

LEASE VARIATION CHARGE DEFERRED PAYMENT SCHEME

TERMS OF PAYMENT

Preamble

- A. The Lease Variation Charge (LVC) is a charge that is payable by a lessee under Division 10.7.3 of the Planning Act on a variation of a nominal rent lease. Division 10.7.3 is a tax law for the purposes of the Taxation Administration Act and that Act applies as if the LVC is a tax payable by the lessee.
- B. Section 328 (1) of the Planning Act provides that the Territory planning authority must not execute a chargeable variation of a nominal rent lease unless the LVC for the variation has been paid to the Territory, or a deferral arrangement in relation to the charge has been entered into.
- C. A lessee has the option to pay the LVC upfront before a lease variation is executed, or to apply for approval for a deferred payment of LVC under the LVC Deferred Payment Scheme.
- D. Pursuant to section 343(1) of the Planning Act, the Commissioner must approve an application if:
 - (a) the LVC to be deferred is at least the amount determined by the Treasurer;
 - (b) the applicant satisfies any other criteria that is determined by the Treasurer; and
 - (c) the applicant enters an arrangement about the payment of the amount the LVC under section 52 of the Taxation Administration Act.
- E. The LVC and other amounts payable under Division 10.7.3 of the Planning Act are debts owing to the Territory and under section 56H of the Taxation Administration Act gives rise to a charge on land the subject of the lease variation that takes priority over other interests such as a sale, conveyance, transfer, mortgage, charge, lien or encumbrance.
- F. For lease variations where a reduction in LVC is claimed for energy efficient buildings, it is a requirement of the Environmental Sustainability Determination that an applicant must enter into a deferral arrangement with the Commissioner.
- G. This arrangement sets out the conditions of payment for the deferral arrangement under section 344 of the Planning Act and includes conditions for payment of LVC if the requirements of the Environmental Sustainability Determination for energy efficient buildings are not met.

Terms and conditions of payment

By entering into this arrangement, the applicant agrees to the following terms and conditions.

Deferred amount

1. The deferred amount is made up of:
 - 1.1 The amount of the LVC payable described in the notice of assessment given to an applicant under section 329 of the Planning Act;
 - 1.2 Any increase or decrease in the amount in clause 1.1 because of a reconsideration, reassessment or review under section 345 of the Planning Act or sections 26 (2) (b) and section 31 of the Taxation Administration Act;
 - 1.3 Any applicable reduction amount under section 338 of the Planning Act; and
 - 1.4 Any interest that accrues in respect of the amounts in clauses 1.1, 1.2 and 1.3 at the rate and in the manner described in the Deferred Payment Scheme Determination.

Interest

2. The interest rate applicable is comprised of the monthly average of the 3-month bank bill swap rate, as published by the Reserve Bank of Australia, plus 1.8 percentage points per annum (and described under section 26 (2) (b) of the Taxation Administration Act). The bank bill swap rate is adjusted bi-annually in January and July each year.
3. Interest will be calculated on the deferred amount at the determined rate and accrues on a monthly basis on the first day of the month. It is payable by the applicant from the date of the execution of the lease variation until the date payment of the deferred amount is made in full.

Payment terms

4. The applicant **must** pay the deferred amount, including any accrued interest, to the Commissioner in accordance with section 344 of the Planning Act; no later than the earlier of:
 - 4.1 The date a certificate of occupancy is issued for part of the building work for the development to which the chargeable variation relates, if stated in the Schedule; or
 - 4.2 The date a certificate of occupancy is issued for all of the building work for the development to which the chargeable variation relates; or
 - 4.3 Four (4) years from the day the chargeable variation is executed; or
 - 4.4 The settlement date should the property or part thereof be sold.

Note. The payment terms set out above do not limit section 52 of the Taxation Administration Act but any arrangement under that section about deferred payment of an LVC under this subdivision must not be inconsistent with these payment terms.

5. Section 69 (4) of the Building Act, read with Regulation 35B of the Building Regulation, makes it a requirement that the Constructions Occupations Registrar must first be satisfied that the deferred amount and any interest or penalty tax has been paid to the Commissioner before a certificate of occupancy for building work is issued.

6. Payments of the deferred amount may be made in advance of the due date specified in clause 4, whichever date should apply. Advance payments may be made in part, or by instalment payment, as agreed with the Commissioner.
7. To facilitate the payment of the deferred amount, an applicant may request a statement of the deferred amount outstanding from the Commissioner.
8. Payments must be made electronically by Electronic Funds Transfer to the bank account nominated by the Commissioner from time to time.

Default in payment

9. A default in the payment of the deferred amount is a tax default for the purposes of the Taxation Administration Act.
10. If a tax default happens, the applicant is liable to pay additional interest on the deferred amount at the interest rate and calculated in the manner described in Division 5.1 of the Taxation Administration Act.
11. In addition, if a tax default happens the applicant may be liable under Division 5.2 of the Taxation Administration Act to pay penalty tax in respect of the amount unpaid under this deferral arrangement.

Charge on land

12. An amount payable under a deferral arrangement is a debt owing to the Territory and under section 56H of the Taxation Administration Act is a statutory charge on land that ranks ahead of other interests in the parcel of land including a mortgagee's interest.
13. The Commissioner will cause an instrument of charge to be registered against the title to the land the subject of the variation at any time after the deferral arrangement is entered into. The registration of an instrument of charge does not derogate from the Commissioner's rights in respect of the statutory charge under the Taxation Administration Act.

