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| Electronic reporting specification  Real Property Transfers Report (RPTR) version 1.0.3 fixed width text file format. | |
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| attention_pms | direction_pms |
| UNCLASSIFIED | For further information or questions, call **13 28 66** |

Changes in this version of the specification

**Differences between version 1.0.2 and version 1.0.3**

**General key changes**

* General wording changes to allow for consistency, update and clarify information and processes.
* Acronyms table has been updated to reflect current acronyms in the specification.
* Section 4 File structure example has been updated with an example for Reporting re-survey events for subdivisions, consolidations and other new titles.

**Changes to data records, values and definitions**

* Added new data record, Return data – File name
* [6.32](#r6_32) **- Settlement date**
* **11.6 – Original transaction** reference number changed to Original ATO reference number and definition has been updated.

ACRONYMS

|  |  |
| --- | --- |
| **Acronym** | **Expanded** |
| ABN | Australian business number |
| ACN | Australian company number |
| ARBN | Australian registered body number |
| ATO | Australian Taxation Office |
| DPO | Digital Partnership Office |
| FIRB | Foreign Investment Review Board |
| GST | Good and services tax |
| OSR | Office of state revenue |
| PEXA | Property Exchange Australia |
| TFN | Tax file number |

DEFINITIONS

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| **Term** | **Description** |
| Intermediary | The organisation sending the data to the Australian Taxation Office (ATO). The Intermediary may be the Reporting party itself or an entity reporting party supplying data on behalf of the reporting party. |
| Municipality | An area of land delineated for the purposes of local government |
| Purchaser | For the purposes of this document, a purchaser is the person/entity that the property is transferred to. |
| Reporting party | A reporting party (Provider) is the entity that has the obligation to report property transactions to the ATO by the due date. |
| Subscriber | The Property Exchange Australia (PEXA) electronic conveyancing system client. The subscriber will usually be the Conveyancing or legal office that facilitates the property settlement. |
| Sub folio | A shared title held by owners who hold property in shares and request separate titles for their share, these titles are called sub folios. |
| Vendor | For the purposes of this document, a vendor is the person/entity transferring the property. |

Table of contents

[1 Introduction 1](#_Toc524618041)

[About Real property transfers 1](#_Toc524618042)

[Who should use this specification 1](#_Toc524618043)

[Lodging online 2](#_Toc524618044)

[2 Legal requirements 3](#_Toc524618045)

[Reporting obligations 3](#_Toc524618046)

[Retention of information 3](#_Toc524618047)

[Extension of time to lodge 3](#_Toc524618048)

[Privacy 4](#_Toc524618049)

[3 Reporting procedures 5](#_Toc524618050)

[Reporting for the first time 5](#_Toc524618051)

[Test facility 5](#_Toc524618052)

[Accessing the test facility 6](#_Toc524618053)

[Reporting electronically 6](#_Toc524618054)

[Getting started 7](#_Toc524618055)

[Data quality 7](#_Toc524618056)

[File content 8](#_Toc524618057)

[Sort order of the report data file 9](#_Toc524618058)

[File structure diagram 10](#_Toc524618059)

[File structure example 11](#_Toc524618060)

[5 Record specifications 13](#_Toc524618061)

[File Name 13](#_Toc524618062)

[CR, LF and EOF markers 13](#_Toc524618063)

[Description of terms used in data record specifications 15](#_Toc524618064)

[Reporting of address details 26](#_Toc524618065)

[Reporting of name fields 27](#_Toc524618066)

[Currency for reporting 27](#_Toc524618067)

[Field definitions and edit rules 28](#_Toc524618068)

[7 Example of data file structure 44](#_Toc524618069)

[Intermediary data record 44](#_Toc524618070)

[Reporting party data record 45](#_Toc524618071)

[Transaction data record 46](#_Toc524618072)

[Entity data record 47](#_Toc524618073)

[Entity data record 50](#_Toc524618074)

[File total data record 51](#_Toc524618075)

[8 Algorithms 52](#_Toc524618076)

[ABN algorithm 52](#_Toc524618077)

[ABN Lookup 52](#_Toc524618078)

[9 Reporting amendments 53](#_Toc524618079)

[Reporting to the ATO 53](#_Toc524618080)

[10 More information 55](#_Toc524618081)

[Electronic specifications 55](#_Toc524618082)

[Reporter enquiries 55](#_Toc524618083)

[Other enquiries 55](#_Toc524618084)

[Software Developers Homepage 55](#_Toc524618085)

[Product register 55](#_Toc524618086)

[ATO Product register 56](#_Toc524618087)

[Contact us 56](#_Toc524618088)

[11 Specification of return data files 57](#_Toc524618089)

[Physical specifications of the ATO return data file 57](#_Toc524618090)

[RPTR files sent via the Portal 57](#_Toc524618091)

[Return data file content 57](#_Toc524618092)

[Structure of return data file 58](#_Toc524618093)

[Record specifications of return data file 59](#_Toc524618094)

[Return data – File name 59](#_Toc524618095)

[Return data – File name 59](#_Toc524618096)

[Return data – File identity data record 59](#_Toc524618097)

[Return data – Reporting party data record 59](#_Toc524618098)

[Return data – Entity data record 61](#_Toc524618099)

[Return data – File total data record 62](#_Toc524618100)

[Data field definitions – Return data file. 63](#_Toc524618101)

1 Introduction

About Real property transfers

On 30th of November 2015, Division 396 of Schedule 1 of the *Taxation Administration Act 1953* (TAA 1953) was amended to include Subdivision 396-B. Under this law the Commissioner can require certain entities to give information about transactions that could reasonably be expected to have tax consequences for other entities.

Transfers of real property may give rise to several different kinds of tax consequence. A common consequence of a transfer of real property is an income tax liability, based on a net capital gain. Transfers may also have consequences for goods and services tax.

Under this legislation, the Australian Taxation Office (ATO) requests and collects data from one State/Territory reporter in each jurisdiction. Each State and territory is required to report information on all transfers of freehold or leasehold interests in real property situated in that state or territory to the Commissioner in the approved form. The approved form is the Real Property Transfers Report. The data will be electronically matched with data held by the ATO and will support voluntary compliance by providing taxpayers with information related to Capital Gains Tax events that have occurred during the income year. This information will be available through the ATO’s pre-filling service and will be available for both self-preparers and tax agents.

This measure will also improve compliance and provide a level playing field for Australian taxpayers by enabling the ATO to expand its data matching with third party information.

Who should use this specification

This specification is to be used in the development of software for the lodgment of electronic versions of the *Real Property Transfers Report* for the 2016-17 financial years onwards in a fixed width text file format.

State and Territory land title and revenue offices are required to report to the Australian Taxation Office (ATO), information about transfers of real property.

Information provided will include:

* the vendor/transferor identity details,
* the purchaser/transferee identity details,
* property details
* the transfer details

 This specification is not intended to, nor does it provide a guide to the relevant legislation.

Lodging online

From the 2016-17 financial year onwards, reporting parties and other organisations can lodge reports online using the data transfer facility.

Lodging electronically will:

* reduce paperwork,
* provide a secure way for reports to be lodged,
* provide an online receipt when the report is lodged,
* ensure that all of the necessary fields to lodge the report have been completed, via in-built checks, and
* be available 24 hours a day, 7 days a week.

2 Legal requirements

Reporting obligations

Subdivision 396-B creates a new third party reporting regime in Schedule 1 to the Taxation Administration Act 1953. This regime requires entities to report information to the Commissioner of Taxation about transactions that could reasonably be expected to have tax consequences for other entities.

From July 1 2016, States and Territories will provide information on real property transfers, including information that relates to the identification of the entities for which a tax-related liability may arise. This ensures that information received by the Commissioner can be matched to the relevant entity for the purposes of pre-filling and compliance.

A legislative instrument changed the reporting period from financial year to quarterly.

States and Territories will provide quarterly reports in the approved form, the Real Property Transfers Report, setting out information held about transfers by an entity of a freehold or leasehold interest in real property situated in the State or Territory that happened during this period. The information will be provided in one report for each State and Territory before the 31st day after each period of 3 months ending on 30 September, 31 December, 31 March and 30 June.

Retention of information

Under taxation law, reporters must keep information for a period of five years. The information can be kept electronically.

Where the information is kept electronically, a copy of the data file provided to the ATO must be able to be regenerated on request by the ATO (for example, where a problem has been encountered in processing the information).

Extension of time to lodge

If reporters require additional time to lodge the quarterly report electronically, phone **13 28 66**.

Privacy

The *Privacy Act 1988* limits the collection, storage, use and disclosure of personal information about individuals by the ATO, other Commonwealth Government departments and agencies.

New private sector provisions in the Privacy Act also regulate the way many private sector organisations collect, use, secure and disclose personal information. The private sector provisions aim to give people greater control over the way information about them is handled in the private sector by requiring organisations to comply with ten national privacy principles. These principles give individuals the right to know what information an organisation holds about them and a right to correct that information if it is wrong.

The Privacy Commissioner’s *Guidelines to the Australian Privacy Principles* and other relevant information sheets are available at [www.oaic.gov.au](http://www.oaic.gov.au).

It is the responsibility of private sector organisations to obtain their own advice on the effect of privacy law, including the Australian Privacy Principles on their operations.

## Registration with the Tax Practitioners Board

Under the Tax Agent Services Act 2009 (TASA), entities that provide a ‘tax agent service’ for a fee or reward are required to be registered with the Tax Practitioners Board (TPB). The TPB has released an information sheet to assist software providers who provide tax related software systems to understand the operation and impact of the tax agent services regime. In particular, the information sheet:

* provides guidance on which situations may or may not require registration with the TPB as a tax or BAS agent; and
* outlines procedures and processes that software providers need to have in place (where relevant) to ensure that they are not regarded as providing a tax agent service.

Therefore it is important for all software providers to be aware of the requirements of the TASA and, if appropriate, comply with the obligations that exist within it.

For more information go to the [Tax practitioner board website](http://www.tpb.gov.au/TPB/Publications_and_legislation/Board_policies_and_explanatory_information/TPB/Publications_and_legislation/I/0251_TPB_I__9_2011_Software_developers.aspx)

3 Reporting procedures

Reporting for the first time

Software developers developing reporting software for the electronic generation of the *Real Property Transfers Report* should refer to this specification when developing their application. Information is also available on the Software developers homepage at [http://softwaredevelopers.ato.gov.au](http://softwaredevelopers.ato.gov.au/).

The Software developer’s homepage is maintained by the ATO on behalf of, and in consultation with, the software development industry and business advisors. It facilitates the development and listing of software which may assist businesses to meet their tax obligations.

Commercial software developers are required to register on the Software developers homepage if they wish to list their products. Developers who do not wish to list products do not need to register in order to access information. Subscribing for email updates is recommended so software developers can be notified of significant issues.

Test facility

A test facility is provided to software developers to self-test the contents of test files. It is accessed using a user ID and password.

The test facility supports testing of files that comply with the latest versions of electronic reporting specifications. It cannot be used to make lodgments to the ATO.

The same validation process will be applied to files checked in the test facility and files that will be lodged via the ATO portals.

To test a file:

1. Prepare the files using software developed in accordance with the published reporting specifications.
2. Log in to the test facility using the user ID and password.
3. Select **Send data** located in the left hand menu.
4. Select **Browse** to locate the file and then select **OK**.
5. Select **Send** to submit the file to the ATO, where it will be checked for format compatibility and data quality.
6. Select **Transaction history** to confirm the file has been uploaded. This can be done while the file is being validated for errors and warnings.
7. When the validation is complete select **Download** from the Transaction history screen to download the validation report confirming the data is in a valid format or detailing any errors found.

Accessing the test facility

To obtain a user ID and password for the test facility, complete the File transfer test facility registration form at <http://softwaredevelopers.ato.gov.au/bulktest>. The test facility can be accessed from the same location.

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| For support in the use of the test facility, including password reset:   * email [ATOBulkDataTransfer@ato.gov.au](mailto:ATOBulkDataTransfer@ato.gov.au), or * phone **(02) 6216 4004** between 8.30am and 4.30pm, Monday to Friday AEST. |

Reporting electronically

 *Real Property Transfers* *Reports* must be sent to the ATO via the Business Portal (Portal).

Intermediaries are able to lodge their *Real Property Transfers Report* file electronically via the portal where the data file has been prepared and stored locally.

On screen confirmation will be provided once the file has been sent. The ATO will perform data quality and format compatibility checks after the data file is sent. If the user selects the email acknowledgement option in the Lodge file process, an email will be provided confirming that the files have been successfully lodged with the ATO. A validation report will be available in the Portal to advise if the report was successfully validated or if there are any problems.

attention_pms For more information about Portal file transfer go to[www.ato.gov.au/onlineservices](http://www.ato.gov.au/onlineservices)

The security features of the Portal addresses the most commonly held concerns over internet-based electronic dealings, namely:

* authentication (the sender is who they say they are)
* confidentiality (the communication can only be read by the intended recipient)
* integrity (the transmission cannot be altered without detection while in transit), and
* non-repudiation (there is a record of the transmission and content).

