

# Perpetual lease purchase fee schedule information

This special purchase offer only applies to perpetual leases NOT subject to rent redetermination.

## What are the standard fees?

There is a prescribed application fee of \$398.00 which is non-refundable in the event the application is not successful. GST does not apply to this application fee.

A \$90 registration fee will apply to register the dealing on title to finalise the purchase.

## What additional fees may be required?

Survey costs and stamp duty may apply. The applicant will be advised as part of the application process if either of these costs is incurred and when payment is due. Stamp duty is calculated on the determined purchase price.

## How is the purchase price calculated and when is it due?

The purchase price is determined as at the date the application is lodged.

The purchase price to convert will be the lesser of either:

- 3% of the current land value based on information provided by the State Valuation Office
- the notified capital value as recorded by the Department of Lands plus quarterly CPI adjustments from 1 May 1990.

The notified capital value is the value of the land determined as the date the lease was originally granted plus quarterly CPI adjustments from 1 May 1990.

The applicant will receive a 'letter of offer' detailing the purchase price to convert their perpetual lease to freehold title. Payment of the purchase price will be required in full within six (6) weeks of the date of this advice. Penalties may apply if full payment is not received within the specified time frame.

The new legislation does not provide for the payment of the purchase price by way of annual instalments.

## Is GST incurred?

GST may apply depending on the nature and use of the subject land and/or premises. GST is calculated on the determined purchase price.

## Will I continue to pay rent?

Any rental arrears and/or fines outstanding on the perpetual lease account must be paid prior to an application being approved. If there are any rental arrears, applicants should be advised at the time of lodgment that the account must be settled before the application will be approved.

Rent continues to be payable on the perpetual lease until the application for conversion is approved and finalised. The rent will be subject to the statutory minimum, currently \$376.00 per annum + CPI adjustments.

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