

**ATTENTION: LAWYERS & CONVEYANCERS**

## Stamp Duty Valuations

A **Stamp Duty Valuation** is required under the **Duties Act 1997** in the following circumstances:

- there is **no consideration** for the transaction
- the **consideration is non-monetary** in nature
- the parties to the transaction are **related or associated persons** or there is evidence of a **broader relationship between the parties or their associates**
- in the case of an agreement for sale, there is **no selling agent**
- the **same legal or professional firms** are acting for both parties
- the transaction relates to **fractional interests in property**
- the Chief Commissioner is not satisfied that the consideration is an adequate indication of the unencumbered value of the property (for example, where the **consideration appears low** for the type of property being sold)

Stamp Duty Valuations must be undertaken by a **Certified Practising Valuer accredited with the Australian Property Institute (API)** within **three months prior to the transfer date**.

woodburyAU, is an independent boutique property advisory and valuation practice that provides **quick and economical** Stamp Duty Valuations for lawyers and conveyancers.

These valuations must be submitted to **NSW Revenue** with the relevant **Purchaser / Transferee Declaration**.

woodburyAU provides **Stamp Duty Valuations** for all types of torrens and strata title property including **residential, social & affordable housing, retirement villages, hotel & leisure, retail, commercial and industrial** throughout New South Wales.

All Stamp Duty Valuations are issued by **Paul Woodbury**, a **Certified Practising Valuer** and **Fellow of the Australian Property Institute** with over **35 years valuation experience**.

## Fractional Interests / Partition Transfers

### QUESTION

Is Stamp Duty payable on the **transfer of fractional interests / partition transfers**?

### ANSWER

**YES**, unless the value of the fractional interests are equal to the fractional interest – see Section 30 of the Duties Act 1997.

The value of fractional interests must be assessed by an **independent Certified Practising Valuer accredited with the Australian Property Institute (API)** within **3 months prior to the transfer date**.

### RECOMMENDATION

For all related party / partition transfers we **strongly recommend** that you **consider woodburyAU**, a **specialist stamp duty valuation firm** that has a **proven track record** of providing **quick and economical** stamp duty valuations.

### CALL TO ACTION

If you would like to commission a Stamp Duty Valuation for your transfer(s), please call **Paul Woodbury** on **0404 055 333** or email **pwoodbury@woodburyAU.com.au**.

Testimonials from countless lawyers & conveyancers available upon request.

MEMBER OF THE



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