Getting started

Access to the Portal(s) requires:

* an Australian business number (ABN) – apply online at[www.abr.gov.au](http://abr.gov.au/), and
* an AUSkey – register online at [www.abr.gov.au/AUSkey](https://abr.gov.au/AUSkey/)

AUSkey is an online security credential used to protect the client’s security and privacy when using ATO online services.

Every person associated with the business who wants to deal with the ATO online on behalf of that ABN will need an AUSkey. Users can have full or limited access to information, which can be changed anytime by using Access Manager in the Portal.

The Portal can be accessed from the Online services box in the right hand menu of the ATO website at [www.ato.gov.au](http://ato.gov.au).

Data quality

The ATO will process all electronic reports promptly. During processing, the information is checked for format compatibility and is subjected to data quality testing. If necessary intermediaries will be contacted with details of corrective action required.

The quality of the data provided in each report will be monitored and the ATO will advise clients if the data contained in the reports is unsatisfactory. Failure to comply with field data formats may result in rejection of the report. Corrective action is then required before re-lodgment.

### Backup of data

It is the responsibility of the reporting party to keep backups of data supplied to the ATO so that data can be re-supplied if necessary. It is the responsibility of the reporting party to keep effective records as part of their tax obligations.

# 4 Data file format

File content

Each file (dataset) must contain the *Intermediary data record* (page 19) that contains identifying data, contact details and the address of the Intermediary for the report. The *Intermediary data record* (page 19) must be the first record on each data file. It must be reported once only per data file and must be followed directly by the first *Reporting party data record*.

The first *Reporting party data record* (page 20) contains information about the entity reporting the data. It must appear as the second record on the data file and is to be followed by the *Transaction data record*.

The *Transaction data record* (page 21) contains the information about the transaction such as contract date and contract consideration. It must immediately follow *Reporting party data record*.

The *Transaction property data record* (page 21) contains the information about the property involved in the transaction. Multiple properties may be reported as part of the same transaction.

The *Subdivision and consolidation details data record* (page 22) contains information about a property that was previously subdivided or consolidated to create the property that appears in the *Transaction data record*.

The *Entity data record* (page 23) contains the information about the Vendor and Purchaser, this record gets repeated for each Vendor or Purchaser involved in the transaction.

The *File total data record* (page 25) must be the last record on the file (dataset) to indicate the end of the data. It contains the total number of records in the data file.

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| Only one *File total data record* may be present in each data file. |

Sort order of the report data file

The sort order of the report data file must be as follows:

* the *Intermediary data record*
* then the *Reporting party data record* for the first reporting party being reported
* then the *Transaction data record* for the first transaction being reported by the reporting party
* then any *Transaction property data record(s)* for that transaction
* then any *Subdivision and consolidation details data record(s)* (if applicable) relevant to that transaction property for that transaction
* then all *Entity data records* for that transaction
* then the *File total data record* must be placed at the end of the file.

If there are multiple *Subdivision and consolidation details data records* relevant to the same transaction property then the second and subsequent *Subdivision and consolidation details data record* must immediately follow the first *Subdivision and consolidation details data record*.

If there are no *Subdivision and consolidation details data records* then all *Entity data records* must immediately follow the last *Transaction property data record*.

If there are multiple *Transaction property data records* relevant to the same *Transaction data record* then the second and subsequent *Transaction property data record* must immediately follow the *Subdivision and consolidation details data record* relevant to the first *Transaction property data record.* If there is no *Subdivision and consolidation details data record* relevant to the previous *Transaction property data record* then the next *Transaction property data record* must follow the previous *Transaction property data record.*

If there is another transaction to report on the same file for the same reporting party, then a *Transaction data record, Transaction property data record(s), Subdivision and consolidation details data record(s)* (if applicable) and *Entity data records* for that transaction must follow the last *Entity data record* for the previous transaction.

If there is another report from a different reporting party to be provided on the same file, then a *Reporting party data record*, *Transaction data records, Transaction property data records, Subdivision and consolidation details data records and* *Entity data records* for the next reporting party must follow the last *Entity data record* for the previous reporting party.

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| danger_pms The *File total data record* must be placed at the end of the file. |

File structure diagram



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| danger_pms There must be at least 1 Purchaser *Entity data* *record* and 1 Vendor *Entity data record* reported for each *Transaction data record*. |

|  |
| --- |
| danger_pms A maximum of 2000 *Transaction property records* can be reported for any *Transaction data record*. |

File structure example

The example below shows 2 reporting parties, the first with 2 separate transactions and the second with 3 separate transactions with individual purchasers and vendors for each transaction.

|  |
| --- |
| Intermediary data record |

|  |
| --- |
| Reporting party data record 1 |

|  |
| --- |
| Transaction data record 1 |
| Transaction property data record |
| Subdivision and consolidation details data record |
| Subdivision and consolidation details data record |
| Entity data record 1 (Vendor) |
| Entity data record 1 (Purchaser) |
| Transaction data record 2 |
| Transaction property data record |
| Subdivision and consolidation details data record |
| Transaction property data record |
| Entity data record (Vendor) |
| Entity data record (Purchaser 1) |
| Entity data record (Purchaser 2) |

Repeat the structure above from *Transaction data record* for each transaction being reported by the same reporting party.

|  |
| --- |
| Reporting party data record 2 |

|  |
| --- |
| Transaction data record 1 |
| Transaction property data record |
| Subdivision and consolidation details data record |
| Entity data record (Vendor) |
| Entity data record (Purchaser) |
| Transaction data record 2 |
| Transaction property data record |
| Subdivision and consolidation details data record |
| Entity data record (Vendor) |
| Entity data record (Purchaser) |
| Transaction data record 3 |
| Transaction property data record |
| Entity data record (Vendor) |
| Entity data record (Purchaser) |

If multiple reporting parties are reported by the Intermediary, repeat the structure from *Reporting party data record* for each reporting party being reported by the same Intermediary.

|  |
| --- |
| File total data record |

**Reporting re-survey events for subdivisions, consolidations and other new titles.**

The example below shows 3 separate transactions for how to report subdivision and consolidation re-survey events and first transfer after re-survey.

* *Transction data record 1* - a subdivision transaction with 3 new titles created from 1 previous title. Note - where more than one new title is created, only one transaction is reported but contains multiple Transaction Property Data Records, one for each new title. Vendor and Purchaser are the same entity.
* *Transaction data record 2* - a consolidation transaction, consolidating 3 previous titles into 1 new title. Vendor and Purchaser are the same entity
* *Transaction data record 3* – first transfer of 1 new title after subdivision re-survey event.

|  |
| --- |
| Intermediary data record |

|  |
| --- |
| Reporting party data record 1 |

|  |
| --- |
| Transaction data record 1 |
| Transaction property data record |
| Subdivision and consolidation details data record |
| Transaction property data record |
| Subdivision and consolidation details data record |
| Transaction property data record |
| Subdivision and consolidation details data record |
| Entity data record (Vendor ) |
| Entity data record (Purchaser) |
| Transaction data record 2 |
| Transaction property data record |
| Subdivision and consolidation details data record |
| Subdivision and consolidation details data record |
| Subdivision and consolidation details data record |
| Entity data record (Vendor) |
| Entity data record (Purchaser) |
| Transaction data record 3 |
| Transaction property data record |
| Subdivision and consolidation details data record |
| Entity data record (Vendor 1) |
| Entity data record (Vendor 2) |
| Entity data record (Purchaser 1) |
| Entity data record (Purchaser 2) |

5 Record specifications

File Name

To assist with easy identification of the Real Property file it is recommended that it be given a meaningful name and must only contain characters from the range A-Z, 0-9, space, apostrophe, hyphen and full stop.

CR, LF and EOF markers

The ATO prefers data to be supplied without carriage-return (CR), linefeed (LF) or end-of-file (EOF) markers. However, if these characters cannot be removed, the following rules apply:

**EOF** (if supplied)

(a) one and only one EOF character is to be supplied and must be the last character of the file.

(b) if CR/LF characters are used, one EOF character may also be supplied as the last character of the file. In this case, the last three characters of the file will be CR/LF/EOF (in that order).

**CR/LF** (if supplied)

(c) if CR/LF characters are supplied, they must always occur together as a coupled pair and be on the end of each record, or

(d) the CR/LF coupled pair of characters may occur on the last record as the last two characters only. In this case, all preceding records must not have CR/LF characters. A special case can occur if only one coupled pair CR/LF is used in conjunction with an EOF character where the last three characters will be CR/LF/EOF (see (b) above).

CR/LF and EOF characters are not part of the data supplied and, if used, must be additional characters to the record length.

Record length (character position 1-4) in all records must be set to 2500.

A simple check can be used to ensure that the record length of a fixed length file is correct. The length of the file supplied to the ATO must be a multiple of the fixed record length.

For example, those files that do not contain CR/LF at the end of each record:

File record length is 2500 characters

Length of the file = 25000

25000 / 2500 = 10 and 0 remainder

Therefore the file is OK

If length of the file = 25020

25020 / 2500 = 10 and 20 remainder

Therefore, there is an error in the file

For example, files that contains CR/LF at the end of each record. This is only a check of the file length and the 2502 characters must only be used for division. All record lengths in the data must be 2500.

file record length is 2502 characters (record 2500 + CR/LF 2)

Length of the file = 25020

25020 / 2502 = 10 and 0 remainder

Therefore the file is OK

If length of the file = 25029

25029 / 2502 = 10 and 9 remainder

Therefore, there is an error in the file

If an error in the division occurs, the file must be corrected before it is sent to the ATO.

Examples of errors that may occur:

* One or more of the records is longer or shorter than the fixed length of 2500 characters
* There are characters at the end of the file that need to be removed. For example:
  + an extra end-of-file marker
  + an additional CR/LF (if providing CR/LF there should only be one CR/LF at the end of the file) (see above), or
  + binary zeros.

Description of terms used in data record specifications

The following tables show data records and their elements. The tables contain the following standard columns:

*Character position* – the start and end position of the field in the record.

*Field length* – the length of the data item in bytes.

*Field format*–the format type of the field.

**A** is alphabetic (A-Z) – both upper and lower case are acceptable in all non-specific fields – one byte per character. Alphabetic fields must be left justified and characters not used must be blank filled.

For example, SMITH in a ten character field would be reported as SMITH~~bbbbb~~

The character ~~b~~ is used to indicate blanks.

**AN** is alphanumeric – both upper and lower case alphabetic characters are acceptable in non-specific fields only, for example, name and address fields – one byte per character. Alphanumeric fields must be left justified and characters not used must be blank filled.

For example, 10 FIRST STREET in a 20 character alphanumeric field would be reported as 10~~b~~FIRST~~b~~STREET~~bbbbb~~

The character ~~b~~ is used to indicate blanks.

In addition, unless stated elsewhere in this specification, all other standard keyboard characters are accepted in alphanumeric fields.

**D**         is a date in CCYYMMDD ISO 8601 format. If the day or month components are less than 10, insert a leading zero.

For example:

* + - 25 March 2018 would be reported as 20180325
    - 9 November 2017 would be reported as 20171109

If the date is mandatory it must be a valid date and exactly the components shown in the example below must be present with the specific punctuation

**DT**       is a date time in CCYY-MM-DDThh:mm:ss.ffTZD ISO 8601 format. If the day or month components are less than 10, insert a leading zero. Times are expressed in local time, together with a time zone offset in hours and minutes.

CCYY  = four-digit year followed by a hyphen

            MM      = two-digit month followed by a hyphen (01-=January, etc.)

            DD       = two-digit day of month (01 through 31)

            T          = T indicates the beginning of the time element, as specified in ISO 8601

            hh        = two digits of hour followed by a colon (00 through 23) (am/pm NOT allowed)

            mm      = two digits of minute followed by a colon (00 through 59)

            ss         = two digits of second followed by a fullstop (00 through 59)

            ff          = two digits representing a decimal fraction of a second

            TZD     = time zone designator (+hh:mm or -hh:mm)

Exactly the components shown in the example below must be present with the specific punctuation.

For example:

* + - 5 November, 2017, 8:15:30.40 am, AU Eastern Standard Time would be reported as 2017-11-05T08:15:30.40+10:00
    - 18 January, 2018, 1:30:00.00 pm, AU Eastern Standard Time would be reported as 2018-01-18T13:30:00.00+10:00

If the date is mandatory it must be a valid date, otherwise see date under the optional field type on the next page.

**N** is numeric (0-9) – one byte per digit. Numeric fields must be right justified and zero filled.

For example, 123456789 in an 11 digit field would be reported as 00123456789.

All amount fields are to be reported as dollar fields and must not contain decimal points, commas or other non-numeric characters (for example $+-). The amount must be reported in whole dollars. If an amount includes cents, the cents must be truncated (or disregarded).

For example, in an 11 character numeric (amount) field:

* + - $1234.99 would be reported as 00000001234
    - $122.16 would be reported as 00000000122
    - $567.00 would be reported as 00000000567, and
    - $0.00 would be reported as 00000000000.

