



Foreign Investment Stakeholder Group

Access information from meetings of the Foreign Investment Stakeholder Group.

Foreign Investment Stakeholder Group key messages 29 July 2025

Key topics discussed at the Foreign Investment Stakeholder Group meeting 29 July 2025.

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Key topics discussed at the Foreign Investment Stakeholder Group meeting 23 March 2023.

QC 53235

Foreign Investment Stakeholder Group key messages 29 July 2025

Key topics discussed at the Foreign Investment Stakeholder Group meeting 29 July 2025.

Published 16 October 2025

Tax conditions

The Australian Taxation Office (ATO) has a dedicated team which provides bespoke advice and an overall risk rating to the Treasurer to support informed decision making on foreign investment applications.

Updates to [Guidance Note 12: Tax Conditions \(GN12\)](#) [↗](#) and tax checklist (published in March 2025) provide greater clarity to investors on tax arrangements that will attract greater scrutiny in the foreign investment assessment process. The updated GN12 details specific tax issues of interest and outlines when tax conditions may be imposed.

These documents, in addition to Treasury's new foreign investment portal, assist to collect more information about individual transactions during the initial phase of the application.

Applicants who are proposing to enter into arrangements assessed as 'high risk' from a tax perspective will generally be:

- notified of their high-risk rating
- subject to tax conditions
- subject to follow up or review by the ATO following completion of any proposed action/s.

Ban on foreign purchases of established dwellings

The ATO has implemented the temporary ban on foreign purchases of established dwellings that applies from 1 April 2025. Details of the ban were discussed at the **31 March 2025 meeting**.

The ATO has enhanced screening of applications that are exempt from the ban. Additional information gathered in the screening stage will provide assurance that the foreign person is aware of, and will be able to meet, the condition associated with the proposed investment. The enhanced screening may include the ATO asking for details of financing or plans for redevelopment.

In addition, the ATO has adopted a firmer compliance posture in relation to the monitoring and enforcement of development conditions. A comprehensive stocktake and review of all existing approvals with

development conditions is currently underway to assess the progress of development, integration with the Register of Foreign Ownership of Australian Assets and compliance with conditions of approval. Where an investor has failed to comply, stronger enforcement action is taken.

Variations to obtain additional time to complete construction will generally not be approved where the delays to construction are within investors' control. Instead, conditions may be imposed to dispose of the asset within 6 months, or compliance action may be undertaken including penalties and civil action.

Register of Foreign Ownership of Australian Assets

The Register of Foreign Ownership of Australian Assets (the register), is administered by the ATO and commenced on 1 July 2023.

As discussed at the 2 December 2024 meeting, the ATO is writing to those with registrations on the previous Residential Land Register that were transferred to the register upon commencement.

Foreign persons acquiring specified assets in Australia have ongoing obligations in relation to the register. The ATO has published guidance including:

- How a foreign person registers a residential property
- How a foreign investor registers non-residential assets.

Additionally, the ATO provided the Foreign Investment Stakeholder Group with tips to avoid common mistakes when accessing the ATO's Online services for foreign investors or registering an asset.

Legislative instrument for extension of time to register interests

The ATO recently consulted on the Draft Legislative Instrument LI 2015/D13 *Foreign Acquisitions and Takeovers (Register Notices – Extensions of Time) Instrument 2025*.

The Legislative Instrument gives the Commissioner of Taxation the power to provide foreign persons with an extension of time beyond the standard 30 days to meet their reporting obligations in respect of the Registrar of Foreign Ownership of Australian Assets.

The Draft Explanatory Statement LI 2025/D13 contains a non-exhaustive list of factors the ATO would consider in granting an extension, and several sample situations where the Commissioner is likely to grant an extension.

Consultation on the draft legislative instrument is now closed. The instrument is expected to be finalised in October 2025.

QC 105634

Foreign Investment Stakeholder Group key messages 31 March 2025


Key topics discussed at the Foreign Investment Stakeholder Group meeting 31 March 2025.

