

Update Summary – Form 25 Version 5

Commencement Date

The new Form 25 Version 5 commenced on 1 July 2020.

Amendment Summary

The following amendments have been made to the form:

- Item numbers and panels have been introduced like in other Titles Registry Forms;
- Introductory words:
 - updated for the new definition of foreign person (foreign individual, foreign person or trustee of a foreign trust) and to refer to the Queensland Office of State Revenue Public Rulings;
- Item 1:
 - heading updated to “Lot on Plan Description” to mirror other Titles Registry Forms;
- Item 2:
 - the options have been updated for the new definition of foreign person (foreign individual, foreign person or trustee of a foreign trust); and
 - designated areas have been included for the completion of each separate option including tables for the Corporation/Trustee of foreign trust options;
- Item 3:
 - the declaration text has been updated;
 - there is no longer a requirement for a declaration to be taken/witnessed; and
 - a new field for the contact details of the declarant has been included so that the Titles Registry can contact the declarant if further information or clarification is required.

Version 4, a tracked changes version and Version 5 are included below for information.

Refer to [Part 25 of the Land Title Practice Manual](#) for the updated practice requirements and completed examples with guides to completion for a foreign individual, foreign corporation and trustee of a foreign trust.

Transitional Period

There will be a transitional period of 6 months.

The means that a Form 25 Version 4 will continue to be accepted where the form has been signed on or before 1 January 2021.

A Form 25 Version 5 should be used where the form will be signed on or after 2 January 2021.

1. Property Details

Lot Plan No.

This form is only required to be completed by or on behalf of a foreign person or company as defined in the *Foreign Ownership of Land Register Act 1988* (Note: a foreign person does not include persons who have permanent residency status in Australia and are domiciled in Australia.)

This form must accompany:

- Form 1 - Transfer (of freehold or state lease) and Form 24 - Property Information (Transfer); or
- Form 6 - Transmission Application to a devisee/legatee (of freehold or state lease) and Form 24A - Property Information (Transmission Application); or
- Form 7 - Lease (of freehold) where the term of the lease is 25 years or more.

2. Details to be completed by or on behalf of a foreign transferee / purchaser PLEASE X WHICHEVER [] IS APPLICABLE ON THIS FORM

Foreign Country :

Natural Person [] OR Company/Corporation Wholly Foreign Controlled [] OR Company/Corporation Partly Foreign Controlled []
 % Foreign:
 Country of Foreign Shareholders

I declare that is a foreign person / company within the meaning of the Act and that particulars contained in this form are to the best of my knowledge true and correct.

..... signature
Signature of declarant

..... full name
Full name of declarant

..... qualification

Witness

As authorised under relevant *Oaths/Evidence Act*

Execution Date

.....
Business address and profession of the declarant where the declarant is not the foreign person named above

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

TRACKED CHANGES FROM VERSION 4 TO VERSION 5

QUEENSLAND TITLES REGISTRY
Foreign Ownership of Land Register Act 1988

FOREIGN OWNERSHIP INFORMATION

FORM 25 Version **45**
Page 1 of

This form is only required to be completed by or on behalf of a foreign person (a foreign individual, foreign corporation or trustee of a foreign trust – see the Foreign Ownership of Land Register Act 1988 (the Act) and the Duties Act 2001).

Please note: a foreign individual does not include a person that has permanent residency status in Australia.

Refer to the Queensland Office of State Revenue Public Rulings for more information and guidance on foreign corporations and foreign trusts as defined in the Duties Act 2001.

1. Property Details

Lot _____ Plan _____ No. _____

This form is only required to be completed by or on behalf of a foreign person or company as defined in the Foreign Ownership of Land Register Act 1988 (Note: a foreign person does not include persons who have permanent residency status in Australia and are domiciled in Australia.)

Official use only

Where applicable, this form must accompany:

- Form 1 - Transfer (of freehold, ~~or~~ State leasehold or applicable lease/sub-lease) and Form 24 - Property Information (Transfer); or
- Form 6 - Transmission Application to a devisee/legatee (~~of~~ for freehold, ~~or~~ State leasehold or applicable lease/sub-lease) and Form 24A - Property Information (Transmission Application); or
- Form 7 - Lease ~~of~~ for freehold, or sub-lease of State leasehold where the term (including any available options) of the lease ~~is~~ exceeds 25 years ~~or more~~.

Details to be completed by or on behalf of the foreign person: Mark applicable [] with 'X'

Where there is insufficient space in an item, use a Form 20 (Enlarged Panel).