**NS** is numeric special (0–9 and blank) – one byte per character. Numeric special fields must be right justified and characters not used must be blank filled.

All amount fields are to be reported as dollar fields and must not contain decimal points, commas or other non–numeric characters (for example $+– ). The amount must be reported in whole dollars.

For example, in a 13 character numeric (amount) field:

* + - $1234.99 would be reported as ~~bbbbbbbbb~~1234 (the character ~~b~~ is used to indicate blanks).

No entry in this field would be reported as blanks

*Field type*–codes used are:

**M** Mandatory field that must be provided. For single character mandatory fields, a blank (space) is NOT a valid value.

ALPHA: field must not start with a blank or be blank filled

ALPHANUMERIC: field must not start with a blank or be blank filled

NUMERIC: field must not start with a blank and may be zero filled

DATE TIME: field must not be blank or zero filled

DATE: field must not be zero filled.

NUMERIC SPECIAL: as specified in field definition

**O** Optional field that must be made available by the software developer for the intermediary / reporting party to complete. Intermediary / reporting party must complete the field if the data is available.

ALPHA: if not present, field must be blank filled

ALPHANUMERIC: if not present, field must be blank filled

NUMERIC: if not present, field must be zero filled

DATE: if not present, field must be zero filled.

NUMERIC SPECIAL: as specified in field definition

**C** Conditional field that must be made available by the software developer for the intermediary / reporting party to complete. Intermediaries / reporting parties must complete the field as specified.

When the condition in either of the fields is met as per the definition, the field then becomes mandatory.

If the condition is not met, the field must be reported as follows

ALPHA: if not present, field must be blank filled

ALPHANUMERIC: if not present, field must be blank filled

NUMERIC: if not present, field must be zero filled

DATE: if not present, field must be zero filled

NUMERIC SPECIAL: as specified in field definition

**S** For use by the ATO. It must be blank filled.

*Field name* – a brief description of the field.

*Reference number* – the definition reference number. These definitions can be found in [Field definitions and edit rules](#Definitions) (page 28).

**Intermediary data record**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Character position** | **Field length** | **Field format** | **Field type** | **Field name** | **Reference**  **number** |
| 1-4 | 4 | N | M | Record length (=2500) | [6.1](#d6_1) |
| 5-17 | 13 | A | M | Record identifier (=IDENTREGISTER) | [6.2](#d6_2) |
| 18-27 | 10 | AN | M | Report specification version number  (=REALP001.0) | [6.3](#d6_3) |
| 28-38 | 11 | N | M | Australian business number | [6.4](#d6_4) |
| 39-66 | 28 | DT | M | Date timestamp report created  (CCYY-MM-DDThh:mm:ss.ffTZD) | [6.5](#d6_5) |
| 67-82 | 16 | AN | M | File reference | [6.6](#d6_6) |
| 83-282 | 200 | AN | M | Name | [6.7](#d6_7) |
| 283-322 | 40 | AN | M | Contact name | [6.8](#d6_8) |
| 323-324 | 2 | N | M | Contact phone number area code | [6.9](#d6_9) |
| 325-339 | 15 | AN | M | Contact phone number | [6.10](#d6_10) |
| 340-377 | 38 | AN | M | Street address line 1 | [6.11](#d6_11) |
| 378-415 | 38 | AN | O | Street address line 2 | [6.11](#d6_11) |
| 416-442 | 27 | AN | M | Street address suburb, town or locality | [6.12](#d6_12) |
| 443-445 | 3 | A | M | Street address state or territory | [6.13](#d6_13) |
| 446-449 | 4 | N | M | Street address postcode | [6.14](#d6_14) |
| 450-499 | 50 | AN | C | Street address country | [6.15](#d6_15) |
| 500-575 | 76 | AN | M | Email address | [6.16](#d6_16) |
| 576-2500 | 1925 | A | S | Filler | [6.17](#d6_17) |

**Reporting party data record**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Character position** | **Field length** | **Field format** | **Field type** | **Field name** | **Reference number** |
| 1-4 | 4 | N | M | Record length (=2500) | [6.1](#d6_1) |
| 5-12 | 8 | A | M | Record identifier (=IDENTITY) | [6.18](#d6_18) |
| 13-23 | 11 | N | M | Australian business number | [6.4](#d6_4) |
| 24-27 | 4 | N | M | Financial year (CCYY) | [6.19](#d6_19) |
| 28-227 | 200 | AN | M | Name | [6.7](#d6_7) |
| 228-235 | 8 | D | M | Reporting period start date (CCYYMMDD) | [6.20](#d6_20) |
| 236-243 | 8 | D | M | Reporting period end date (CCYYMMDD) | [6.21](#d6_21) |
| 244-281 | 38 | AN | M | Street address line 1 | [6.11](#d6_11) |
| 282-319 | 38 | AN | O | Street address line 2 | [6.11](#d6_11) |
| 320-346 | 27 | AN | M | Street address suburb, town or locality | [6.12](#d6_12) |
| 347-349 | 3 | A | M | Street address state or territory | [6.13](#d6_13) |
| 350-353 | 4 | N | M | Street address postcode | [6.14](#d6_14) |
| 354-403 | 50 | AN | C | Street address country | [6.15](#d6_15) |
| 404-441 | 38 | AN | O | Postal address line 1 | [6.22](#d6_22) |
| 442-479 | 38 | AN | O | Postal address line 2 | [6.22](#d6_22) |
| 480-506 | 27 | AN | C | Postal address suburb, town or locality | [6.23](#d6_23) |
| 507-509 | 3 | A | C | Postal address state or territory | [6.24](#d6_24) |
| 510-513 | 4 | N | C | Postal address postcode | [6.25](#d6_25) |
| 514-563 | 50 | AN | C | Postal address country | [6.26](#d6_26) |
| 564-603 | 40 | AN | M | Contact name | [6.8](#d6_8) |
| 604-605 | 2 | N | M | Contact phone number area code | [6.9](#d6_9) |
| 606-620 | 15 | AN | M | Contact phone number | [6.10](#d6_10) |
| 621-696 | 76 | AN | M | Email address | [6.16](#d6_16) |
| 697-776 | 80 | AN | M | Software product type | [6.27](#d6_27) |
| 777-2500 | 1724 | A | S | Filler | [6.17](#d6_17) |

**Transaction data record**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Character position** | **Field length** | **Field format** | **Field type** | **Field name** | **Reference number** |
| 1-4 | 4 | N | M | Record length (=2500) | [6.1](#d6_1) |
| 5-12 | 8 | A | M | Record identifier (=TRANSACT) | [6.28](#d6_28) |
| 13-42 | 30 | AN | M | Transaction identifier | [6.29](#d6_29) |
| 43-43 | 1 | A | M | Lodgment type (=A, O or C) | [6.30](#d6_30) |
| 44-51 | 8 | D | M | Contract date (CCYYMMDD) | [6.31](#d6_31) |
| 52-59 | 8 | D | M | Settlement date (CCYYMMDD) | [6.32](#d6_32) |
| 60-67 | 8 | D | M | Transfer date (CCYYMMDD) | [6.33](#d6_33) |
| 68-367 | 300 | AN | M | Nature of transfer | [6.34](#d6_34) |
| 368-375 | 8 | D | O | Date of possession or occupation (CCYYMMDD) | [6.35](#d6_35) |
| 376-388 | 13 | N | M | Contract consideration (sale price) | [6.36](#d6_36) |
| 389-401 | 13 | N | O | Market value | [6.37](#d6_37) |
| 402-414 | 13 | N | O | Business goodwill & intellectual property component | [6.38](#d6_38) |
| 415-418 | 4 | N | M | Interest transferred as a percentage | [6.39](#d6_39) |
| 419-431 | 13 | N | O | GST payable | [6.40](#d6_40) |
| 432-631 | 200 | AN | C | Non-monetary consideration | [6.41](#d6_41) |
| 632-2500 | 1869 | A | S | Filler | [6.17](#d6_17) |

## Transaction property data record

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Character position** | **Field length** | **Field format** | **Field type** | **Field name** | **Reference number** |
| 1-4 | 4 | N | M | Record length (=2500) | [6.1](#d6_1) |
| 5-12 | 8 | A | M | Record identifier (=TRANSPRO) | [6.42](#d6_42) |
| 13-42 | 30 | AN | M | Transaction identifier | [6.29](#d6_29) |
| 43-62 | 20 | AN | M | Title reference | [6.43](#d6_43) |
| 63-100 | 38 | AN | M | Property street address line 1 | [6.44](#d6_44) |
| 101-138 | 38 | AN | O | Property street address line 2 | [6.44](#d6_44) |
| 139-165 | 27 | AN | M | Property street address suburb, town or locality | [6.45](#d6_45) |
| 166-168 | 3 | A | M | Property street address state or territory | [6.46](#d6_46) |
| 169-172 | 4 | N | M | Property street address postcode | [6.47](#d6_47) |
| 173-184 | 12 | AN | O | Lot number | [6.48](#d6_48) |
| 185-234 | 50 | A | O | Plan type | [6.49](#d6_49) |
| 235-249 | 15 | AN | O | Plan number | [6.50](#d6_50) |
| 250-261 | 12 | AN | O | Section | [6.51](#d6_51) |
| 262-271 | 10 | AN | O | Block | [6.52](#d6_52) |
| 272-275 | 4 | AN | O | Unit | [6.53](#d6_53) |
| 276-290 | 15 | AN | O | Volume | [6.54](#d6_54) |
| 291-305 | 15 | AN | O | Folio | [6.55](#d6_55) |
| 306-320 | 15 | AN | O | Subfolio | [6.56](#d6_56) |
| 321-335 | 15 | AN | O | Book | [6.57](#d6_57) |
| 336-350 | 15 | AN | O | Page | [6.58](#d6_58) |
| 351-380 | 30 | AN | O | Location | [6.59](#d6_59) |
| 381-415 | 35 | AN | O | Township | [6.60](#d6_60) |
| 416-450 | 35 | AN | O | Parish | [6.61](#d6_61) |
| 451-455 | 5 | AN | O | Portion | [6.62](#d6_62) |
| 456-490 | 35 | AN | O | Suburb | [6.63](#d6_63) |
| 491-495 | 5 | AN | O | Subdivision | [6.64](#d6_64) |
| 496-505 | 10 | AN | O | Allotment | [6.65](#d6_65) |
| 506-540 | 35 | AN | O | Road | [6.66](#d6_66) |
| 541-575 | 35 | AN | O | Reserve | [6.67](#d6_67) |
| 576-610 | 35 | AN | O | Common property | [6.68](#d6_68) |
| 611-710 | 100 | AN | O | Other title information | [6.69](#d6_69) |
| 711-748 | 38 | AN | O | Municipality | [6.70](#d6_70) |
| 749-758 | 10 | N | M | Area | [6.71](#d6_71) |
| 759-759 | 1 | A | M | Area measurement (=H or M) | [6.72](#d6_72) |
| 760-1059 | 300 | AN | M | Land use description | [6.73](#d6_73) |
| 1060-1060 | 1 | A | O | New building or housing indicator | [6.74](#d6_74) |
| 1061-1061 | 1 | A | O | Residential off the plan purchase indicator | [6.75](#d6_75) |
| 1062-1062 | 1 | A | M | Subdivision or consolidation indicator (=Y or N) | [6.76](#d6_76) |
| 1063-2500 | 1438 | A | S | Filler | [6.17](#d6_17) |

**Subdivision and consolidation Details data record**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Character position** | **Field length** | **Field format** | **Field type** | **Field name** | **Reference number** |
| 1-4 | 4 | N | M | Record length (=2500) | [6.1](#d6_1) |
| 5-11 | 7 | A | M | Record identifier (=PREPROP) | [6.77](#d6_77) |
| 12-41 | 30 | AN | M | Transaction identifier | [6.29](#d6_29) |
| 42-42 | 1 | A | M | Subdivision or consolidation (=S, C or O) | [6.78](#d6_78) |
| 43-62 | 20 | AN | M | Previous title reference | [6.79](#d6_79) |
| 63-70 | 8 | D | M | Date of resurvey (CCYYMMDD) | [6.80](#d6_80) |
| 71-2500 | 2430 | A | S | Filler | [6.17](#d6_17) |

**Entity data record**

Reporting parties must supply a separate *Entity data record* for each purchaser and each vendor involved in the transaction. For example: if there were three (3) vendors with a tenancy type of ‘Tenants in common’ and one (1) purchaser with a tenancy type of ‘sole ownership’, the Reporting party would report three (3) separate vendor *Entity data records* and one (1) purchaser *Entity data record.*