Published 2 July 2025

Foreign resident capital gains withholding

The ATO provided an overview of the foreign resident capital gains withholding (FRCGW) changes that took effect on 1 January 2025. It is important to note the definition of a foreign resident for the purposes of FRCGW is different to the definition of a foreign person as defined under the *Foreign Acquisitions and Takeovers Act 1975*. For further information on residency for taxation purposes in Australia for individuals refer to *Taxation Ruling TR 2023/1 Income tax: residency tests for individuals* and for corporations refer to *Taxation Ruling TR 2018/5 Income tax: central management and control test of residency*.

The group discussed a few scenarios including applications to vary the FRCGW rate and when FRCGW applies. Taken on notice were 2 questions around the application of FRCGW to restructures and transfers between related entities and to a subdivision of land.

The ATO has developed a factsheet [Selling and purchasing property – capital gains withholding](#)  that has also been published in Chinese.

Australia's foreign investment framework changes

From 1 April 2025 to 31 March 2027, foreign persons (including temporary residents and foreign-owned companies) are banned from purchasing established dwellings in Australia.


Limited exceptions apply, including investments that significantly increase housing supply or support the availability of housing supply, and for the Pacific Australia Labour Mobility (PALM) scheme.

Other existing exemptions remain in place, such as for purchases by permanent residents, New Zealand citizens, and spouses of Australian citizens, permanent residents and New Zealand citizens.

Foreign persons who have received approval or applied for approval for an established dwelling before 1 April 2025 will still be able to proceed with their purchase, provided they are eligible, and the correct fee is paid at the time of application. The approval remains valid for the period of time set out in the letter of approval.

The ATO will enhance and expand its existing compliance capabilities to enforce the ban and to target land banking so foreign investors comply with requirements to put vacant land to use.

Firmer action including infringement notices, disposal orders and civil penalty orders will be taken against investors who fail to comply.

Further information on the ban and development conditions is available in guidance note 6, [Residential land](#) .

New tax conditions guidance note

The government is increasing scrutiny of tax arrangements which pose a risk to revenue to ensure that multinational companies are adhering to Australia's tax laws.

Additional scrutiny and tax conditions will be applied to foreign investment proposals containing certain tax characteristics, particularly those assessed as medium or high risk.

Treasury has published guidance note 12 [Tax conditions](#) .

QC 105142

Foreign Investment Stakeholder Group key messages 2 December 2024


Key topics discussed at the Foreign Investment Stakeholder Group meeting 2 December 2024.

Published 10 January 2025

Foreign investment digital transformation

Treasury provided an update on the development of a new foreign investment portal. Expected to launch in the first half of 2025, the new portal will support applications for investment in agricultural land, business investments, commercial land and mining. It will replace the current Foreign Investment Review Board application portal and will provide a more streamlined and transparent experience for applicants.

There is no change for applications to invest in residential real estate or for administration of the Register of Foreign Ownership of Australian Assets. These will continue to be managed through ATO Online services for foreign investors.

For further information, see the [Foreign investment in Australia website](#) . Alternatively, members can subscribe to updates by emailing the Foreign Investment Transformation Consultation team at FITC@treasury.gov.au

Reporting and Register update

The ATO noted recently published reports and presented key figures from each report.

- [Register of foreign ownership of agricultural land – Report of registrations as at 30 June 2023](#) 
- [Register of foreign ownership of water entitlements – Report of registrations as at 30 June 2023](#) 

The estimated proportion of agricultural land with a level of foreign ownership at 30 June 2023 was 12.9%, compared to 12.3% in 2022. The total area of agricultural land in Australia with a level of foreign ownership has decreased to just under 48 million hectares at 30 June 2023, due to a decreased proportion of land used in Australia for agricultural purposes, as reported by the Australian Bureau of Statistics.

The estimated proportion of water entitlements with a level of foreign ownership at 30 June 2023 was 11.8%, up from 11.3% in 2022.

These are the final reports that will be published in this format. The **Register of Foreign Ownership of Australian Assets** commenced on 1 July 2023, replacing the existing foreign investment registers for water interests, agricultural and residential land, with expanded assets to be registered. The first annual report of the Register of Foreign Ownership of Australian Assets will be for the period ending 30 June 2024.

