



How a foreign investor registers non-residential assets

What a foreign investor must do before and after they purchase or acquire Australian non-residential assets.

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QC 72881

Steps to invest in Australian non-residential assets

Steps a foreign investor needs to take when purchasing or acquiring an Australian non-residential asset.

Last updated 14 March 2025

Steps to consider for Australian non-residential assets

Steps to consider before purchasing or acquiring an Australian non-residential asset and how to apply for foreign investment approval.

You should seek legal advice before proceeding with your acquisition or purchase.

Step 1: How to determine if you are a foreign person

The definition of 'foreign person' as it is referred to in the Australian foreign investment legislation can be complex. To help you determine if

you are a foreign person, see [Are you a foreign person buying property in Australia?](#)

In this content, we sometimes refer to 'foreign person' as 'foreign investor'.

Step 2: Work out if you meet the financial threshold

Foreign investors are generally required to [notify the Treasurer](#) before acquiring an interest in an Australian asset, for Guidance see [foreigninvestment.gov.au](#). To determine if you meet the relevant thresholds, see [monetary thresholds](#) and [reviewable investments](#) on the foreign investment website.

Step 3: Submit an investment proposal for approval

A non-residential asset includes:

- agricultural land
- business interests
- commercial land
- mining production or exploration tenements
- registrable water interests.

Generally, to acquire Australian non-residential assets, you must submit an investment proposal to the Treasurer who reviews and approves your proposal.

For more information, visit the foreign investment website for all non-residential [investment proposals and submissions](#), including definitions of [each type of investment](#).

You must register your asset

Step 4: How to register your asset

Once you become the owner of the asset, **you must register it** using [Online services for foreign investors](#).

You must register the asset within 30 days of either:




- acquiring an interest in or purchasing your asset

- becoming a foreign person while holding an interest in Australian land.

Each entity is required to set up its own access to Online services for foreign investors and lodge its own register notices. The obligation to register applies on an entity-by-entity basis rather than on a corporate group basis. Each entity within a group will have its own registration obligations for:


- an action it takes or is deemed to take
- assets it holds or is deemed to hold.

For more information on what may give rise to a register requirement, visit the foreign investment website for:


- Part 7A of the [Foreign Acquisitions and Takeovers Act 1975](#) 
- [Guidance Note 15](#)  (Register of Foreign Ownership of Australian Assets)
- [Guidance Note 2](#)  (Key Concepts).

For information on registering the different types of non-residential assets, see [How a foreign investor registers non-residential assets](#).

You must register your asset even if you did not require approval to acquire it.


Failure to comply may result in severe penalties. See how the Australian government ensures [compliance with foreign investment laws](#) .

Your obligations with owning assets

You must comply with the conditions set out in your approval notices. More information about ongoing compliance is available at [foreigninvestment.gov.au](#) .

When you sell or dispose of the asset

Step 5: Update the registered details

You must update the registered details of your asset ownership using [Online services for foreign investors](#) .

There may be other rules you need to comply with when disposing of Australian assets, see [Foreign residents doing business in Australia](#).

QC 103925


Registration of agricultural land for foreign investors

Register your investment in Australian agricultural land.

Last updated 14 March 2025

Registering your asset

If you are a foreign investor, you or your authorised representative **must register** your Australian asset after **both** of the following has occurred:

- you have applied for and received **foreign investment approval** if required – see, Guidance Note 3 at foreigninvestment.gov.au 
- you have become the owner of the asset.

You register your asset using [Online services for foreign investors](#) . Registration is free.

You must also register a legal interest as lessee in a lease giving rights – to occupy agricultural 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.

Registration is required regardless of the value.

Who must register the asset

Generally, the foreign person with the direct legal interest is required to register the agricultural land (asset) with the Australian Taxation Office. Your authorised representative can also register the asset for you.

Joint tenants

If you have direct legal interest and own the land jointly with another foreign person, one owner must register the asset first. Other foreign owners in the joint tenant ownership will then add themselves to the registered asset.