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Character position** | **Field length** | **Field format** | **Field type** | **Field name** | **Reference**  **number** |
| 1-4 | 4 | N | M | Record length (=2500) | [6.1](#d6_1) |
| 5-13 | 9 | A | M | Record identifier (=ENTITYDAT) | [6.81](#d6_81) |
| 14-43 | 30 | AN | M | Transaction identifier | [6.29](#d6_29) |
| 44-63 | 20 | AN | M | Reporter entity identifier reference | [6.82](#d6_82) |
| 64-83 | 20 | AN | O | FIRB application number | [6.83](#d6_83) |
| 84-84 | 1 | A | M | Entity transaction type (=P or V) | [6.84](#d6_84) |
| 85-85 | 1 | A | M | Entity type code (=I, C, T, B, U, G or S) | [6.85](#d6_85) |
| 86-89 | 4 | N | M | Ownership percentage | [6.86](#d6_86) |
| 90-129 | 40 | A | M | Tenancy type | [6.87](#d6_87) |
| 130-329 | 200 | AN | C | Trust name | [6.88](#d6_88) |
| 330-338 | 9 | N | O | Tax file number | [6.89](#d6_89) |
| 339-349 | 11 | N | C | Australian business number | [6.4](#d6_4) |
| 350-361 | 12 | N | C | Australian registered body number | [6.90](#d6_90) |
| 362-370 | 9 | N | C | Australian company number | [6.91](#d6_91) |
| 371-420 | 50 | AN | O | Overseas entity registration number | [6.92](#d6_92) |
| 421-470 | 50 | AN | O | Overseas entity identifier | [6.93](#d6_93) |
| 471-520 | 50 | AN | O | Other entity identifier | [6.94](#d6_94) |
| 521-720 | 200 | AN | C | Name | [6.7](#d6_7) |
| 721-760 | 40 | AN | C | Contact name | [6.8](#d6_8) |
| 761-810 | 50 | AN | C | Country of incorporation or formation | [6.95](#d6_95) |
| 811-850 | 40 | AN | C | Surname or family name | [6.96](#d6_96) |
| 851-890 | 40 | AN | C | First given name | [6.97](#d6_97) |
| 891-930 | 40 | AN | O | Second given name | [6.98](#d6_98) |
| 931-938 | 8 | D | C | Date of birth (CCYYMMDD) | [6.99](#d6_99) |
| 939-988 | 50 | AN | O | Nationality or citizenship | [6.100](#d6_100) |
| 989-1008 | 20 | AN | O | Passport number | [6.101](#d6_101) |
| 1009-1028 | 20 | AN | O | Visa number | [6.102](#d6_102) |
| 1029-1128 | 100 | AN | C | Visa subclass | [6.103](#d6_103) |
| 1129-1136 | 8 | D | C | Visa expiry date (CCYYMMDD) | [6.104](#d6_104) |
| 1137-1139 | 3 | A | O | Country code of tax residence | [6.105](#d6_105) |
| 1140-1177 | 38 | AN | M | Address at time of transfer line 1 | [6.106](#d6_106) |
| 1178-1215 | 38 | AN | O | Address at time of transfer line 2 | [6.106](#d6_106) |
| 1216-1242 | 27 | AN | M | Address at time of transfer suburb, town or locality | [6.107](#d6_107) |
| 1243-1245 | 3 | A | M | Address at time of transfer state or territory | [6.108](#d6_108) |
| 1246-1249 | 4 | N | M | Address at time of transfer postcode | [6.109](#d6_109) |
| 1250-1299 | 50 | AN | C | Address at time of transfer country | [6.110](#d6_110) |
| 1300-1337 | 38 | AN | M | Address for future notices line 1 | [6.111](#d6_111) |
| 1338-1375 | 38 | AN | O | Address for future notices line 2 | [6.111](#d6_111) |
| 1376-1402 | 27 | AN | M | Address for future notices suburb, town or locality | [6.112](#d6_112) |
| 1403-1405 | 3 | A | M | Address for future notices state or territory | [6.113](#d6_113) |
| 1406-1409 | 4 | N | M | Address for future notices postcode | [6.114](#d6_114) |
| 1410-1459 | 50 | AN | C | Address for future notices country | [6.115](#d6_115) |
| 1460-1464 | 5 | N | C | Contact phone number country code | [6.116](#d6_116) |
| 1465-1466 | 2 | N | M | Contact phone number area code | [6.9](#d6_9) |
| 1467-1481 | 15 | AN | M | Contact phone number | [6.10](#d6_10) |
| 1482-1557 | 76 | AN | O | Email address | [6.16](#d6_16) |
| 1558-1657 | 100 | AN | O | PEXA subscriber ID | [6.117](#d6_117) |
| 1658-1857 | 200 | AN | O | Subscriber client name | [6.118](#d6_118) |
| 1858-1957 | 100 | AN | O | Subscriber client reference | [6.119](#d6_119) |
| 1958-1997 | 40 | AN | O | Subscriber contact name | [6.120](#d6_120) |
| 1998-1999 | 2 | N | O | Subscriber contact phone number area code | [6.121](#d6_121) |
| 2000-2014 | 15 | AN | O | Subscriber contact phone number | [6.122](#d6_122) |
| 2015-2052 | 38 | AN | O | Subscriber street address line 1 | [6.123](#d6_123) |
| 2053-2090 | 38 | AN | O | Subscriber street address line 2 | [6.123](#d6_123) |
| 2091-2117 | 27 | AN | O | Subscriber street address suburb, town or locality | [6.124](#d6_124) |
| 2118-2120 | 3 | A | O | Subscriber street address state or territory | [6.125](#d6_125) |
| 2121-2124 | 4 | N | O | Subscriber street address postcode | [6.126](#d6_126) |
| 2125-2174 | 50 | AN | O | Subscriber street address country | [6.127](#d6_127) |
| 2175-2204 | 30 | AN | O | Subscriber transaction unique ID | [6.128](#d6_128) |
| 2205-2500 | 296 | A | S | Filler | [6.17](#d6_17) |

**File total data record**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Character position** | **Field length** | **Field format** | **Field type** | **Field name** | **Reference number** |
| 1-4 | 4 | N | M | Record length (=2500) | [6.1](#d6_1) |
| 5-14 | 10 | AN | M | Record identifier (=FILE-TOTAL) | [6.129](#d6_129) |
| 15-22 | 8 | N | M | Number of records on file | [6.130](#d6_130) |
| 23-30 | 8 | N | M | Count of IDENTITYs on file | [6.131](#d6_131) |
| 31-38 | 8 | N | M | Count of TRANSACTs on file | [6.132](#d6_132) |
| 39-46 | 8 | N | M | Count of TRANSPROs on file | [6.133](#d6_133) |
| 47-54 | 8 | N | M | Count of PREPROPs on file | [6.134](#d6_134) |
| 55-62 | 8 | N | M | Count of ENTITYDATs on file | [6.135](#d6_135) |
| 63-2500 | 2438 | A | S | Filler | [6.17](#d6_17) |

# 6 Data field definitions and validation rules

Reporting of address details

It is important that address information provided in the reports supports the issue of correspondence to Reporting parties and Intermediaries. Address fields in all records provide for a standard structure in reporting with two fields (two lines) of 38 characters provided for the street address information. There are separate fields for suburb, town or locality, state or territory and postcode.

Where address fields are mandatory, they must not contain a blank at the beginning of the field, nor may they contain two spaces between words.

Where the street address is longer than two lines, C/O lines are to be omitted.

|  |
| --- |
| The suburb, town or locality, state or territory, postcode and country must be supplied in the separate fields provided and must not be included in the first or second address line fields. |

The State or territory fields contain the relevant state or territory for the address. The field must be set to one of the codes shown below:

**ACT** Australian Capital Territory

**NSW** New South Wales

**NT** Northern Territory

**QLD** Queensland

**SA** South Australia

**TAS** Tasmania

**VIC** Victoria

**WA** Western Australia

**OTH** Overseas addresses

 No other abbreviations are acceptable. If the field is mandatory, then a valid postcode must be reported (for example 0000 is not a valid postcode).

For an overseas address:

* The postcode field must always be set to **9999**,
* The street address must be provided in the first and second address line fields,
* The town, state or region and area code must be reported in the suburb, town or locality field,
* The state field must always be set to **OTH**, and
* The name of the overseas country is to be provided in the country field.

For example, the overseas address 275 Central Park West, Apartment 14F, New York, New York, USA 10024 would be reported as shown below.

|  |  |  |  |
| --- | --- | --- | --- |
| Character position | Field length | Field name | Content |
| 244-281 | 38 | Street address line 1 | 275 CENTRAL PARK WEST |
| 282-319 | 38 | Street address line 2 | APARTMENT 14F |
| 320-346 | 27 | Street address suburb, town or locality | NEW YORK NY 10024 |
| 347-349 | 3 | Street address state or territory | OTH |
| 350-353 | 4 | Street address postcode | 9999 |
| 354-373 | 20 | Street address country | USA |

 If the Reporting party has captured more than one address for an entity residing overseas and one of those is an Australian address, then the Australian address (including the postcode) must be reported rather than the overseas address.

Reporting of name fields

For entities, the components of the individual’s name – surname or family name, first given name, and second given name must be reported in the separate fields as specified. Titles, prefixes and suffixes (for example, Ms, Mr, Dr, and OBE) should not be included when reporting names.

 Where the entity has a legal single name only, the *First given name* and *Second given name* fields must be blank filled. The legal single name must be provided in the *Surname or family name* field.

Reporting party and Intermediary names are to be reported in full with one space between words and any initials that occur in the name. However, care must be taken with some non-individual names to differentiate between initials and actual words.

For example, W.R. and J.B. Smith (a partnership) would be reported as W~~b~~R~~b~~AND~~b~~J~~b~~B~~b~~SMITH, but ABC Driving School Pty Ltd would be reported as ABC~~b~~DRIVING~~b~~SCHOOL~~b~~PTY~~b~~LTD

The character ~~b~~ is used to indicate blanks.

Where name fields are reported, they must not contain a blank at the beginning of the field, nor may they contain two spaces between words.

Currency for reporting

All amounts recorded must be reported in Australian dollars.

Field definitions and edit rules

[6.1](#r6_1) **Record length** – must be set to **2500**.

[6.2](#r6_2) **Record identifier** – must be set to **IDENTREGISTER**.

[6.3](#r6_3) **Report specification version number** – must be set to the version number of the specification that the report corresponds to. For reports produced using this specification this field must be set to **REALP001.0**

[6.4](#r6_4)**Australian business number** – the ABN of the organisation and must be a valid ABN. Refer to section [8 Algorithms](#Algorithms) for information on ABN validation.

In the *Intermediary data record* this is the ABN of the organisation sending the data (the intermediary).

In the *Reporting party data record* this is the ABN of the organisation that has the obligation to lodge the report.

In the *Entity data record* this is the non-individual organisation involved in the transaction.

 The ABN reported in this field must correspond to the name that is reported in the same record.

 In the *Entity data record*, if *Entity type code* field is **C**, **G, S, T** or **B** (if the Trustee is a non-individual) either the *Australian business number* field, *Australian registered body number* field or the *Australian company number* field must be provided.

[6.5](#r6_5) **Date timestamp report created** – the date and time the report is created. It must be provided in the format CCYY-MM-DDThh:mm:ss.ffTZD.

For example:

* 5 November, 2017, 8:15:30.40 am, AU Eastern Standard Time would be reported as

2017-11-05T08:15:30.40+10:00

* 18 January, 2018, 1:30:00.00 pm, AU Eastern Standard Time would be reported as

2018-01-18T13:30:00.00+10:00

[6.6](#r6_6) **File reference** – used to record the intermediary’s own reference number. This number can then be used by the ATO in the event of any problems or questions about information contained in the report. The intermediary may find the use of such a reference useful if submitting a larger number of reports to the ATO.

[6.7](#r6_7) **Name** – the name of the organisation.

In the *Intermediary data record* this is the organisation sending the data (the intermediary). If the intermediary is a computer service provider supplying data on behalf of an entity, then the name of the computer service provider must appear in this field.

In the *Reporting party data record* this is the organisation that has the obligation to lodge the report.

In the *Entity data record* this is the non individual organisation involved in the transaction.

 The name reported in this field must correspond to the ABN that is reported in the same record.

 For the *Name* field in the *Entity data record -* If *Entity type code* fieldis **C**, **G** or **S** this field must be supplied. If *Entity type code* fieldis **B**, and the entity is a non-individual, this field must be supplied.

[6.8](#r6_8) **Contact name** – the name of a person in the organisation responsible for the file or the data.

 For the *Contact name* field in the *Entity data record* - If *Entity type code* fieldis **C**, **G,** **S** or **T** this field must be supplied. If *Entity type code* fieldis **B**, and the entity is a non-individual, this field must be supplied.

[6.9](#r6_9) **Contact phone number area code** – the Australian area code as used in conjunction with telephone numbers.

For example:

* for a Sydney landline telephone number the area code will be **02** , or
* for a mobile phone number the area code will be **04**.

In the *Entity data record* if the *Contact phone number country code* field is **00061** then the *Contact phone number area code* field must be greater than zero. If the *Contact phone number country code* field is not **00061** then the *Contact phone number area code* field must be zero filled.

 If the contact phone number is not an Australian phone number this field must be zero filled and the full international phone number must be reported in the *Contact phone number* field.