It is important that foreign investors keep their records up to date to assist in maintaining integrity and accuracy of the data on the Register. For further information, see [Register or manage an asset](#).

Transition of residential land registrations

The Foreign Investment Reform (Transitional Provisions – Residential Land) legislative instrument was registered in June 2024. The instrument enables information held on the ATO's Residential Land Register to be transferred and included on the Register of Foreign Ownership of Australian Assets (the Register).

Throughout 2025, the ATO will write to all foreign persons that have had information transferred to the Register. This correspondence will include further details regarding the Register and outline ongoing obligations for the foreign persons. The correspondence will also provide information on how to register for ATO Online services for foreign investors and how to update details on the Register.

Foreign Investment Stakeholder Group key messages 12 August 2024

Key topics discussed at the Foreign Investment Stakeholder Group meeting 12 August 2024.

Published 27 September 2024

Foreign investment fees


In April 2024, legislation commenced implementing changes to the foreign investment framework that were announced by government in December 2023.

Key changes included:

- Tripling foreign investment fees for the purchase of established homes.
- Doubling vacancy fees for all foreign-owned dwellings.
- Clarification that foreign investment fees and similar state and territory property taxes prevail in the event of any inconsistency with double tax agreements implemented domestically. This amendment applies retrospectively.

ATO systems have been updated to reflect the new fees.

Foreign purchases and sales of residential real estate 2022–23

The [Insights into foreign purchases and sales of residential real estate 2022-23](#)  (the Insights) were published on 21 June 2024.

This annual publication presents information from the Register of foreign ownership of residential land (the Register), administered by the ATO.

The Insights details residential land transactions undertaken by foreign persons as defined by the *Foreign Acquisitions and Takeovers Act 1975 (FATA)*. Care should be taken when comparing this data to other

publications that may be based on different definitions or include proposed investment information.

The data captures self-registered and data-matched transactions using Land Title settlement records from state and territory Revenue Offices.

Foreign persons (as defined under the FATA) make up a very small proportion of Australian residential dwelling purchases, accounting for 5,360 purchases in 2022–23. This figure includes new dwellings, established dwellings and vacant land.

From 1 July 2023 the new Register of Foreign Ownership of Australian Assets commenced. combining the existing registers for agricultural and residential land and water entitlements and expands on the assets which must be registered.

NAB quarterly residential property survey

National Australia Bank (NAB) presented the most recent NAB quarterly Australian residential property survey.

The quarter 1 (Q1) 2024 survey was published in May 2024 and includes information gathered from approximately 300 industry professionals who are asked about sentiment and expectations of property investment activity including from overseas buyers. This survey has been running since 2011 and is a useful index for tracking overseas buyer sentiment over time.

In discussing the survey, the differences in methodology used by NAB and the data collected by the ATO through the Register of Foreign Ownership of Australian Assets were contrasted. While the NAB Q1 2024 report indicates that survey participants reported foreign buyer sentiment at 10% of new dwelling purchases, this does not translate into purchases by foreign persons as defined in the *Foreign Acquisitions and Takeovers Act 1975* as counted by the register of foreign ownership of residential land.

ATO tax consults

Treasury is responsible for administering the foreign commercial investment framework to ensure foreign investment aligns with Australia's national security and national interest tests.

The ATO's role is to look at proposed transactions, with tax being one consideration under the national interest test.

We review proposed transactions to consider any associated tax risks.

Standard and additional tax conditions are recommended by the ATO on all proposals rated as medium or high risk.

Recent changes to the foreign investment framework are aimed at streamlining to deliver a stronger, faster and more transparent approach to foreign investment. The key concept of national interest test remains.

Streamlining means investors we already know, who are making non-sensitive investments and have a good compliance record get decisions faster.

The ATO continues to work closely with Treasury on the revised approach by providing feedback and updating Guidance Notes and Tax Checklist to improve alignment of the foreign investment framework with government's multinational tax avoidance agenda.

To enable faster decisions on proposals, applicants should provide as much information as possible in their application.