You need to decide which owner will register the land. Once registered, that owner will need to give the other joint tenants the Asset ID. They will then add themselves to the asset.

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

Tenants in common

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

When to register your asset

The foreign person or their authorised representative must register their agricultural land interest within 30 days of either:

- purchasing agricultural land (settlement)
- becoming a foreign person while holding an interest in agricultural land.

Exemptions may apply.

Settlement is when you can occupy the property if there is a building on it or you can commence building on vacant land.

How to register your agricultural land

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

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


Check the information you need for the **registration** and for joint tenants to add themselves to the asset.


If you own multiple properties, you need to register each property separately.

If the property is both freehold and leasehold, you need a separate registration for each.

You can add up to 150 land titles on a registration. If you have more than 150 land titles you will need to add a new registration with the same foreign investment approval ID.

If your situation changes

You need to update your details in [Online services for foreign investors](#)  if:



- you are no longer a foreign person, see Guidance Note 2 at foreigninvestment.gov.au 
- you no longer hold agricultural land
- the land becomes agricultural land while you are holding it
- the land ceases to be agricultural land while you are holding it
- there are changes to the details of the registration, such as partial divestment, title or use.

If your:

- personal details change, update your profile – see **Manage your details**
- asset details change, update the asset using **Add** or **Edit an event** – see **Register or manage an asset**.

Penalties and reporting breaches

If you don't comply with your obligations to give a register notice or keep your details up to date, you may face an infringement notice or civil penalties.

As a foreign investor, you should [know your obligations](#)  and comply with Australia's foreign investment rules. Together with Treasury, we take [compliance action](#)  if a foreign investor breaches the foreign investment rules.

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

If you are having difficulties meeting your obligations, [contact us](#).


Statistics and reporting

The Registrar provides a report to the Treasurer about the operation of the Register of Foreign Ownership of Australian Assets. They also publish aggregate statistics of foreign ownership.

The reported statistics may include:

- the proportion of Australian agricultural land held by foreign investors
- the level of foreign interests in agricultural land by state or territory
- the level of foreign interests in agricultural land by country of ownership
- how agricultural land is used.

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 52588


Registration of business interests for foreign investors

Register your business interests in an Australian business or entity.

Last updated 14 March 2025

Registering an asset

If you are a foreign investor, you or your authorised representative **must register** your Australian asset after **both** of the following has occurred:

- you have applied and received foreign investment approval if required – see, Guidance Note 7 at foreigninvestment.gov.au 
- you have become the owner of the asset.

You register your asset using [Online services for foreign investors](#) . Registration is free.

You must also register a legal interest as lessee in a lease giving rights – to occupy agricultural 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.

Registration is required regardless of the value.

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Who must register the asset

Generally, where a foreign person has received foreign investment approval to invest in an Australian business interest and the interest is acquired from 1 July 2023, they or their authorised representative must register the interest on the Register.

When to register your asset

A foreign person who has an obligation to register or their authorised representative, must register their interest acquired from 1 July 2023 within 30 days of the date of an event occurring. Exemptions may apply.

You need to register your business interest where you:

- acquire an interest in a business or entity, enter into a business agreement or change a constituent document
- became a foreign person while holding an interest in business or entity.


How to register your business interests


To register, log in to Online services for foreign investors and select **Register asset**.

For more information on how to register, see [How to register or manage an asset for foreign investors](#).

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

If your situation changes

You will need to update your details in [Online services for foreign investors](#)  if:



- you are no longer a foreign person, see Guidance Note 2 at foreigninvestment.gov.au 
- you no longer hold the Australian business interest
- the ownership you hold in a previously registered Australian business or entity changes by 5% or more
- details of the registration change, such as a change in business activity.

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 and reporting breaches

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

As a foreign investor, you should [know your obligations](#)  and comply with Australia's foreign investment rules. Together with Treasury, we take [compliance action](#)  if a foreign investor breaches the foreign investment rules.