[6.10](#r6_10) **Contact phone number** – the telephone number for the nominated contact person.

For example:

* the telephone number excluding the area code (1234~~b~~5678), or
* a mobile phone number (23~~b~~123~~b~~456).

The character ~~b~~ is used above to indicate blanks.

attention_pms This must be the direct number of the contact person whose name appears within the C*ontact name* field in the same record, and must not be a 1300, 1800 or call centre number.

[6.11](#r6_11) **Street address** – lines 1 and 2 must only contain the street address (excluding suburb, town or locality, state or territory, postcode and country). It may not be necessary to use both lines. If the second line is not used then the field must be blank filled.

[6.12](#r6_12) **Street address suburb, town or locality** – the suburb, town or locality for the street address.

[6.13](#r6_13) **Street address state or territory** – the state or territory for the street address. The field must be set to one of the appropriate codes (see page 26). If an overseas address is specified, then this field must be set to **OTH**.

[6.14](#r6_14) **Street address postcode** – the postcode for the street address . If an overseas address is specified, then this field must be set to **9999**.

[6.15](#r6_15) **Street address country** – the country for the street address. This field may be left blank if the country is Australia. If the *Street address postcode* is **9999** then a country other than Australia must be entered.

[6.16](#r6_16) **Email address** – must be used to provide the email address for the nominated contact person. The ATO can communicate with clients using email and it is expected that some correspondence to intermediaries or reporting parties (certain processing enquiries and general correspondence) may be issued this way. This must be a valid email address (@ must be positioned after the first character and before the last character).

[6.17](#r6_17) **Filler** – for use by the ATO. It must be blank filled.

[6.18](#r6_18) **Record identifier** – must be set to **IDENTITY**.

[6.19](#r6_19) **Financial year** – the financial year to which the information relates. It must be provided in the format CCYY. The field cannot be greater than the current financial year and not less than 2017. For example, if the information reported is for the financial year 1 July 2016 to 30 June 2017, the *Financial year* must be reported as 2017.

 Only one financial year can be reported per file.

[6.20](#r6_20) **Reporting period start date** – the start date for the period which the report covers and must be provided in the format CCYYMMDD.

 The date reported in the *Reporting period start date* field must be within the same financial year as the year reported in the *Financial year* field.

danger_pms The date must not be in the future.

[6](#r6_21)[.21](#r6_21) **Reporting period end date** – the end date for the period which the report covers and must be provided in the format CCYYMMDD.

 The date reported in the *Reporting period end date* field must be within the same financial year as the date reported in the *Reporting period start date* field.

danger_pms The date must not be in the future.

 The *Reporting period end date* must be a date on or after the *Reporting period start date*.

[6.22](#r6_22) **Postal address** – lines 1 and 2 contain the postal address (excluding suburb, town or locality, state or territory, postcode and country). It may not be necessary to use both lines. If the second line is not used then the field must be blank filled.

[6.23](#r6_23) **Postal address suburb, town or** **locality** – the suburb, town or locality for the postal address. If *Postal address line 1* is present then this field is mandatory. If *Postal address line 1* is blank then this field must also be blank filled.

[6.24](#r6_24) **Postal address state or territory** – the state or territory for the postal address. The field must be set to one of the appropriate codes (see page 26). If an overseas address is specified, then this field must be set to **OTH**. If *Postal address line 1* is present then this field is mandatory. If *Postal address line 1* is blank then this field must also be blank filled.

[6.25](#r6_25) **Postal address postcode** – the postcode for the postal address must be provided in this field. If the Postal address state or territory entered is **OTH** then this field must be set to **9999**. If *Postal address line 1* is blank then this field must be zero filled.

[6.26](#r6_26) **Postal address country** – the country for the postal address. This field may be left blank if the country is Australia. If the Postal address postcode entered is **9999** then this field must not be blank or Australia. If *Postal address line 1* is blank then this field must be blank.

[6.27](#r6_27) **Software product type** – the registered name of the software product and the version (if applicable) used to compile the report.

If the product has **not** been developed in-house, then populate this field with **COMMERCIAL**, followed by the name of the software developer, the software product and the software version number.

If the product has been developed in-house, then populate this field with **INHOUSE** followed by the name of the organisation that developed the software. If a contractor or consultant was used, the name of the company will need to be provided.

[6.28](#r6_28) **Record identifier** – must be set to **TRANSACT**.

[6.29](#r6_29) **Transaction identifier** – the Reporter’s unique identification for the transaction. For example, Dealing Number.

This reference will be used in the Outbound response file to link the data back to the correct transaction in the reporter’s system.

[6.30](#r6_30) **Lodgment type** – the indicator to identify whether the record contains original, amended or cancelled data. Refer to section [9 Reporting Amendments](#Amendments) for further information. This field must be set to one of the following:

**A** – the record contains amended data that is correcting what has previously been reported.

**O** – the record contains original data that is being reported for the first time.

**C** – the recordcontains transactions that were previously reported incorrectly and need to be cancelled.

[6.31](#r6_31) **Contract date** – the date the contract was signed. Also known as exchange date in some jurisdictions and must be provided in the format CCYYMMDD.

 The date reported in the *Contract date* field must be a date on or before the date reported in the *Reporting period end date* field.

[6.32](#r6_32) **Settlement date** – the date on which all monies are paid and transfer of property is confirmed and must be provided in the format CCYYMMDD. If the *Settlement date* is not available, use the *Transfer date*.

 The date reported in the *Settlement date* field must be a date on or after the date reported in the *Contract date* field.

[6.33](#r6_33) **Transfer date** – the date the transfer was executed and must be provided in the format CCYYMMDD. If the *Transfer date* is not available, use the *Settlement date*.

 The date reported in the *Transfer date* field must be a date on or after the date reported in the *Settlement date* field.

[6.34](#r6_34) **Nature of transfer** – the reason for transfer for a transaction event. Provide the detailed description of the transfer type, for example **TRANSFER,** **TRANSMISSION BY DEATH** or **COURT ORDER**. For further information see the Real Property Transfers Fact Sheet available from [www.ato.gov.au](http://www.ato.gov.au).

[6.35](#r6_35) **Date of possession or occupation** – the date on which possession or occupancy was given. This date can be earlier than *Settlement date*.

 If the *Date of possession or occupation* field is supplied then the date reported must be on or prior to the date reported in the *Settlement date* field.

[6.36](#r6_36) **Contract consideration (sale price)** – the contract sale/purchase price of the property, the amount must be reported in whole dollars.

 The *Contract consideration (sale price)* field is a mandatory field, if no consideration was paid this field must be zero filled.

[6.37](#r6_37) **Market value** – the estimated amount for which a property should exchange on the date of valuation in whole dollars.

 The Market value must be provided if it is known. If the market value is unknown then this field must be zero filled.

[6.38](#r6_38) **Business goodwill & intellectual property component** – this is the residual value after all other asset values have been allocated.

 The business goodwill & intellectual property component must be provided if it is known. If there is no business goodwill or intellectual property component or it is unknown then this field must be zero filled.

[6.39](#r6_39) **Interest transferred as a percentage** – the percentage of a property being transferred, as distinct from the percentage of the property being transferred to (each) party. This must be reported as a percentage to one decimal place. The decimal place must not be included in the number reported.

For example,

100% would be reported as 1000

75% would be reported as 0750

45.5% would be reported as 0455

[6.40](#r6_40) **GST payable** – the amount of Goods and Services Tax (GST) payable on the sale of the property.

[6.41](#r6_41) **Non-monetary consideration** – a brief description of non-monetary consideration received for the property or interest in the property. For example: taking over liability, gift, natural love and affection, family court decision, etc.

 If the *Contract consideration (sale price)* field is zero, then this field must be provided.

[6.42](#r6_42) **Record identifier** – must be set to **TRANSPRO**.

[6.43](#r6_43) **Title reference** – the unique Certificate of Title Reference No. for the property detailed in the transaction.

[6.44](#r6_44) **Property street address** – lines 1 and 2 must only contain the street address (excluding suburb, town or locality, state or territory, postcode and country) of the property. It may not be necessary to use both lines. If the second line is not used then the field must be blank filled.

[6.45](#r6_45) **Property street address suburb, town or locality** – the suburb, town or locality for the street address of the property.

[6.46](#r6_46) **Property street address state or territory** – the state or territory for the street address of the property. The field must be set to one of the appropriate codes (see page 26).

 The Property street address must be an address within Australia and the *Property street address state or territory* field must not be **OTH**.

[6.47](#r6_47) **Property street address postcode** – the postcode for the street address of the property.

 The Property street address must be an address within Australia and the *Property street address postcode* field must not be **0000** or **9999**.

[6.48](#r6_48) **Lot number** – the Lot number reference on the title for the property being transferred.

[6.49](#r6_49) **Plan type** – the Plan type reference on the title for the property being transferred. For example, Deposited Plan, Strata Plan or Registered Plan

[6.50](#r6_50) **Plan number** – the Plan number reference on the title for the property being transferred.

[6.51](#r6_51) **Section** – the Section reference on the title for the property being transferred.

[6.52](#r6_52) **Block** – the Block reference on the title for the property being transferred.

[6.53](#r6_53) **Unit** – the Unit reference on the title for the property being transferred.

[6.54](#r6_54) **Volume** – the Volume reference on the title for the property being transferred.

[6.55](#r6_55) **Folio** – the Folio reference on the title for the property being transferred.

[6.56](#r6_56) **Subfolio** – the shared title Subfolio reference for the share of the property being transferred.

[6.57](#r6_57) **Book** – the Book reference on the Title for the property being transferred.

[6.58](#r6_58) **Page** – the Page reference on the Title for the property being transferred.

[6.59](#r6_59) **Location** – the Location reference detailed in the property description on the land title.

[6.60](#r6_60) **Township** – the Township reference detailed in the property description on the land title.

[6.61](#r6_61) **Parish** –the Parish reference detailed in the property description on the land title.

[6.62](#r6_62) **Portion** – the Portion reference detailed in the property description on the land title.

[6.63](#r6_63) **Suburb** – the Suburb reference detailed in the property description on the land title.

[6.64](#r6_64) **Subdivision** – the Subdivision reference detailed in the property description on the land title.

[6.65](#r6_65) **Allotment** – the Allotment reference detailed in the property description on the land title.

[6.66](#r6_66) **Road** – the Road reference detailed in the property description on the land title.

[6.67](#r6_67) **Reserve** – the Reserve reference detailed in the property description on the land title.

[6.68](#r6_68) **Common property** – the Common Property reference detailed in the property description on the land title.

[6.69](#r6_69) **Other title information** – the other title information reference detailed in the property description on the land title, not reported in any other fields.

[6.70](#r6_70) **Municipality** – the Municipality on the title for the property being transferred. A municipality is defined as an area of land delineated for the purposes of local government.

[6.71](#r6_71) **Area** – the size (measurement) of the property on the title for the property being transferred. The amount must be reported in whole numbers.

[6.72](#r6_72) **Area measurement** – the unit of measure used for the size of the area in the *Area* field

Valid values are:

**H** – Hectares

**M** – Metres squared

[6.73](#r6_73) **Land use description** – the full description of the land use for the property. For example, Residential - Single Unit Dwelling, Cattle grazing and breeding, Multi unit dwelling, Vacant land – Residential. For further information see the Real Property Transfers Fact Sheet available from [www.ato.gov.au](http://www.ato.gov.au).

[6.74](#r6_74) **New building or housing indicator** – details of whether the property is a new building/residence.

Valid values are:

**Y** – Yes

**N** – No

[6.75](#r6_75) **Residential off the plan purchase indicator** – an indicator to identify if the property is a residential off the plan purchase.

Valid values are:

**Y** – Yes

**N** – No

[6.76](#r6_76) **Subdivision or consolidation indicator** – the details of whether the property is a subdivision or consolidation of previously registered land titles or other specific circumstances have caused the creation of a new unique title to be registered, for example NICO or interest only transaction. For further information see the Real Property Transfers Fact Sheet available from [www.ato.gov.au](http://www.ato.gov.au).

Valid values are:

**Y** – Yes

**N** – No

 If the *Subdivision or consolidation indicator* field is **Y** then there must be at least one *Subdivision and consolidation details record* reported.

[6.77](#r6_77) **Record identifier** – must be set to **PREPROP**.

[6.78](#r6_78) **Subdivision or consolidation** – details of whether the property is a subdivision or consolidation of previously registered land titles or other specific circumstances which cause the creation of unique title/s. Examples of other circumstances are NICO or interest only transactions which create new unique titles for each new owner of the property. For further information see the Real Property Transfers Fact Sheet available from [www.ato.gov.au](http://www.ato.gov.au).

Valid values are:

**S** – Subdivision

**C** – Consolidation

**O** – Other

[6.79](#r6_79) **Previous title reference** – the ID of the original property involved in the subdivision, consolidation or other change.

[6.80](#r6_80) **Date of resurvey** – the date the resurvey of the original property occurred or the registration date of new title/s.