1. Lot on Plan Description

2. Foreign person details ~~Details to be completed by or on behalf of~~ **PLEASE X WHICHEVER [] IS APPLICABLE ON THIS FORM**

~~a foreign transferee / purchaser~~

[] Individual **OR** [] Corporation/Trustee of foreign trust **OR** [] Corporation/Trustee of foreign trust
Wholly Foreign Partly Foreign

Foreign Country: Foreign Country: % Foreign:

OR If more than one foreign country, complete details for each country below. Please note the percentages must total 100%.

Complete details for each country applicable below. Please note the combined total of the percentages below must equal that of the percentage above.

% Foreign	Country of Foreign Shareholders/Beneficiaries	% Foreign	Country of Foreign Shareholders/Beneficiaries
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Foreign Country:

Natural Person [] **OR** Company/Corporation **OR** Company/Corporation
Wholly Foreign Controlled [] Partly Foreign Controlled []

% Foreign: _____
Country of Foreign Shareholders: _____

3. Declaration

I declare that

[Full name of foreign individual, foreign corporation or trustee of a foreign trust]

is a foreign person / ~~company~~ within the meaning of the Act, ~~and that~~ the particulars contained in this form are to the best of my knowledge true and correct, and if applicable, I am authorised to make this declaration on behalf of the foreign person.

Signature

Full name
(and qualification or office if relevant)

Execution Date

*Contact details of declarant:
e.g. e-mail address or phone number

signature

Signature of declarant

full name

Full name of declarant

qualification

Witness

Execution Date

As authorised under relevant Oaths/Evidence Act

Business address and profession of the declarant where
the declarant is not the foreign person named above

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website. *The contact details of the declarant will only be used by the Department for the specific purpose of contacting the declarant if further information or clarification is required.

This form is only required to be completed by or on behalf of a *foreign person* (a *foreign individual*, *foreign corporation* or trustee of a *foreign trust* – see the *Foreign Ownership of Land Register Act 1988* (the Act) and the *Duties Act 2001*).

Please note: a *foreign individual* does not include a person that has permanent residency status in Australia.

Refer to the Queensland Office of State Revenue Public Rulings for more information and guidance on *foreign corporations* and *foreign trusts* as defined in the *Duties Act 2001*.

Where applicable, this form must accompany:

- Form 1 - Transfer (of freehold, State leasehold or applicable lease/sub-lease) and Form 24 - Property Information (Transfer); or
- Form 6 - Transmission Application to a devisee/legatee (for freehold, State leasehold or applicable lease/sub-lease) and Form 24A - Property Information (Transmission Application); or
- Form 7 – Lease of freehold or sub-lease of State leasehold where the term (including any available options) exceeds 25 years.

Official use only

Details to be completed by or on behalf of the foreign person: **Mark applicable [] with 'X'**

Where there is insufficient space in an item, use a Form 20 (Enlarged Panel).

1. Lot on Plan Description

2. Foreign person details

[] Individual **OR** [] Corporation/Trustee of foreign trust Wholly Foreign **OR** [] Corporation/Trustee of foreign trust Partly Foreign

Foreign Country:	Foreign Country:	% Foreign:								
	<i>OR If more than one foreign country, complete details for each country below. Please note the percentages <u>must</u> total 100%.</i>	<i>Complete details for each country applicable below. Please note the combined total of the percentages below <u>must</u> equal that of the percentage above.</i>								
	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">%</th> <th style="width: 70%;">Country of Foreign</th> </tr> <tr> <td></td> <td>Shareholders/Beneficiaries</td> </tr> </table>	%	Country of Foreign		Shareholders/Beneficiaries	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">%</th> <th style="width: 70%;">Country of Foreign</th> </tr> <tr> <td></td> <td>Shareholders/Beneficiaries</td> </tr> </table>	%	Country of Foreign		Shareholders/Beneficiaries
%	Country of Foreign									
	Shareholders/Beneficiaries									
%	Country of Foreign									
	Shareholders/Beneficiaries									

3. Declaration

I declare that:
[Full name of foreign individual, foreign corporation or trustee of a foreign trust]

is a foreign person within the meaning of the Act; the particulars contained in this form are to the best of my knowledge true and correct; and if applicable, I am authorised to make this declaration on behalf of the foreign person.

Signature	Full name (and qualification or office if relevant)	Execution Date

***Contact details of declarant:**
e.g. e-mail address or phone number

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website. *The contact details of the declarant will only be used by the Department for the specific purpose of contacting the declarant if further information or clarification is required.