



Register of Foreign Ownership of Australian Assets

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QC 105028


About the Register of Foreign Ownership of Australian Assets

How the Register of Foreign Ownership of Australian Assets operates.

Last updated 5 March 2026

The Register's role

Foreign investment is essential to Australia's prosperity. It helps to build our economy and enhance the wellbeing of Australians by supporting financial growth.

The [Register of Foreign Ownership of Australian Assets](#)  was introduced to provide transparency and extract information which we use to report on who is investing in Australian assets.

The Register commenced operating on 1 July 2023. This Register replaced all other registers.

Register functions

The Register:

- replaces existing foreign investment registers we manage (relating to agricultural and residential land, and water interests)
- expands on assets to be registered
- provides a streamlined experience for foreign persons to manage their investment affairs
- supports compliance with Australia's foreign investment framework
- increases the government's visibility of foreign investments made in Australia.

Information the Register holds

The Register holds details about foreign ownership of Australian assets, including:

- residential land
- commercial land
- agricultural land
- registrable water interests
- business and entity related interests, where applicable
- mining, production, and exploration tenements.

For information on registering assets other than residential property, see [Steps to invest in Australian non-residential assets](#).

Who is responsible for administering the Register

The role of the Commissioner of Taxation as Registrar

The Commissioner of Taxation is the Registrar responsible for administering the Register, under the *Commonwealth Registers (Appointment of Registers) Instrument 2021*.

The Commissioner was appointed as the Registrar of the Register by the Assistant Treasurer, commencing 29 November 2022.

The Registrar's role in administering the Register includes:

- maintaining accurate records of interests and changes that need to be registered for the purposes of administration of the foreign investment laws, such as case management and compliance
- accurate reporting to government of foreign ownership in Australia.

The visibility of interests held by foreign persons in specified assets in Australia will also inform future policy development by government.

How the information on the Register is used

The Registrar will take steps to protect personal information they hold about individuals against loss, unauthorised access, use, modification or disclosure and other misuse.

Information on the Register can be used, recorded or disclosed for any purpose that protected information can be used under Division 3 of Part 7 of the *Foreign Acquisitions and Takeovers Act 1975* (FATA). Secrecy provisions apply to the information disclosed or obtained under or for the purposes of the FATA.


It is an offence under section 128 of the FATA for a person to disclose protected information. That is unless the disclosure is permitted either under section 130V of the FATA or under one of the exceptions in Division 3 of Part 7 to the FATA.


There are safeguards to protect an individual's right to privacy and this applies to the information collected by the Registrar. In particular, the Registrar complies with obligations under the Australian Privacy Principles (APPs) contained in the *Privacy Act 1988* and records authorities issued by the National Archives of Australia.

Register report

In accordance with Part 7A of the FATA, the Registrar reports annually to the Treasurer on the operation of the Register. The report contains de-identified statistical information from the Register.

The annual report improves transparency over interests held by foreign persons in specified assets in Australia. For annual reports covering periods from 1 July 2023 onwards, see **Register of Foreign Ownership of Australian Assets Reports**.

Aggregated data, including figures for prior years where available, is available on data.gov.au .

Reports on foreign ownership of agricultural land, residential land and water entitlements prior to the commencement of the Register on 1 July 2023 are available on foreigninvestment.gov.au . These reports use data derived from the Register of Foreign Ownership of Agricultural Land, Register of Foreign Ownership of Residential Land and Register of Foreign Ownership of Water Entitlements. These registers have been replaced by the Register of Foreign Ownership of Australian Assets (the Register).

Supporting legislation and reforms

For more information, see:

- [Foreign Acquisitions and Takeovers \(Register Notices\) Data Standard 2023 \(legislation.gov.au\)](#) 
- [Foreign Investment Reform \(Protecting Australia's National Security\) Act 2020](#)  amended the FATA to include Part 7A
- Treasury's [Foreign investment reforms](#) , 5 June 2020.