[6.81](#r6_81) **Record identifier** – must be set to **ENTITYDAT**.

[6.82](#r6_82) **Reporter entity identifier reference** – The entity’s identifier reference in the reporting State/Territory’s system. This reference will be provided back to the reporter in the return file.

[6.83](#r6_83) **FIRB application number** – the Foreign Investment Review Board (FIRB) Application Number allocated to a foreign entity on their application to purchase the property (Purchaser), and/or original purchase of the property (Vendor).

[6.84](#r6_84) **Entity transaction type** – the role of the entity in the transaction. Reporting parties must supply an *Entity data record* for each purchaser and each vendor involved in the transaction.

Valid values are:

**P** – Purchaser

**V** – Vendor

 Each transaction must have at least 1 Purchaser entity record and 1 Vendor entity record.

[6.85](#r6_85) **Entity type code** – identifies the type of entity.

Valid values are:

**B** – Trustee

**C** – Company

**G** – Government organisation

**I** – Individual

**S** – Super fund

**T** – Trust

**U** – Unknown

[6.86](#r6_86) **Ownership percentage** – the percentage of ownership the entity has on the property being transferred. This must be reported as a percentage to one decimal place. The decimal place must not be included in the number reported.

For example,

100% would be reported as 1000

75% would be reported as 0750

45.5% would be reported as 0455

[6.87](#r6_87) **Tenancy type** – the tenancy type of the entity. Examples of tenancy types are sole ownership, joint tenants, tenants in common etc.

[6.88](#r6_88) **Trust name** – the name of the trust is to be reported in full with one space between words and any initials that occur in the name. However, care must be taken with some non-individual names to differentiate between initials and actual words.

Where name fields are reported, they must not contain a blank at the beginning of the field, nor may they contain two spaces between words.

 If *Entity type code* field is **B** or **T**, the *Trust name* field must be provided.

[6.89](#r6_89) **Tax file number**– the tax file number (TFN) quoted by the individual or an appropriate TFN code to be reported here.

|  |
| --- |
| This is a numeric field, is right justified and can only contain values from 000000000 to 999999999. |

[6.90](#r6_90) **Australian registered body number** – the entity’s current Australian registered body number (ARBN).

 If *Entity type code* field is **C**, **G, S, T** or **B** (if the Trustee is a non-individual) either the *Australian business number* field, *Australian registered body number* field or the *Australian company number* field must be provided.

[6.91](#r6_91) **Australian company number** – the entity’s current Australian company number (ACN).

 If *Entity type code* field is **C**, **G, S, T** or **B** (if the Trustee is a non-individual) either the *Australian business number* field, *Australian registered body number* field or the *Australian company number* field must be provided.

[6.92](#r6_92) **Overseas entity registration number** – the unique identifier allocated to a non-individual in their country of tax residence for identification purposes, for example the Business/Company/Trust registration number.

 If *Entity type code* field is **I** or **B** (if the Trustee is an individual), the *Overseas entity registration number* field must be blank.

 If the *Entity type code* field is **C, G, S, T** or **B** (if the Trustee is a non-individual) and the *Country of incorporation or formation* field is not **AUSTRALIA** or blank then the *Overseas entity registration number* field must be provided.

[6.93](#r6_93) **Overseas entity identifier** – the unique identifier allocated to an Individual in their country of tax residence for identification purpose, e.g. tax identification number (TIN).

 If *Entity type code* field is **I** or **B** (if the Trustee is an individual), the *Overseas entity identifier* field must be provided.

 If *Entity type code* field is **C, G, S** or **T**, the *Overseas entity identifier* field must be blank.

[6.94](#r6_94) **Other entity identifier** – unique identifier for an individual or non-individual entity not provided under *Overseas entity identifier* or *Overseas entity registration number.*

[6.95](#r6_95) **Country of incorporation or formation** – the country that the non-individual entity was incorporated or formed.

 If the *Entity type code* field is **C, G, S,** or **B** (if the Trustee is a non-individual), the *Country of incorporation or formation* field must be provided.

[6.96](#r6_96) **Surname or family name** – must contain the individuals surname or family name. Where the individual has a legal single name only, this field must be completed.

 If *Entity type code* field**I** or **B** (if the Trustee is an individual**)**, the *Surname or family name* field must be supplied.

[6.97](#r6_97) **First given name** – must contain the individual’s first given name.

 Where the individual has a legal single name only, this field must be blank filled. The legal single name must be provided in the *Surname or family name* field.

[6.98](#r6_98) **Second given name** – the individual’s second given name must be provided in this field. If second given name is unknown, then the individual’s second initial should be provided in this field. If the individual has no second given name this field must be blank filled.

Where an individual has more than two given names, the third and subsequent given names or initials are not to be provided.

[6.99](#r6_99) **Date of birth** – the date of birth of the individual and must be provided in the format CCYYMMDD.

For example, if the individual’s date of birth is 29 November 1946, it would be reported as 19461129.

If only a year of birth has been captured, report this field with the day and month zero filled. For example – year of birth 1969 report as 19690000. If no date of birth has been provided, zero fill this field. For example 00000000.

 If *Entity type code* field**C, G, S** or **T** the *Date of birth* field must be zero filled. If *Entity type code* field *is* **B,** and the Trustee is an individual**,** the *Date of birth* field must be provided.

[6.100](#r6_100) **Nationality or citizenship** – the nationality of the individual.

 If *Entity type code* field**I** or **B** (if the Trustee is an individual), and the information is availablethis field must be supplied.

[6.101](#r6_101) **Passport number** – the number recorded on the individual’s passport if *Nationality or Citizenship* field is not Australia.

 If *Entity type code* field**I** or **B** (if the Trustee is an individual), and the information is availablethis field must be supplied.

[6.102](#r6_102) **Visa number** – the visa number recorded in the individual’s passport if *Nationality or Citizenship* field is not Australia.

 If *Entity type code* field**I** or **B** (if the Trustee is an individual), and the information is availablethis field must be supplied.

[6.103](#r6_103) **Visa subclass** – the visa subclass recorded in the individual’s passport if *Nationality or Citizenship* field is not Australia.

 If *Visa Number field* is present this field must be supplied.

[6.104](#r6_104) **Visa expiry date** – the date the visa expires and must be provided in the format CCYYMMDD.

For example, if the visa expires on 25 March 2017, it would be reported as 20170325.

 If *Visa Number* fieldis presentthis field must be supplied.

[6.105](#r6_105) **Country code of tax residence** – the 3 letter alpha country code that represents the entity’s country for tax purposes, for example Australia = AUS.

For a full list of country codes refer to [www.ato.gov.au](http://www.ato.gov.au) and search for ‘Foreign country and other jurisdictional codes’.

[6.106](#r6_106) **Address at time of transfer** – lines 1 and 2 must only contain the street address (excluding suburb, town or locality, state or territory, postcode and country) of the entity at the time the transfer occurred. It may not be necessary to use both lines. If the second line is not used then the field must be blank filled.

[6.107](#r6_107) **Address at time of transfer suburb, town or locality** – the suburb, town or locality for the street address of the entity at the time the transfer occurred.

[6.108](#r6_108) **Address at time of transfer state or territory** – the state or territory for the street address of the entity at the time the transfer occurred. The field must be set to one of the [appropriate codes](#state_territory) (see page 26).

[6.109](#r6_109) **Address at time of transfer postcode** – the postcode for the street address of the entity at the time the transfer occurred. If an overseas address is specified, then this field must be set to **9999**.

[6.110](#r6_110) **Address at time of transfer country** – the country for the street address of the entity at the time the transfer occurred. This field may be left blank if the country is Australia. If the *Address at time of transfer postcode* is **9999** then a country other than Australia must be entered.

[6.111](#r6_111) **Address for future notices** – lines 1 and 2 must only contain the street address (excluding suburb, town or locality, state or territory, postcode and country) of the entities address for service of future notices. It may not be necessary to use both lines. If the second line is not used then the field must be blank filled.

[6.112](#r6_112) **Address for future notices suburb, town or locality** – the suburb, town or locality for the street address of the entities address for service of future notices.

[6.113](#r6_113) **Address for future notices state or territory** – the state or territory for the street address of the entities address for service of future notices. The field must be set to one of the [appropriate codes](#state_territory) (see page 26).

[6.114](#r6_114) **Address for future notices postcode** – the postcode for the street address of the entities address for service of future notices. If an overseas address is specified, then this field must be set to **9999**.

[6.115](#r6_115) **Address for future notices country** – the country for the street address of the entities address for service of future notices. This field may be left blank if the country is Australia. If the *Address for future notices postcode* is **9999** then a country other than Australia must be entered.

[6.116](#r6_116) **Contact phone number country code** – the standard International country code as used in conjunction with telephone numbers.

For example:

* If the phone number being reported is a New Zealand phone number, then the International dialling code reported would be 00064.

attention_pms Do not include the plus (+) sign in this field.

attention_pms If the *Address for future notices state or territory* is **OTH**, then this field must be completed.

[6.117](#r6_117) **PEXA** **subscriber ID** – subscriber identification number of the conveyancing or legal office that facilitates the property settlement.

[6.118](#r6_118) **Subscriber client name** – name of the conveyancing or legal office that facilitates the property settlement.

[6.119](#r6_119) **Subscriber client reference** – the client reference number of the conveyancing or legal office that facilitates the property settlement.

[6.120](#r6_120) **Subscriber contact name** –the name of the nominated contact person for the conveyancing or legal office that facilitates the property settlement.

[6.121](#r6_121) **Subscriber contact phone number area code** – a standard Australian area code as used in conjunction with telephone and fax numbers.

[6.122](#r6_122) **Subscriber contact phone number** – the daytime telephone number for the nominated contact person.

For example:

* If the phone number being reported is 02~~b~~1234~~b~~5678, 1234~~b~~5678 would be reported at this field and 02 would be reported at the *Subscriber contact telephone number area code* field

The character ~~b~~ is used to indicate blanks.

[6.123](#r6_123) **Subscriber street address** – lines 1 and 2 must only contain the street address (excluding suburb, town or locality, state or territory, postcode and country) of the subscriber. It may not be necessary to use both lines. If the second line is not used then the field must be blank filled.

[6.124](#r6_124) **Subscriber street address suburb, town or locality** – the suburb, town or locality for the street address of the subscriber.

[6.125](#r6_125) **Subscriber street address state or territory** – the state or territory for the street address of the subscriber. If an overseas address is specified, then this field must be set to **OTH**.

The field must be set to one of the appropriate codes (see page 26).

[6.126](#r6_126) **Subscriber street address postcode** – the postcode for the street address of the subscriber. If an overseas address is specified, then this field must be set to **9999**.

[6.127](#r6_127) **Subscriber street address country** – the country for the street address of the subscriber. This field may be left blank if the country is Australia. If the *Subscriber street address postcode* is **9999** then a country other than Australia must be entered.

[6.128](#r6_128) **Subscriber transaction unique ID** – the unique transaction based identification issued by the subscriber.

[6.129](#r6_129) **Record identifier** – must be set to **FILE-TOTAL**.

[6.130](#r6_130) **Number of records on file** – the count of all records in the file. That is, it is equal to the count of the *Intermediary data record*, the *Reporting party data record(s)*, *the Transaction data record(s), the Transaction property data record(s), the Subdivision and consolidation details data record(s), the* *Entity data record(s)* and the *File total record*.

attention_pms *Number of records* field must equal the sum of all records on the data file.

[6.131](#r6_131) **Count of IDENTITYs on file** – the total count of all *Reporting party data* records only in the file.

[6.132](#r6_132) **Count of TRANSACTs on file** –the total count of all *Transaction data* *records* only in the file.

[6.133](#r6_133) **Count of TRANSPROs on file** – the total count of all *Transaction property data records* only in the file.

[6.134](#r6_134) **Count of PREPROPs on file** –the total count of all *Subdivision and consolidation details data* *records* only in the file

[6.135](#r6_135) **Count of ENTITYDATs on file** –the total count of all *Entity data records* only in the file.