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

If you are having difficulties meeting your obligations, contact us.

Statistics and reporting

The Registrar provides a report to the Treasurer about the operation of the Register. They also publish aggregate statistics of foreign ownership.

The reported statistics may include:

- number of acquisitions and divestments
- value of foreign held business interests
- business activity of foreign held business interests
- value of foreign held business interests 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 72882


Registration of commercial land for foreign investors


Register your interest or investment in Australian commercial land.

Last updated 14 March 2025

Registering an asset

If you are a foreign investor, you or your authorised representative **must register** your Australian asset after **both** of the following has occurred:

- you have applied and received foreign investment approval if required – see, Guidance Note 4 at foreigninvestment.gov.au 
- you have become the owner of the asset.

You register your asset using [Online services for foreign investors](#) . Registration is free.

You must also register a legal interest as lessee in a lease giving rights to occupy commercial 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.

Registration is required regardless of the value.

Who must register

If you are a foreign person and have invested in Australian commercial land from 1 July 2023, you or your authorised representative must register the asset, unless an exemption applies. Generally, the person with the direct legal interest is required to register the commercial land with us, the Australian Taxation Office.

Joint tenants

If you have direct legal interest and own property jointly with one or more foreign investors, one owner must register the asset first. Other foreign owners in the joint tenant ownership will then add themselves to the registered asset.

You need to decide which owner will register the property. Once registered, that owner will need to give the other joint tenants the Asset ID. They will then add themselves to the asset.

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

Tenants in common

If the asset is owned with others and assigned specific ownership, each individual foreign person must register the asset with their percentage of ownership.

When to register

A foreign person or their authorised representative must register any interest, other than an equitable interest acquired in commercial land that occurred on or after 1 July 2023, within 30 days of either:

- purchasing commercial land (settlement)
- becoming a foreign person while holding an interest in commercial land
- becoming aware they have an interest in commercial land, which has changed in nature from another type of Australian land.

Exemptions may apply, see [Guidance Note 15](#) .

Settlement is when you can occupy the property if there is a building on it or you can commence building on vacant land.

How to register your investment in Australian commercial land


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](#)

If your situation changes

You'll need to update your details in [Online services for foreign investors](#)  if:

- you are no longer a foreign person, see [Guidance Note 2 at foreigninvestment.gov.au](#) 
- your contact details change
- you no longer hold commercial land



- other Australian land that you hold becomes commercial land
- the land ceases to be commercial while you are holding it
- you become a foreign person while holding commercial land
- details of the registration change, such as partial divestment, title, or use of land.

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 and reporting breaches

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

As a foreign investor, you should [know your obligations](#)  and comply with Australia's foreign investment rules. Together with Treasury, we take [compliance action](#)  if a foreign investor breaches the foreign investment rules.

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

If you are having difficulties meeting your obligations, [contact us](#).

Statistics and reporting

The Registrar provides a report to the Treasurer about the operation of the Register. They publish aggregate statistics of foreign ownership.

The reported statistics may include:

- number of acquisitions and divestments
- value of foreign held commercial land
- land use of foreign held commercial land

- value of foreign held commercial and 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 72883

Register mining, production, or exploration tenements

How a foreign investor can register interest or investment in Australian mining, production, or exploration tenements.

Last updated 14 March 2025

Registering an asset

If you are a foreign investor, you or your authorised representative **must register** your Australian asset after **both** of the following has occurred:

- you have applied and received foreign investment approval if required – see, Guidance Note 5 at [foreigninvestment.gov.au](#)
- you have become the owner of the asset.

You register your asset using [Online services for foreign investors](#).
Registration is free.

Registration of mining or production tenements is required regardless of value.

Who must register

If you are a foreign person and have invested in Australian mining, production, or exploration tenements from 1 July 2023, you or your

authorised representative must register the asset, unless an exemption applies.

Generally, the foreign person with the direct legal interest is required to register the asset with us, the Australian Taxation Office.