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How a foreign person registers a residential property

How a foreign person registers ownership of a residential property.

Last updated 14 March 2025

Why it's important to register your residential property

Once you become the owner of an Australian residential property you must register it using [Online services for foreign investors](#) .

Registering an asset is free.

You may face an infringement notice or civil penalties if you do not:

- register your residential property
- keep your details up to date on the register.

You must also register a legal interest as lessee in a lease giving rights to occupy residential land if the term of the lease (including any extension or renewal) is reasonably likely to exceed 5 years, at the time the interest is acquired. More information is available at

foreigninvestment.gov.au . 

Who must register the property

Once you own the property you or your authorised representative must register the asset unless we have granted you an exemption.

Generally, the person with the direct legal interest is required to register their residential property with us, the Australian Taxation Office.

One of the joint tenants must register

If you have direct legal interest and own the property jointly with one or more foreign person, one owner must register the asset first. The other foreign owners will then add themselves to the registered asset.

You need to decide which owner will register the property (usually the first owner listed on the application form). Once registered, that owner needs to give the other joint tenants the Asset ID so they can log in to Online services for foreign investors and add themselves to the registered property.

When all foreign owners are added, any owner can access and update the registered asset details.

Each of the tenants in common must register

If you own the property with others and are assigned specific ownership, then each foreign owner must register the asset with their percentage of ownership.

When to register your residential property

A foreign person or their authorised representative must register the residential property:

- **within 30 days** of the date of settlement or
- at another registrable event where you are added to the legal title of the property.

Settlement generally means that you either can:

- occupy the property if there is a dwelling on the land
- commence building if it is a piece of vacant land that you have purchased.

If you have signed a contract and have not yet taken possession of the property, **wait until settlement** to register.

You must also register using Online services for foreign investors if:

- you have obtained an interest (other than an equitable interest) in Australian residential property as a foreign person
- you have become a **foreign person** while holding an interest (other than an equitable interest) in Australian residential property.

You must update your details in the Register [if your situation changes](#).

How to register your residential property

To register, log in to [Online services for foreign investors](#)  and select **Register asset**.

For more information on registering and for joint tenants to add themselves to the asset, see [How to register or manage an asset for foreign investors](#).

If you own **multiple properties**, each property must be registered separately.

[Log in to Online services for foreign investors](#)

Update your details if your situation changes

You must update your asset or profile in Online services for foreign investors if:

- you are no longer a foreign person
- you no longer hold residential property
- the property becomes residential while you are holding it
- the property ceases to be residential while you are holding it
- details of the registration changes, such as partial divestment, address or title details.

If your:

- personal details change, update your profile – see [Manage your details in Online services for foreign investors](#)
- asset details change, update the asset using Add or Edit an event – see [How to register or manage an asset for foreign investors](#).

Penalties for breaching foreign investment rules

If you do not comply with your obligation to give a register notice or keep your details up to date, you may face an infringement notice or civil penalties.

If you think you have breached your foreign investment obligation, [contact us](#) as soon as possible.

If you have information about someone you think may be deliberately breaking our foreign investment rules, you can confidentially [report a breach](#) to us.

We use our [compliance approach](#) to ensure foreign persons comply with their obligations.

Statistics and reporting of foreign ownership

The Registrar (the Commissioner of Taxation) provides a report to the Treasurer from data collected in the [Register](#). They publish aggregate statistics of foreign ownership.

The reported statistics may include:

- number of acquisitions and divestments
- value of foreign held residential land
- land use of foreign held residential land
- value of foreign held residential land by country of ownership.

Only aggregated statistics are included in the report. Privacy restrictions prevent publishing information which may identify an individual or entity.

You can view the latest report on the [Foreign Investment](#) [🔗](#) website.

QC 72886

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.

Some of the information on this website applies to a specific financial year. This is clearly marked. Make sure you have the information for the right year before making decisions based on that information.

If you feel that our information does not fully cover your circumstances, or you are unsure how it applies to you, contact us or seek professional advice.

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