7 Example of data file structure

Intermediary data record

|  |  |  |
| --- | --- | --- |
| **Character position** | **Field name** | **Contents** |
| 1-4 | Record length (=2500) | 2500 |
| 5-17 | Record identifier (=IDENTREGISTER) | IDENTREGISTER |
| 18-27 | Report specification version number  (= REALP001.0) | REALP001.0 |
| 28-38 | Australian business number | 12354895754 |
| 39-66 | Date timestamp report created  (CCYY-MM-DDThh:mm:ss.ffTZD) | 2018-11-05T08:15:30.40+10:00 |
| 67-82 | File reference | SWU000001 |
| 83-282 | Name | WE WORK FOR YOU |
| 283-322 | Contact name | WENDY SMITH |
| 323-324 | Contact phone number area code | 07 |
| 325-339 | Contact phone number | 55512512 |
| 340-377 | Street address line 1 | 25 HEALY STREET |
| 378-415 | Street address line 2 | blank fill |
| 416-442 | Street address suburb, town or locality | HELENSVALE |
| 443-445 | Street address state or territory | QLD |
| 446-449 | Street address postcode | 4212 |
| 450-499 | Street address country | blank fill |
| 500-575 | Email address | WENDYSMITH@WWFY.COM.AU |
| 576-2500 | Filler | blank fill |

Reporting party data record

|  |  |  |
| --- | --- | --- |
| **Character position** | **Field name** | **Contents** |
| 1-4 | Record length (=2500) | 2500 |
| 5-12 | Record identifier (=IDENTITY) | IDENTITY |
| 13-23 | Australian business number | 54879852961 |
| 24-27 | Financial year (CCYY) | 2017 |
| 28-227 | Name | QLD STATE REVENUE |
| 228-235 | Reporting period start date (CCYYMMDD) | 20180701 |
| 236-243 | Reporting period end date (CCYYMMDD) | 20180930 |
| 244-281 | Street address line 1 | 66 HELPISH DRIVE |
| 282-319 | Street address line 2 | blank fill |
| 320-346 | Street address suburb, town or locality | HELENSVALE |
| 347-349 | Street address state or territory | QLD |
| 350-353 | Street address postcode | 4212 |
| 354-403 | Street address country | Blank fill |
| 404-441 | Postal address line 1 | PO BOX 123 |
| 442-479 | Postal address line 2 | blank fill |
| 480-506 | Postal address suburb, town or locality | HELENSVALE |
| 507-509 | Postal address state or territory | QLD |
| 510-513 | Postal address postcode | 4212 |
| 514-563 | Postal address country | blank fill |
| 564-603 | Contact name | GARY BOWERS |
| 604-605 | Contact phone number area code | 07 |
| 606-620 | Contact phone number | 55578985 |
| 621-696 | Email address | GB@QSRO.QLD.GOV.AU |
| 697-776 | Software product type | INHOUSE SOFTWARE CO v1 |
| 777-2500 | Filler | blank fill |

Transaction data record

|  |  |  |
| --- | --- | --- |
| **Character position** | **Field name** | **Contents** |
| 1-4 | Record length (=2500) | 2500 |
| 5-12 | Record identifier (=TRANSACT) | TRANSACT |
| 13-42 | Transaction identifier | 25 |
| 43-43 | Lodgment type (=A, O or C) | O |
| 44-51 | Contract date (CCYYMMDD) | 20180601 |
| 52-59 | Settlement date (CCYYMMDD) | 20180818 |
| 60-67 | Transfer date (CCYYMMDD) | 20180818 |
| 68-367 | Nature of transfer | TRANSFER |
| 368-375 | Date of possession or occupation (CCYYMMDD) | 20160818 |
| 376-388 | Contract consideration (Sale price) | 0000000225000 |
| 389-401 | Market value | 0000000260000 |
| 402-414 | Business goodwill & intellectual property component | 0000000000000 |
| 415-418 | Interest transferred as a percentage | 1000 |
| 419-431 | GST payable | 0000000025000 |
| 432-631 | Non-monetary consideration | 0000000000000 |
| 632-2500 | Filler | blank fill |

## Transaction property data record

|  |  |  |
| --- | --- | --- |
| **Character position** | **Field name** | **Contents** |
| 1-4 | Record length (=2500) | 2500 |
| 5-12 | Record identifier (=TRANSPRO) | TRANSPRO |
| 13-42 | Transaction identifier | 25 |
| 43-62 | Title reference | 652ABC |
| 63-100 | Property street address line 1 | 71 BRIMSTONE WAY |
| 101-138 | Property street address line 2 | blank fill |
| 139-165 | Property street address suburb, town or locality | HELENSVALE |
| 166-168 | Property street address state or territory | QLD |
| 169-172 | Property street address postcode | 4212 |
| 173-184 | Lot number | 17 |
| 185-234 | Plan type | REGISTERED PLAN |
| 235-249 | Plan number | 811999 |
| 250-261 | Section | 652874 |
| 262-271 | Block | 35 |
| 272-275 | Unit | blank fill |
| 276-290 | Volume | blank fill |
| 291-305 | Folio | 22 |
| 306-320 | Subfolio | blank fill |
| 321-335 | Book | 40 |
| 336-350 | Page | 10 |
| 351-380 | Location | blank fill |
| 381-415 | Township | blank fill |
| 416-450 | Parish | blank fill |
| 451-455 | Portion | blank fill |
| 456-490 | Suburb | blank fill |
| 491-495 | Subdivision | blank fill |
| 496-505 | Allotment | blank fill |
| 506-540 | Road | blank fill |
| 541-575 | Reserve | blank fill |
| 576-610 | Common property | blank fill |
| 611-710 | Other title information | blank fill |
| 711-748 | Municipality | KINGDOM |
| 749-758 | Area | 0000000010 |
| 759-759 | Area measurement | H |
| 760-1059 | Land use description | RESIDENTIAL - SINGLE UNIT DWELLING |
| 1060-1060 | New building or housing indicator | N |
| 1061-1061 | Residential off the plan purchase indicator | N |
| 1062-1062 | Subdivision or consolidation indicator (=Y or N) | Y |
| 1063-2500 | Filler | blank fill |

## Subdivision and consolidation details data record

|  |  |  |
| --- | --- | --- |
| **Character position** | **Field name** | **Contents** |
| 1-4 | Record length (=2500) | 2500 |
| 5-11 | Record identifier (=PREPROP) | PREPROP |
| 12-41 | Transaction identifier | 25 |
| 42-42 | Subdivision or consolidation (=S, C or O) | S |
| 43-62 | Previous title reference | 650ABC |
| 63-70 | Date of resurvey (CCYYMMDD) | 20160620 |
| 71-2500 | Filler | blank fill |

Entity data record

|  |  |  |
| --- | --- | --- |
| **Character position** | **Field name** | **Contents** |
| 1-4 | Record length (=2500) | 2500 |
| 5-13 | Record identifier (=ENTITYDAT) | ENTITYDAT |
| 14-43 | Transaction identifier | 25 |
| 44-63 | Reporter entity identifier reference | WEBUY123 |
| 64-83 | FIRB application number | 999555410 |
| 84-84 | Entity transaction type (=P or V) | P |
| 85-85 | Entity type code (=I, C, T, B, U, G or S) | C |
| 86-89 | Ownership percentage | 1000 |
| 90-129 | Tenancy type | SOLE OWNERSHIP |
| 130-329 | Trust name | blank fill |
| 330-338 | Tax file number | 000000000 |
| 339-349 | Australian business number | 33652001897 |
| 350-361 | Australian registered body number | blank fill |
| 362-370 | Australian company number | 652001897 |
| 371-420 | Overseas entity registration number | blank fill |
| 421-470 | Overseas entity identifier | blank fill |
| 471-520 | Other entity identifier | blank fill |
| 521-720 | Name | WE BUY FOR YOU PTY LTD |
| 721-760 | Contact name | LAURIE KEATES |
| 761-810 | Country of incorporation or formation | AUSTRALIA |
| 811-850 | Surname or family name | blank fill |
| 851-890 | First given name | blank fill |
| 891-930 | Second given name | blank fill |
| 931-938 | Date of birth (CCYYMMDD) | blank fill |
| 939-988 | Nationality or citizenship | blank fill |
| 989-1008 | Passport number | blank fill |
| 1009-1028 | Visa number | blank fill |
| 1029-1128 | Visa subclass | blank fill |
| 1129-1136 | Visa expiry date (CCYYMMDD) | blank fill |
| 1137-1139 | Country code of tax residence | AUS |
| 1140-1177 | Address at time of transfer line 1 | 1 ASPEN DRIVE |
| 1178-1215 | Address at time of transfer line 2 | blank fill |
| 1216-1242 | Address at time of transfer suburb, town or locality | HELENSVALE |
| 1243-1245 | Address at time of transfer state or territory | QLD |
| 1246-1249 | Address at time of transfer postcode | 4212 |
| 1250-1299 | Address at time of transfer country | blank fill |
| 1300-1337 | Address for future notices line 1 | 25 ANYWHERE RD |
| 1338-1375 | Address for future notices line 2 | blank fill |
| 1376-1402 | Address for future notices suburb, town or locality | CHRISTCHURCH 1021 |
| 1403-1405 | Address for future notices state or territory | OTH |
| 1406-1409 | Address for future notices postcode | 9999 |
| 1410-1459 | Address for future notices country | NEW ZEALAND |
| 1460-1464 | Contact phone number country code | 00064 |
| 1465-1466 | Contact phone number area code | 00 |
| 1467-1481 | Contact phone number | 4166627810 |
| 1482-1557 | Email address | LK@WINNERS.COM.AU |
| 1558-1657 | PEXA subscriber ID | 6598713520 |
| 1658-1857 | Subscriber client name | WE BUY FOR YOU |
| 1858-1957 | Subscriber client reference | 1122555555 |
| 1958-1997 | Subscriber contact name | JULIAN MARSH |
| 1998-1999 | Subscriber contact phone number area code | 07 |
| 2000-2014 | Subscriber contact phone number | 55598787 |
| 2015-2052 | Subscriber street address line 1 | 18 CAMBELL STREET |
| 2053-2090 | Subscriber street address line 2 | blank fill |
| 2091-2117 | Subscriber street address suburb, town or locality | HELENSVALE |
| 2118-2120 | Subscriber street address state or territory | QLD |
| 2121-2124 | Subscriber street address postcode | 4212 |
| 2125-2174 | Subscriber street address country | blank fill |
| 2175-2204 | Subscriber transaction unique ID | 123987582 |
| 2205-2500 | Filler | blank fill |

Entity data record

|  |  |  |
| --- | --- | --- |
| **Character position** | **Field name** | **Contents** |
| 1-4 | Record length (=2500) | 2500 |
| 5-13 | Record identifier (=ENTITYDAT) | ENTITYDAT |
| 14-43 | Transaction identifier | 25 |
| 44-63 | Reporter entity identifier reference | TOWNING001 |
| 64-83 | FIRB application number | 999555410 |
| 84-84 | Entity transaction type (=P or V) | V |
| 85-85 | Entity type code (=I, C, T, B, U, G or S) | I |
| 86-89 | Ownership percentage | 1000 |
| 90-129 | Tenancy type | SOLE OWNERSHIP |
| 130-329 | Trust name | blank fill |
| 330-338 | Tax file number | 342342342 |
| 339-349 | Australian business number | blank fill |
| 350-361 | Australian registered body number | blank fill |
| 362-370 | Australian company number | blank fill |
| 371-420 | Overseas entity registration number | blank fill |
| 421-470 | Overseas entity identifier | blank fill |
| 471-520 | Other entity identifier | blank fill |
| 521-720 | Name | blank fill |
| 721-760 | Contact name | blank fill |
| 761-810 | Country of incorporation or formation | blank fill |
| 811-850 | Surname or family name | TOWNING |
| 851-890 | First given name | TERRY |
| 891-930 | Second given name | blank fill |
| 931-938 | Date of birth (CCYYMMDD) | 19581104 |
| 939-988 | Nationality or citizenship | AUSTRALIA |
| 989-1008 | Passport number | blank fill |
| 1009-1028 | Visa number | blank fill |
| 1029-1128 | Visa subclass | blank fill |
| 1129-1136 | Visa expiry date (CCYYMMDD) | blank fill |
| 1137-1139 | Country code of tax residence | AUS |
| 1140-1177 | Address at time of transfer line 1 | 159 WATER STREET |
| 1178-1215 | Address at time of transfer line 2 | blank fill |
| 1216-1242 | Address at time of transfer suburb, town or locality | HELENSVALE |
| 1243-1245 | Address at time of transfer state or territory | QLD |
| 1246-1249 | Address at time of transfer postcode | 4212 |
| 1250-1299 | Address at time of transfer country | blank fill |
| 1300-1337 | Address for future notices line 1 | 159 WATER STREET |
| 1338-1375 | Address for future notices line 2 | blank fill |
| 1376-1402 | Address for future notices suburb, town or locality | HELENSVALE |
| 1403-1405 | Address for future notices state or territory | QLD |
| 1406-1409 | Address for future notices postcode | 4212 |
| 1410-1459 | Address for future notices country | blank fill |
| 1460-1464 | Contact phone number country code | 00061 |
| 1465-1466 | Contact phone number area code | 07 |
| 1467-1481 | Contact phone number | 55596521 |
| 1482-1557 | Email address | TT@HOTMAIL.COM |
| 1558-1657 | PEXA subscriber ID | 6598718552 |
| 1658-1857 | Subscriber client name | SELL WITH US |
| 1858-1957 | Subscriber client reference | 1122598740 |
| 1958-1997 | Subscriber contact name | MARY ROBERTS |
| 1998-1999 | Subscriber contact phone number area code | 07 |
| 2000-2014 | Subscriber contact phone number | 55596655 |
| 2015-2052 | Subscriber street address line 1 | 12 PUMICESTONE LANE |
| 2053-2090 | Subscriber street address line 2 | blank fill |
| 2091-2117 | Subscriber street address suburb, town or locality | HELENSVALE |
| 2118-2120 | Subscriber street address state or territory | QLD |
| 2121-2124 | Subscriber street address postcode | 4212 |
| 2125-2174 | Subscriber street address country | blank fill |
| 2175-2204 | Subscriber transaction unique ID | 123987582 |
| 2205-2500 | Filler | blank fill |

File total data record

|  |  |  |
| --- | --- | --- |
| **Character position** | **Field name** | **Contents** |
| 1-4 | Record length (=2500) | 2500 |
| 5-14 | Record identifier (=FILE-TOTAL) | FILE-TOTAL |
| 15-22 | Number of records on file | 00000007 |
| 23-30 | Count of IDENTITYs on file | 00000001 |
| 31-38 | Count of TRANSACTs on file | 00000001 |
| 39-46 | Count of TRANSPROs on file | 00000001 |
| 47-54 | Count of PREPROPs on file | 00000001 |
| 55-62 | Count of ENTITYDATs on file | 00000002 |
| 63-2500 | Filler | blank fill |

8 Algorithms

ABN algorithm

The ABN algorithm is a mathematical formula that tests the validity of numbers quoted as ABNs. Use of the algorithm is required, as it will minimise ABN errors and may subsequently reduce the need for contact between your clients and the ATO. It is available from [www.ato.gov.au](file:///C:/Users/ublry/AppData/Local/Microsoft/Windows/Temporary%20Internet%20Files/Content.Outlook/K8K0X8B6/Real_Property__Version_1_0_0_Initial_draft_for_project%20Sue's%20comments.docx) by searching for ABN format.