Group governance

The ATO is introducing integrity declarations across all consultation groups. Integrity Declarations confirm a member's compliance regarding their personal affairs, relevant codes of professional conduct, confidentiality, and conflicts of interest. Where a member's circumstances change, and these materially affect a signed declaration, including where they change jobs or are no longer representing a specific organisation or association, the member must advise the chair.

Declarations will be distributed to group members for completion shortly.

Foreign Investment Stakeholder Group key messages 25 March 2024

Key topics discussed at the Foreign Investment Stakeholder Group meeting 25 March 2024.

Last updated 9 May 2024

New fee amounts for residential real estate

The government has proposed changes to the foreign investment framework as announced in December 2023, as part of the Mid-Year Economic and Fiscal Outlook.

The proposed amendments have passed through parliament, and on Monday 8 April 2024 the Governor General gave the legislation Royal Assent.

While our systems are updated, foreign investors may continue to see the previous fee amounts. These clients will be contacted after applying to manually organise payment for any additional amounts owed.

The statutory timeframe for deciding on an application will not take effect until the full fee is received.

The increase to application fees for established dwellings will also apply to Exemption Certificate applications that include established dwellings. The fee to apply for an Exemption Certificate that does not include an established dwelling will not increase. We will be undertaking compliance checks to ensure that people continue to buy only the property type that they have applied for.

Compliance approach with residential real estate rules

The ATO's foreign investment in residential assets compliance approach will ensure that foreign persons acquiring residential real estate are identified, and that compliance action is taken against those who contravene the rules.

The program will ensure breaches are penalised and place the onus on the client to remediate a breach.

We are increasing our focus on foreign investors purchasing established dwellings, including where the foreign person has purchased without approval or does not meet conditions of approval.

Foreign investment data sources

How the ATO uses data for regulating foreign investment in residential real estate

The ATO has sophisticated data management and matching programs which are designed to maintain community confidence in the integrity of the foreign investment framework.

We receive data from several third parties that assists in the administration of the Register of Foreign Ownership of Australian Assets and supports our compliance programs.

Some of our key data sources include:

- Australian States and Territories Real Property Transfer data
- Department of Home Affairs
- Foreign investment proposal data
- Australian Electoral Commission
- ATO Income Tax Return
- Australian Securities and Investments Commission.

QC 102062

Foreign Investment Stakeholder Group key messages 30 November 2023


Key topics discussed at the Foreign Investment Stakeholder Group meeting 30 November 2023

Published 11 January 2024

Foreign investment in residential real estate – current activities

During 2023, the Australian Taxation Office (ATO) has completed over 40 stakeholder engagement sessions on the new Register of foreign ownership of Australian assets and Online services for foreign investors, the online platform for all ATO interactions regarding foreign investment matters. Further sessions can be scheduled for 2024 by contacting the secretariat.

Register of foreign ownership of Australian assets

The 2022 reports from the registers of foreign ownership of water entitlements and agricultural land; the insights into foreign purchases and sales of residential real estate have been published. These reports are available on Treasurys website at [Foreign investment in Australia](#) .

The first report on the new Register of Foreign Ownership of Australian Assets (the Register) will cover the period ending 30 June 2024. The ATO is required to give the Treasurer an annual report using de-identified statistical information from the Register for presentation to Parliament.

The ATO is committed to leading practice in data management. The ATO undertook a Privacy Impact Assessment in relation to the Register, as required by the Privacy Code and a register of all privacy impact assessments is published.

Online services for foreign investors


Since deployment on 26 June 2023, system availability for Online services for foreign investors has been consistently high.

Compared to the prior year, there has been an increase in residential application received during August to October. This demonstrates clients have been interacting with Online services for foreign investors and are able to comply with their obligations.

Clients have reported once registered; their digital interaction is seamless indicating the system design is effective and overall is working as it should.

ATO staff continue to provide support and change reinforcement with clients and intermediaries, providing one-on-one support where necessary.

The ATO is committed to providing support to clients and intermediaries using the service. We continuously review ato.gov.au content and consider how best to assist investors in meeting their obligations. Feedback from members is welcomed.

