The Purchase of **ESTABLISHED** Residential Property in Australia – Regulatory Flowchart – Part 1

**Australian Citizen, Australian Permanent Resident or New Zealand Citizen**

You wish to purchase an established (second hand) property?  

Are you the only purchaser?

Is the other purchaser an Australian citizen, PR or NZ Citizen?

Is the other purchaser your Spouse?

Is the property to be demolished and additional accommodation built?

FIRB approval not required and No restrictions on use of property.

**FIRB Approval required – normally subject to construction completion within 4 years**

**Prohibited Purchase**

**FIRB Approval required – normally subject to sale on exit of Temporary Resident and no rental.**

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The Purchase of **ESTABLISHED** Residential Property in Australia – Regulatory Flowchart – Part 2

Australian Temporary Resident

You wish to purchase an established (second hand) property?

Are you the only purchaser?

Is the other purchaser an Australian citizen, PR or NZ Citizen?

Is the other purchaser a Temporary Resident?

FNR or Short Term Visa holder

FIRB Approval required – normally subject to construction completion within 4 years

Foreign Non Resident (FNR)

You wish to purchase a whole or part interest in an established (second hand) property?

Is the property to be demolished and additional accommodation built?

NO

FIRB Approval required – subject to sale on exit of the Temporary Resident and no rental.

Australian Citizens, PR or NZ Citizens do not require FIRB approval; Temporary residents do.

YES

Will it be your principal residence?

NO

Will it be the principal residence of the Temporary Resident?

NO

Is the property to be demolished and additional accommodation built?

NO

YES

FIRB Approval required – normally subject to construction completion within 4 years

Prohibited Purchase

YES

Will it be the principal residence of the Temporary Resident?

NO

YES

Prohibited Purchase

YES

Will it be your principal residence?
The Purchase of **NEW** Residential Property in Australia – Regulatory Flowchart – Part 1

### Australian Citizen
- **You wish to purchase New Residential Property?**
- **Are you the only purchaser?**
  - **YES**
    - **Exemption**
      - No FIRB Approval required and no restrictions on use.
  - **NO**
    - **Is the other purchaser an Australian citizen, PR or NZ Citizen?**
      - **YES**
        - **Is the Purchase on a joint tenancy basis?**
          - **YES**
            - **Co-Purchaser requires FIRB Approval**
          - **NO**
            - **Australian PR or NZ Citizen**
    - **NO**
      - **Is the other purchaser your Spouse?**
        - **YES**
          - **Is the Purchase on a joint tenancy basis?**
            - **YES**
              - **FIRB Approval required. No restrictions normally apply on property usage.**
            - **NO**
              - **FNR or Short Term Visa holder**

### Australian PR or NZ Citizen
- **You wish to purchase New Residential Property?**
- **Are you the only purchaser?**
  - **YES**
    - **FIRB Approval required. No restrictions normally apply on property usage.**
  - **NO**
    - **Is the other purchaser an Australian citizen, PR or NZ Citizen?**
      - **YES**
        - **Is the other purchaser a Temporary Resident?**
          - **YES**
            - **Australian Citizens, PR or NZ Citizens do not require prior FIRB approval. All other individuals do.**
          - **NO**
            - **FNR or Short Term Visa holder**

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The Purchase of **NEW** Residential Property in Australia – Regulatory Flowchart – Part 2

**Australian Temporary Resident or Foreign Non Resident (FNR)**

You wish to purchase New Residential Property?

Are you the only purchaser?

- **YES**: YES...
- **NO**: Is the other purchaser an Australian citizen, PR or NZ Citizen?

- **YES**: Australian Citizens, PR or NZ Citizens do not require prior FIRB approval. All other individuals do...
- **NO**: Is the other purchaser a Temporary Resident?

- **YES**: FIRB Approval required. No restrictions normally apply on property usage.
- **NO**: FNR or Short Term Visa holder

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