



**Licensed Real Estate Agent  
 Licensed Business Broker  
 Licensed Stock and Station Agent  
 Licensed Strata Managing Agent**

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**Foreign Investors Invest in Australia - (Australia Foreign Investment Review Board) Approval Checklist**

**Subject to updates of FIRB.**

<b>Residential Property :</b>	<b>New dwellings only(Off the Plan). Approval required for all cases except if the Residential Property Developer has granted "Exemption Certificate", which normally apply when the development site consists of more than 50 dwellings.</b>
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**Commercial Investments : Property and Business Investment**

Non-land proposals		
Investor	Action	Threshold – more than:
From FTA partner countries that have the higher threshold	Acquisitions in non-sensitive businesses	\$1,094 million
	Acquisitions in sensitive businesses	\$252 million
	Media sector	\$0
	Agribusinesses	For Chile, New Zealand and United States, \$1,094 million. For China, Japan, and Korea, \$55 million (based on the value of the consideration for the acquisition and the total value of other interests held by the foreign person (with associates) in the entity)
Other investors	Business acquisitions (all sectors)	\$252 million
	Media sector	\$0
	Agribusinesses	\$55 million (based on the value of the consideration for the acquisition and the total value of other interests held by the foreign person (with associates) in the entity)
Foreign government investors	All direct interests in an Australian entity or Australian business	\$0
	Starting a new Australian business	\$0

**Land proposals**

The monetary screening thresholds for acquisitions of Australian land (except agricultural land) are based on the value of the proposed investment, not the total value of the land itself.

The \$15 million screening threshold for acquisitions of agricultural land is based on the cumulative interests in agricultural land held by the foreign person (with associates). It is met if an acquisition would mean that the value of all the interests held in agricultural land exceeds the threshold amount.

Investor	Action	Threshold – more than:
All investors	Residential land	\$0
Privately owned investors from FTA partner countries that have the higher threshold	Agricultural land	For Chile, New Zealand and United States, \$1,094 million
		For China, Japan, Korea, \$15 million (cumulative)
	Vacant commercial land	\$0
	Developed commercial land	\$1,094 million
	Mining and production tenements	For Chile, New Zealand and United States, \$1,094 million
Others, \$0		
Privately owned investors from non-FTA countries and FTA countries that do not have the higher threshold	Agricultural land	For Singapore and Thailand, where land is used wholly and exclusively for a primary production business \$50 million (otherwise the land is not agricultural land)
		Others \$15 million (cumulative)
	Vacant commercial land	\$0
	Developed commercial land	\$252 million
		Low threshold land, \$55 million
Mining and production tenements	\$0	
Foreign government investors	Any interest in land	\$0