The ATO recently published a recorded webinar explaining how non-individual foreign investor entities (companies and trusts) and their representatives access Online services for foreign investors. The webinar also covers completing one-off registration, authorising others to act on your behalf and how to register an asset. The [webinar is available on ato.tv](#) .

Question taken on notice at last meeting

A response was provided to the following question that was asked at the Foreign Investment Stakeholder Group meeting on 20 July 2023.

How to provide a register notice for the acquisition of securities in a land entity where the acquisition of the securities itself is not a registrable circumstance?

Where this has occurred, the register notice within Online services for foreign investors should be completed in the same way as if the acquisition of securities in the relevant land entity was in fact registrable, with the addition of a final step as follows.

1. An investor should select "Register a business interest" and complete the relevant details of the securities acquisition.
2. In the Relevant Information free text box at the end of the registration form, the client can write 'Acquisition of an interest in land'.

QC 73788

Foreign Investment Stakeholder Group key messages 20 July 2023


Key topics discussed at the Foreign Investment Stakeholder Group meeting 20 July 2023.

Published 9 November 2023

Online services for foreign investors

Online services for foreign investors is an authenticated, digitalised service for foreign investors and their representatives to interact with the ATO to meet their foreign investment obligations. It has been introduced to support the new Register of foreign ownership of Australian assets, part of the 2020 national security reforms to increase transparency over foreign ownership in Australia.

The introduction of Online services for foreign investors strengthens the security of ATO interactions to help protect intermediaries and their clients against fraud and identity-related theft. The security and fraud environment are shifting with increasing attempts to commit identity theft and fraud and is an important step to keep strengthening the security of ATO online services to protect client information.

To log in to Online services for foreign investors a myGovID is required. This can be obtained using the myGovID app. [myGovID](#)  is the Australian Government's Digital Identity app that lets you log in to a range of government online services. It is different to a myGov account.

The strength of an identity within myGovID is based on the information that can be provided and verified.

Identifying details within myGovID and Online services for foreign investors must match the details used on any previous Foreign Investment Review Board applications. First time applicants should use their legal name.

Foreign investors with an Australian Business Number (ABN) will need to set up both myGovID and [Relationship Authorisation Manager](#) (RAM) before accessing Online services for foreign investors. RAM is an authorisation service that allows access to Online services for foreign investors on behalf of a business.

Further information is available at:

- [Accessing Online services for foreign investors \(for entities without an ABN\)](#)
- [Accessing Online services for foreign investors for entities with an ABN.](#)

Authorisations and digital identity

Questions and answers

Question	Answer
How do I know if I am authorised to act on behalf of the foreign investor?	You can view and manage all of your authorisations through RAM or Online services for foreign investors.
How do I identify the principal authority of a business?	The principal authority is the person responsible for the business. For example, an Australian representative of the business, trustee, director or partner.
Is it secure to enter the details of my identity documents when I set up my myGovID?	<p>myGovID uses encryption and cryptographic technology as well as the security features built-in to your device, such as fingerprint or face. This is to protect your identity and help stop other people accessing your information.</p> <p>Your details are checked against existing government records to prove your identity. When using government</p>

	<p>online services, your personal information will not be shared without your permission - putting you in control.</p> <p>Once you have verified your identity documents to set up your myGovID, they become locked to your myGovID email and cannot be verified again by another myGovID.</p>
<p>Will myGovID make it easier for someone to steal and use my personal information?</p>	<p>myGovID is accredited under the Trusted Digital Identity Framework which strictly controls how your identity data is collected, stored, and used.</p> <p>To access the myGovID app you need to have a password and you can opt to use the built-in security features in your device, such as fingerprint or face, to further protect your digital identity. This ensures that if your smart device is lost or stolen your myGovID remains protected.</p> <p>You have control of your personal information at all times and nothing will be shared without your permission.</p> <p>The Digital Transformation Agency and the ATO have completed Privacy Impact Assessments and worked with independent consultants throughout the process to ensure the security of myGovID.</p>