Review of decisions

14. A decision of the Commissioner to impose conditions on an approval for a deferral arrangement is subject to internal review by the Commissioner and review by the ACAT under Schedule 1 of the Taxation Administration Act.
15. An applicant wishing to object to a decision of the Commissioner must apply in writing within 60 days after the date of service of the decision to the address set out in the Schedule below.
16. Pursuant to section 101 of the Taxation Administration Act, the applicant bears the burden of showing that their objection should be upheld. The applicant must also state in the objection, in full and in detail, the grounds upon which the applicant relies, and must include any supporting documentation the applicant wants considered at the time the objection is determined. The applicant agrees to provide any additional information the Commissioner may request in determining the objection.
17. The applicant is responsible for any expenses they incur in relation to the objection, such as the applicant's legal fees and or valuer's fees.
18. The applicant, if dissatisfied with the decision upon objection, may apply to the ACAT for review. Applications for review to the ACAT must usually be made within 28 days after the day the reviewable decision is made.

Reduction of applicable Environmental Sustainability reduction amount

19. This condition applies only in respect of a deferred amount of a section 332 lease variation, for which an environmental sustainability reduction under the Environmental Sustainability Determination may be applicable.
20. The reduction amount is calculated at the time the notice of assessment of the chargeable lease variation is issued to the lessee under section 329 of the Planning Act.
21. An amount of LVC is only remitted by the Commissioner if the energy efficiency requirements under the Environmental Sustainability Determination for the building or buildings constructed on the land have been satisfied.
22. An applicant must:
 - 22.1 obtain at the applicant's own cost evidence from a licensed building assessor of the building's compliance with the energy efficiency ratings of the Environmental Sustainability Determination; and
 - 22.2 provide that evidence to the Commissioner.

Variation

23. Under section 345 (3) Planning Act, the applicant may apply to the Commissioner to vary this arrangement if the amount deferred increases as a result of a reconsideration, reassessment under the Planning Act or the Taxation Administration Act.
24. The Commissioner may vary the date for the payment of the deferred amount for part building work, stated in this arrangement pursuant to clause 4.1 (above), by giving the applicant seven (7) days' notice of the variation.

Definitions

25. In this deferral arrangement:

ACAT means the ACT Civil and Administrative Tribunal.

applicant means the lessee of land the subject of the lease variation described in the Schedule, and includes their legal representative, assigns and nominees.

Building Act means the [Building Act 2004](#).

Building Regulation means the [Building \(General\) Regulation 2008](#).

Certificate of occupancy means a certificate under section 69 of the Building Act.

Commissioner means the Commissioner for Australian Capital Territory Revenue.

deferred amount means the amount described in clause 1.

Deferred Payment Scheme Determination means the [Planning \(Lease Variation Charge Deferred Payment Scheme\) Determination 2023](#), DI2023-282 and includes any other disallowable instrument determined by the Treasurer in accordance with section 343 (1) (a), section 343 (1) (b) and section 344 (2) of the Planning Act.

Environmental Sustainability Determination means the [Planning and Development \(Remission of Lease Variation Charges–Environmental Sustainability\) Determination 2018 \(No 2\)](#), DI2018-89 which operated from 17 May 2018 to 30 June 2019.

Licensed building assessor means an assessor licensed under the [Construction Occupations \(Licensing\) Act 2004](#) for carrying out energy assessment work.

LVC means a lease variation charge within the meaning of Division 10.7.3 of the Planning Act.

Planning Act means the [Planning Act 2023](#).

reduction amount means the amount calculated in accordance with the Environmental Sustainability Determination described in the notice of assessment issued to an applicant under section 276D of the Planning and Development Act.

schedule means the Schedule to this deferral arrangement.

Taxation Administration Act means the [Taxation Administration Act 1999](#).

tax default for the purposes of the Taxation Administration Act, means a failure by a taxpayer to pay, in accordance with a tax law, the whole or part of tax that the taxpayer is liable to pay.

territory planning authority means the Territory Planning Authority established under section 16 of the Planning Act.

Execution of agreement

Property Owner/Lessee

I agree to the terms and conditions of this deferral arrangement:

Name of Lessee:

Signature of Lessee

Date:

(Please note, if signing on behalf of a Company please also print your name and position held with Company)

Witness name:

Signature of Witness

Date:

Name of Lessee:

Signature of Lessee

Date:

(Please note, if signing on behalf of a Company please also print your name and position held with Company)

Witness name:

Signature of Witness

Date:

Lessee's Agent Name:

Signature of Agent

Date:

(Please note, if signing on behalf of a Company please also print your name and position held with Company)

Witness name:

Signature of Witness

Date:

Commissioner for ACT Revenue

Name of delegate:

Signature of delegate

Date:

SCHEDULE

<p>Lessee/s details</p>	<p>Full name: Address: Contact details:</p> <p>Full name: Address: Contact details:</p>
<p>Agent details</p>	<p>Full name: Address: Contact details:</p>
<p>Land, the subject of the lease variation</p>	<p>Suburb: Section: Block/s:</p>
<p>Development Application Number:</p>	
<p>The amount of the LVC payable described in the notice of assessment (cl.1.1)</p>	<p>\$</p>
<p>Reduction amount (cl.20)</p>	<p>\$</p>
<p>The date a certificate of occupancy is issued for part of the building work for the development to which the chargeable variation relates (cl 4.1)</p>	
<p>The date a certificate of occupancy is issued for all of the building work for the development to which the chargeable variation relates (cl 4.2)</p>	
<p>Bank account details (cl.8)</p>	
<p>Address for Objections (cl.15)</p>	<p>By post: The Commissioner for ACT Revenue GPO Box 293 CANBERRA ACT 2601</p> <p>By email: objections@act.gov.au</p>