260090 Melbourne
In person	State Revenue Office Level 2, 121 Exhibition Street Melbourne Victoria For SRO counter service hours, please visit www.sro.vic.gov.au/counter

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