<p>Can a principal authority or authorisation administrator access the details of my, myGovID?</p>	<p>No, your myGovID belongs to you and should not be shared with others.</p>
<p>Can multiple individuals from different firms be authorised by a client as authorisation administrators? If so, are authorisation administrators only able to revoke authorisation for other individuals that they themselves have authorised, or are they able to amend authorisations provided by someone else, for example, revoke access for a different authorised representative from a different firm?</p>	<p>An entity can have multiple authorisation administrators appointed in RAM.</p> <p>An authorisation administrator can set up and manage all authorisations in RAM only for the entity they have been authorised by to do so.</p> <p>An authorised administrator can edit and revoke all accesses, except for the principal authority.</p> <p>A principal authority can assign multiple people from different firms as authorised administrators.</p>
<p>If I set up my myGovID using a personal email address, do client authorisations need to be sent to that address?</p>	<p>A business email can be used when setting up an authorisation for a representative in RAM, it does not need to match the email address they used to set up their myGovID.</p> <p>However, the email address should only be able to be accessed by them, as this is where the authorisation request and future notifications are sent.</p>

Registering assets

Questions and answers

Question	Answer
<p>How is a register notice completed for acquisitions of land entities, (to the extent that they are not entity acquisitions which separately need to be reported under subdivision C of Division 3 of Part 7A)?</p>	<p>This question has been taken on notice and an answer will be made available in due course.</p>
<p>How can firms maintain uninterrupted access to Online services for foreign investors in the event of an authorised user (appointed by client) being unexpectedly absent or leaving permanently?</p>	<p>Communications will still go via email for some notifications, others will show in the Online services for foreign investors account, and any authorised users will have access to this.</p> <p>Clients may wish to appoint multiple authorisation administrators in RAM to overcome this issue.</p> <p>Online services for foreign investors allows any authorised person to see what was submitted, when, and have the option of amending or updating as required.</p>
<p>Can an authorised user amend or alter a client's existing information or records within the register including where these activities may have originally been completed/recorded by another entity?</p>	<p>The ATO has strong protections in place over information in its systems. All actions in Online services for foreign investors, like any other ATO record, are recorded and the history is retained, even if the event is no longer visible in the system.</p>

	<p>Changes made to an existing registered asset within Online services for foreign investors will prompt an internal review by ATO staff.</p> <p>An authorised user can print (including saving as a pdf) any event or registration they have completed to retain a record with a submission number, for proof of what they submitted.</p> <p>Practitioners should consider whether their internal governance processes require updating to reflect this new way of doing business, including documents and records management systems.</p>
<p>Is there a risk with respect to the disclosure of confidential information given an authorised representative (of which there may be many) is able to access all of the information on the register.</p>	<p>Whilst the system allows an agent to view this information, it does require a person to actively seek that information. It would be incumbent upon the practitioner to ensure they do not breach their authority and actively seek material they are not authorised for.</p> <p>We also note that this information is protected information, and any unauthorised use or disclosure of such information by a practitioner is an offence.</p> <p>The terms and conditions for the use of Online services for foreign investors can be found here - ATO Online services for foreign</p>

	investors terms and conditions.
<p>For legal practitioners who are authorised representatives, would inadvertent exposure to confidential information in connection with another interest create a potential for conflict between the duty of confidentiality and the duty of disclosure? For example, if the lawyer acts for another client and information they inadvertently see within the service is relevant to a matter on which they are working for that other client, they will be in a position of conflict.</p>	<p>The ATO complies with National Privacy Principles and relevant privacy impact assessments have been conducted as part of the development of the new system.</p> <p>Where a conflict of interest exists, perceived or real, the practitioner will have a duty to disclose and manage that conflict.</p> <p>Whilst the system allows an agent to view this information, it does require a person to actively seek that information. It would be incumbent upon the practitioner to ensure they do not breach their authority and actively seek material they are not authorised for, in line with professional ethical requirements.</p>

QC 73650

Foreign Investment Stakeholder Group key messages 23 March 2023

Key topics discussed at the Foreign Investment Stakeholder Group meeting 23 March 2023.