When to register

A foreign person or their representative must register their interest in an Australian mining, production or exploration tenement acquired on or after 1 July 2023 within 30 days of either:

- acquiring the interest in the mining, production, or exploration tenement
- becoming a foreign person while holding an interest in a mining, production or exploration tenement.

Exemptions may apply.

How to register mining, production or exploration tenements


To register, log in to Online services for foreign investors and select **Register asset**.

For more information, see [How to register or manage an asset for foreign investors](#).

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

If your situation changes

You'll need to update your details in [Online services for foreign investors](#)  if:

- you are no longer a foreign person, see Guidance Note 2 at [foreigninvestment.gov.au](#) 
- you no longer hold the mining, production, or exploration tenement
- the type of tenement changes (for example, from exploration to production) or reverts to other type of land
- details of the registration change, such as change in land area.

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 and reporting breaches

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

As a foreign investor, you should [know your obligations](#) and comply with Australia's foreign investment rules. Together with Treasury, we take [compliance action](#) if a foreign investor breaches the foreign investment rules.

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

If you are having difficulties meeting your obligations, **contact us**.

Statistics and reporting

The Registrar reports to the Treasurer about the operation of the Register. They publish aggregate statistics of foreign ownership.

The reported statistics may include:

- number of tenements held and disposed of during a financial year
- land size held by foreign persons
- mining sector
- land size 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 72884


Registration of water interests for foreign investors

Register your interests or rights in registrable Australian water interests.


Last updated 14 March 2025

Registering an asset

If you are a foreign investor, you or your authorised representative **must register** your Australian asset after **both** of the following has occurred:

- you have applied and received foreign investment approval if required – see, Agricultural land guidance at foreigninvestment.gov.au .
- you have become the owner or part owner of the asset.

From 1 July 2017, foreign investors are required to register their interests in certain registrable water entitlements and contractual water rights.

You register your asset using [Online services for foreign investors](#) . Registration is free.

Who must register

Generally, the person with the direct legal interest is required to register the registrable water interest with us, the Australian Taxation Office.

Joint tenants

If you have direct legal interest but own the water interest jointly with other foreign investors, one owner must register the asset first. Other foreign owners will then add themselves to the registered asset.

You need to decide which owner will register the water interest. Once registered, that owner will need to give the other joint tenants the Asset ID. They will then add themselves to the asset.

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

Tenants in common

If you own the water interest with others but are assigned specific ownership, then each foreign person must register the asset with their percentage of ownership.

When to register

A foreign person or their authorised representative must register a registrable water interest if they:

- acquire it during the financial year and they hold the interest at the end of the same financial year
- become a foreign person during the financial year and they hold it at the end of the same financial year.

For registrable water interests, the registrable event day for a notice is generally within 30 days after the end of the financial year in which you acquired an interest or became a foreign person.

How to register water interests


To register, log in to Online services for foreign investors and select **Register asset**.


Check the information you need for the **registration** and for joint tenants to add themselves to the asset.

You need to complete a new registration for each registrable water interest.

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

If your situation changes

You need to update your details in [Online services for foreign investors](#)  if:



- you dispose of the registrable water interest
- you are no longer a foreign person, see Guidance Note 2 at foreigninvestment.gov.au 
- the volume of your registrable water interest changes
- details of the registration change, such as change in use of water.

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 and reporting breaches

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

As a foreign investor, you should [know your obligations](#)  and comply with Australia's foreign investment rules. Together with Treasury, we take [compliance action](#)  if a foreign investor breaches the foreign investment rules.

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

If you are having difficulties meeting your obligations, **contact us**.

Statistics and reporting

The Registrar provides a report to the Treasurer about the operation of the Register of Foreign Ownership of Australian Assets. They also publish aggregate statistics of foreign ownership.

The reported statistics may include:

- the proportion of registrable water interests held by foreign persons

- foreign held registrable water interest by state or territory
- foreign held registrable water interest by resource
- foreign held registrable water interest by type
- how foreign held registrable water interests are used.

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 52589

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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