

## Don't Just Stay Updated - Stay Ahead

[Click here to Register](#)

Presented by  
Rebecca Morgan

The interaction of income tax and Vacant Land Rules contains several nuances that have made dealing with property-related tax obligations more complex, particularly for clients with:

- ◆ **vacant land holdings;** and
- ◆ **residential rental property investments deemed to be vacant land.**

Since the inception of the rules, the tax landscape has dramatically evolved turning the most seasoned professional's certainty into uncertainty.

### Are you Ready to Navigate the Vacant Land Rules and the NEW ATO Ruling?

- ◆ Identify the practical intricacies that apply to your clients – whether they're individuals, partnerships, trusts, or SMSFs
- ◆ Determine which expenses are impacted by the Vacant Land Rules
- ◆ Delve into the ATO's finalised ruling TR 2023/3 to understand how its interpretative stance will influence your advice
- ◆ Confidently navigate your clients through the Vacant Land Rules to determine if you need to capitalise non-deductible holding costs or claim immediate deductions
- ◆ Dissect the ATO's recently finalised compliance approaches so you know when the rules can be ignored
- ◆ Engage with complex scenarios made simple through concise tools including flowcharts and real-world examples

#### Identify Impacted Clients

- ◆ Do the Vacant Land Rules apply to land acquired prior to 1 July 2019?
- ◆ Determine which entities can ignore the Vacant Land Rules so they can claim all relevant holding costs
- ◆ Develop an awareness of how the 'carrying on a business' exceptions apply to your different client structures
- ◆ Advise lessor clients how to retain their deductions in reliance on the ATO compliance approach
- ◆ Advise your primary production clients with confidence.
- ◆ Ensure you understand what property developers utilising Special Purpose Vehicles need to be wary of

#### Understand Impacted Expenses

- ◆ Understand exactly what is vacant land for the purpose of the Vacant Land Rules – it's not always obvious!
- ◆ Why are certain residential premises still treated as vacant land and what does this mean for landlord clients?
- ◆ Navigate the different rules for primary production and non-primary production properties
- ◆ Understand what condition a property must be in to avoid the denial of holding cost deductions
- ◆ Are you aware of the new ATO carve-out for construction costs and associated interest and borrowing expenses?

#### The Starting Point – Refresh your Knowledge on the Deductibility Rules

- ◆ Claiming holding costs BEFORE a property is available for rent under S.8-1
- ◆ Claiming holding costs AFTER the sale of a rental property and advising on post-cessation interest deductions

#### Navigating the Impact of the Vacant Land Rules on Common Investments

- ◆ Manage discussions with a client not clear of their future intentions for a vacant block of land
- ◆ How do you manage holding cost expenses for established residential rental properties?
- ◆ Advise on the implications where a client has constructed (or substantially renovated) residential premises
- ◆ When can a client constructing and renting commercial premises start to claim holding cost expenses?

#### Common Q&As

- ◆ Is a client running a rental property business subject to the deduction restrictions under the Vacant Land Rules?
- ◆ Do the Vacant Land Rules apply to a taxpayer building and selling property as an isolated profit-making transaction?
- ◆ Can SMSFs rely on the carrying on business exceptions?

**2.5 Hours of CPD**



# NTAA Master Class

## - Vacant Land Rules -

### 2.5 Hour Online Seminar

#### Members

◆ \$242 PDF Notes included (incl. GST)

All delegates will receive:

- Comprehensive PDF notes filled with examples; and
- 2.5 Hours of CPD

#### Non-Members

◆ \$352 PDF Notes included (incl. GST)

### Registration Form

Please retain this original document as your tax invoice. This document will be a tax invoice for GST when fully completed and you make payment to the National Tax & Accountants' Association Ltd. NTAA's ABN: 76 057 551 854

NTAA Membership No. \_\_\_\_\_

Charge for online seminar \_\_\_\_\_

Name \_\_\_\_\_

Total (incl. GST) \$ \_\_\_\_\_

Email \_\_\_\_\_

Mastercard  Visa  Amex

Firm \_\_\_\_\_

Card No. \_\_\_\_\_

Address \_\_\_\_\_

Expiry Date \_\_\_\_\_

State \_\_\_\_\_ Postcode \_\_\_\_\_

Name on Card \_\_\_\_\_

Signature \_\_\_\_\_

Telephone No. ( ) \_\_\_\_\_

NTAA's Privacy Policy and Collection Notice sets out how we collect and deal with your personal information. You can access those documents at [ntaa.com.au/privacy](http://ntaa.com.au/privacy) Our cancellation policy for our Online Seminars can be found at [ntaa.com.au/store-policy](http://ntaa.com.au/store-policy)

### Not an NTAA Member?

#### For only \$385 per annum per firm, you receive:

- ◆ 11 editions of our monthly magazine, Voice;
- ◆ Complimentary information videos with FREE CPD;
- ◆ THREE 10 minute Tax Hotline calls per year
- ◆ access to our Tax Hotline written confirmation service
- ◆ discounts on our practical tax-based seminars - both face to face and online
- ◆ access to all your online seminars and seminar notes in your personal NTAA library in the Members Area of our website
- ◆ practice support documents
- ◆ a year-end supplement, providing a quick reference to useful key rates and thresholds
- ◆ access to exclusive products:
  - Professional Indemnity Insurance Policy
  - Cyber Insurance Policy
  - Our AFSLs, Advice Assist Australia and SMSF Advisers Network

### Cancellation Policy for Online seminars

If the registrant has not accessed the seminar or materials, a full refund/credit will be available. There will be no refund/credit available 90 days after purchase. The NTAA reserves the right to cancel or reschedule courses, change speakers or revise content as necessary.



National Tax & Accountants' Association Ltd.

249-251 Park Street, South Melbourne, Vic. 3205

Tel: 1800 808 105 Fax: 1300 306 351

Web: [ntaa.com.au](http://ntaa.com.au) Email: [ntaainfo@ntaa.com.au](mailto:ntaainfo@ntaa.com.au) ABN: 76 057 551 854

Follow us on  
LinkedIn & X