Last updated 9 June 2023

Key topics discussed at the Foreign Investment Stakeholder Group meeting 23 March 2023

Changes to foreign investor interactions with the ATO

Register of foreign ownership of Australian assets

Obligations relating to Foreign Ownership of Australian Assets (the register) are expected to commence on 1 July 2023. New categories to be registered on the register include:

- all commercial land acquisitions (including those acquisitions under the threshold for notification)
- mining and production tenements
- business acquisitions (percent of ownership)
- national security transactions and agreements.

Existing obligations for registering agricultural land, residential land and water entitlements continue.

Member comments

Do mortgagee interests need to be registered on the new register?
When does a mortgagee interest become registrable?

- A mortgagee interest needs to be registered on the register if the mortgagee takes possession of the property for any reason.

Online services for foreign investors

Digitalisation of the ATO's foreign investment program system, consistent with how government systems are being designed, and reflecting the ATO Digital Strategy and the Government Digital Strategy, both of which prioritise the client experience.

Core of ATO work remains the same. That is, processing applications, collecting registrations, compliance and administering the Vacancy

Fee.

Services to be available on Online services for foreign investors are:

- residential foreign investment applications
- vacancy fee return lodgment
- asset registrations
- maintaining investor details
- appointment of agents/intermediaries.

Key dates to be mindful of in the rollout of Online services for foreign investors and the register:

- **16 June 2023** – Current foreign investment forms will be removed and will no longer be available for use.
- **17 June 2023** – Commencement of 10-day period during which some regular ATO services will be unavailable.
 - No residential applications accepted
 - No registrations
 - No vacancy fee forms available
- **19 to 25 June 2023** – Limited function in lead up to go live date, we will still
 - process applications lodged prior to 17 June 2023
 - accept payments and process payments
 - fee waiver processes remain uninterrupted, requests can be lodged and processed.
- **26 June 2023** – Online services for foreign investors goes live and is available to the public.
- **1 July 2023** – The new register of foreign ownership of Australian Assets obligations commences.
- **1 July 2023** – Annual fees indexation occurs.

Member comments

Do foreign investors each need their own myGovID?

- Yes. Each individual person who accesses Online services for foreign investors must have their own individual myGovID digital identity.

Will Online services for foreign investors track non-residential approvals, conditions etc as well as the registration?

- No. Non-residential application/approval status will not be visible on Online services for foreign investors. Online services for foreign investors will show non-residential clients their registrations on the register of Foreign Ownership of Australian Assets.

Does myGovID link director ID and Online services for foreign investors?

- No. There is no link between Online services for foreign investors and director ID. Director ID is a unique 15 digit number given to a director who has verified their identity with the ATO. To obtain a director ID, a director would use myGovID to verify their identity.

How will the ATO manage compliance during the transitional period?

- The ATO understands that most foreign investors are willing to do the right thing. Compliance resources will continue to focus on those clients who do not take steps to meet their obligations. Any clients with concerns about meeting their obligations should come and talk to us. To make a voluntary disclosure, clients can
 - Email FIRBCompliance@ato.gov.au
 - Make a disclosure or tip off by visiting the **Tax Integrity Centre**.

What will investors do if or when they cannot use myGovID. For example, if unable to download the app?

- If you are unable to download the myGovID app, you will need to contact the ATO.

What is the view available to agents in Online services for foreign investors? Can it be restricted to view only 1 asset? How wide will the visibility be?

- Agents or intermediaries who have been authorised to act on behalf of a client will have access to a client's foreign investment interactions related to ATO's areas of administration, that is

- residential applications
- vacancy fee return lodgment
- asset registrations.

Indexation of foreign investment fees

Annual indexation of fees will occur as usual on 1 July 2023. Avoid indexed fees by lodging your exemption certificate applications before 17 June 2023.

Renewed group charter

The renewed charter of the Foreign Investment Stakeholder Group was discussed, and no issues were raised with the content.

A draft copy was distributed to group members prior to the meeting. This version will be endorsed and submitted to the ATO's consultation team as per consultation framework.

QC 72800

Our commitment to you

We are committed to providing you with accurate, consistent and clear information to help you understand your rights and entitlements and meet your obligations.

If you follow our information and it turns out to be incorrect, or it is misleading and you make a mistake as a result, we will take that into account when determining what action, if any, we should take.

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