

Compliance Case ID 28

Date Initiated Section 22
 Short Title Did the Developer obtain an AOTP?
 External contact(s) Section 45 & 47F
 Information provided Hello,

I refer to the address in the subject line and a recent Contract of Sale for this address with a purchaser in the name of Section 45 & 47F , who is here on a student visa from the PRC.

I raise the following as possible points of non-compliance with the Foreign Acquisitions and Takeovers Act 1975 (Cth) ("the Act") and its associated Regulations:

- 1) That Section 45 & 47F has "acquired" this property under section 5 of the Act in an individual capacity; and
- 2) That this is an acquisition of Australian urban land per section 12A of the Act; and
- 3) There was a lack of a notice under s26A of the Act to the Treasurer of this acquisition; and/or
- 4) This property is not a "new" property for the purposes of the Act or regulations; and/or
- 5) That Section 45 & 47F did not acquire this property as a principal place of residence, but as an investment property; and/or
- 6) That the developer did not have the correct permission to sell to foreign investors.

I look forward to a speedy, rigorous investigation of this situation and the application of all appropriate enforcement measures to protect Australian interests. Please keep me updated.

Regards,

Section 45 & 47F

Investigated Entity or Section 45 & 47F
 Address
 Case officer Section 22
 Follow-up Action Section 22

The developer in question received an AOTP Certificate in ^{Section 22} (see attached copy), they have provided 12 monthly sales reports. No further action will be taken. This case is closed.

Section 22

Type of Investigation Standard Compliance Response was sent to Section 45 & 47F See attached email.
 Compliance Hotline
 Category of Investment AOTP
 File
 Date completed Section 22
 No. of Properties 1

investigated
Attachments

Section 22

Content Type: Item

Version: 7.0

Created at Section 22

Last modified at Section 22