ABN Lookup

The ABN Lookup is a facility that allows businesses to check details provided to them by their payees. The information that can be checked is publicly available information. The system allows businesses to confirm that the ABN provided to them is the correct one.

Whilst businesses are not required to check the details provided to them, it is good business practice to do so.

More information about the ABN Lookup facility is available from [www.ato.gov.au](https://www.ato.gov.au) by searching for ABN Lookup or directly from [www.business.gov.au](http://www.business.gov.au/Pages/default.aspx).

9 Reporting amendments

Reporting to the ATO

Reporting parties can report corrected details to the ATO electronically. The *Real property transfers report* data file format, specified in this document is to be used i.e.

* *Intermediary data record*
* *Reporting party data record*
* *Transaction data record*
* *Transaction property data record*
* *Subdivision and consolidation details data record*
* *Entity data record*
* *File total data record*

Where an entity needs to amend fields in the report, to correct an error after the electronic report has been lodged with the ATO, the corrected fields should be reported to the ATO in another report data file.

The following information should be recorded in the amended report:

* Purchaser and vendor details exactly the same as they were on the original report, unless this information is being corrected or amended,
* all amounts that have not changed, exactly the same as they were in the original report, and
* any amounts that were reported incorrectly should be reported as the corrected amount. For example if $200 was reported in the *GST payable* field originally but it should have been reported as $400, the amount of $400 should be reported for *GST payable* field in the report.

 Amended records must have A recorded in the *Lodgment type* field.

The data file may contain amended purchaser, vendor data records and any additional original purchaser or vendor data records that were not reported in a prior report data file for the same reporting period.

 The data file must not contain original purchaser or vendor data records that have already been sent to the ATO and have not changed.

 Original data records contained in the data file and not previously sent to the ATO, must have O recorded in the *Lodgment type* field.

 Cancelled records must have **C** recorded in the *Lodgment type* field. Cancelled records are used in the situation where a transaction was reported to the ATO in error. Cancelled records must contain the same information that was provided in the original lodgment.

10 More information

Electronic specifications

If anything in this specification needs clarification, direct your enquiries to:

* phone **13 28 66**
* email [ATO-eReporting@ato.gov.au](mailto:ATO-eReporting@ato.gov.au)

Reporter enquiries

For information on how to lodge the *Real Property Transfers Report* electronically:

* go to [www.ato.gov.au](http://www.ato.gov.au/), or
* phone **13 28 66**.

Other enquiries

Enquiries relating to the legislative requirements for lodgment of the *Real Property Transfers Report* and general enquiries about other matters can be made by phoning **13 28 66**.

Software Developers Homepage

Software developers, both in-house and commercial, who are developing or updating electronic reporting software, should use this specification for developing their application.

The software developer’s homepage at [http://softwaredevelopers.ato.gov.au](http://softwaredevelopers.ato.gov.au/) has been designed to facilitate a partnership between the software development industry and the ATO.

The software developer’s homepage provides a subscription service, registering or subscribing for updates is recommended for both in– house and commercial software developers.

Product register

The Australian Business Software Industry Association (ABSIA) has developed a software industry [product catalogue](https://www.absia.asn.au/page/product-catalogue) to replace our existing product register.

Instructions forregistering and listing your products on the new product catalogue are available on the [ABSIA website](https://www.absia.asn.au/)**.**

SBR products can be found on the [SBR product register](http://www.sbr.gov.au/sbr-products-register/browse-products-by-agency/australian-taxation-office-ato) on sbr.gov.au.

ATO Product register

As of May 2017, our product register is no longer maintained. Refer to the ABSIA product catalogue.

Contact us

Email feedback or questions to [info@absia.asn.au](mailto:info@absia.asn.au?subject=Product%20catalogue%20enquiry) or [DPO@ato.gov.au](mailto:DPO@ato.gov.au?subject=Simpler%20BAS%20for%20small%20business).

11 Specification of return data files

Physical specifications of the ATO return data file

RPTR files sent via the Portal

If an email address has been supplied, an email notification will generate to the intermediary advising that a return file is available in the Portal for download.

Return data file content

Each Return data file will contain a *Return data – File name* record. The *Return data – File name* record will contain the Filename and the Transaction reference number. The *Return data – File name record* will be followed by *a Return data – File identity data record.*

The *Return data – File identity data record*. will identify the type of data in the file and contain the name and phone number of the intermediary of the RPTR.

The *Return data – File identity data record* will be followed by a *Return data – Reporting party data record*.

*Return data – Reporting party data record* will identify the reporting party to which the following entity records belong.

The *Return data – Entity data records* will contain entity identity information and follow the *Return data – Reporting party data record* to which they belong.

If data for more than one reporting party is returned to the intermediary in the one file, separate *Return data – Reporting party data records* will be provided and the *Return data – Entity data records* will follow the *Return data – Reporting party data record* to which they belong.

A *Return data – File total data record* will be the last record in the return file and will contain a count of all records in the file.

Structure of return data file

The example below shows the structure of the return data file containing identity matched entity records for one reporting party.

|  |
| --- |
| Return data – File name |
| Return data – File identity data record |

|  |
| --- |
| Return data – Reporting party data record |
| Return data – Entity data record 1 |
| Return data – Entity data record 2 |
| Return data – Entity data record 3 |

|  |
| --- |
| Return data – File total data record |

Record specifications of return data file

Return data – File name

IBM standard labels will be used.

The following will be included in the header label:

* File name of **REALPROPERTY**
* Transaction reference number

Return data – File name

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Character position** | **Field length** | **Field format** | **Field name** | **Reference number** |
| 1-12 | 12 | A | Filename | [11.1](#d11_1) |
| 13-25 | 13 | AN | Transaction reference number | [11.2](#d11_2) |

Return data – File identity data record

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Character position** | **Field length** | **Field format** | **Field name** | **Reference number** |
| 1-8 | 8 | AN | Record identifier (=RETIDENT) | [11.3](#d11_3) |
| 9-84 | 76 | A | ATO business line | [11.4](#d11_4) |
| 85-99 | 15 | AN | ATO contact phone number | [11.5](#d11_5) |
| 100-107 | 8 | D | ATO file creation date | [11.6](#d11_6) |
| 108-117 | 10 | AN | ATO report specification version number (=REALP001.0) | [11.7](#d11_7) |
| 118-130 | 13 | N | Original ATO reference number | [11.8](#d11_8) |
| 131-146 | 16 | AN | Original file reference number | [11.9](#d11_9) |
| 147-346 | 200 | AN | Name | [11.10](#d11_10) |
| 347-357 | 11 | N | Australian business number | [11.11](#d11_11) |

Return data – Reporting party data record

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Character position** | **Field length** | **Field format** | **Field name** | **Reference number** |
| 1-8 | 8 | AN | Record identifier (=IDENTITY) | [11.12](#d11_12) |
| 9-208 | 200 | AN | Name | [11.10](#d11_8) |
| 209-219 | 11 | N | Australian business number | [11.11](#d11_9) |
| 220-227 | 8 | D | Reporting period start date (CCYYMMDD) | [11.13](#d11_13) |
| 228-235 | 8 | D | Reporting period end date (CCYYMMDD) | [11.14](#d11_14) |

Return data – Entity data record

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Character position** | **Field length** | **Field format** | **Field name** | **Reference number** |
| 1-9 | 9 | A | Record identifier (=ENTITYDAT) | [11.15](#d11_15) |
| 10-39 | 30 | AN | Transaction identifier | [11.16](#d11_16) |
| 40-59 | 20 | AN | Reporter entity identifier reference | [11.17](#d11_17) |
| 60-72 | 13 | N | ATO reference identifier | [11.18](#d11_18) |
| 73-83 | 11 | N | Matched Australian business number | [11.19](#d11_19) |
| 84-95 | 12 | N | Matched Australian registered body number | [11.20](#d11_20) |
| 96-104 | 9 | N | Matched Australian company number | [11.21](#d11_21) |
| 105-304 | 200 | AN | Reported non individual name | [11.22](#d11_22) |
| 305-504 | 200 | AN | Matched non individual name | [11.23](#d11_23) |
| 505-544 | 40 | AN | Reported surname or family name | [11.24](#d11_24) |
| 545-584 | 40 | AN | Matched surname or family name | [11.25](#d11_25) |
| 585-624 | 40 | AN | Reported first given name | [11.26](#d11_26) |
| 625-664 | 40 | AN | Matched first given name | [11.27](#d11_27) |
| 665-704 | 40 | AN | Reported second given name | [11.28](#d11_28) |
| 705-744 | 40 | AN | Matched second given name | [11.29](#d11_29) |
| 745-752 | 8 | D | Matched date of birth (CCYYMMDD) | [11.30](#d11_30) |
| 753-790 | 38 | AN | Matched residential address line 1 | [11.31](#d11_31) |
| 791-828 | 38 | AN | Matched residential address line 2 | [11.31](#d11_31) |
| 829-855 | 27 | AN | Matched residential suburb, town or locality | [11.32](#d11_32) |
| 856-858 | 3 | A | Matched residential state or territory | [11.33](#d11_33) |
| 859-862 | 4 | N | Matched residential postcode | [11.34](#d11_34) |
| 863-912 | 50 | AN | Matched residential country | [11.35](#d11_35) |
| 913-950 | 38 | AN | Matched postal address line 1 | [11.36](#d11_36) |
| 951-988 | 38 | AN | Matched postal address line 2 | 11.36 |
| 989-1015 | 27 | AN | Matched postal suburb, town or locality | [11.37](#d11_37) |
| 1016-1018 | 3 | A | Matched postal state or territory | [11.38](#d11_38) |
| 1019-1022 | 4 | N | Matched postal postcode | [11.39](#d11_39) |
| 1023-1072 | 50 | AN | Matched postal country | [11.40](#d11_40) |
| 1073-1148 | 76 | AN | Matched email address | [11.41](#d11_41) |
| 1149-1153 | 5 | N | Matched contact phone number country code | [11.42](#d11_42) |
| 1154-1155 | 2 | N | Matched contact phone number area code | [11.43](#d11_43) |
| 1156-1170 | 15 | AN | Matched contact phone number | [11.44](#d11_44) |

Return data – File total data record

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Character position** | **Field length** | **Field format** | **Field name** | **Reference number** |
| 1-10 | 10 | AN | Record identifier (=FILE-TOTAL) | [11.45](#d11_45) |
| 11-18 | 8 | N | Number of records | [11.46](#d11_46) |

Data field definitions – Return data file.

[11.1](#r11_1) **Filename –** will be set to **REALPROPERTY**

[11.2](#r11_2) **Transaction reference number –** ATO assigned number for returned file**.**

[11.3](#r11_3) **Record identifier** – will be set to **RETIDENT**

[11.4](#r11_4) **ATO business line**– will be set to the ATO business line that is responsible for sending the return file.

[11.5](#r11_5) **ATO contact phone number** – the telephone number of the ATO business line sending the data.

[11.6](#r11_6) **ATO file creation date** – the date the return file was created by the ATO and will be supplied in the CCYYMMDD format.

[11.7](#r11_7) **ATO report specification version number** – will be set to **REALP001.0**.

[11.8](#r11_8) **Original ATO reference number** – the unique identification number assigned to the original inbound file by the ATO to identify activity and reconciliation. This number can be found on the Validation Report for the original lodgment under the ATO Reference number field.

[1](#r11_9)[1.9](#r11_9) **Original file reference number** - the file reference provided by the organisation that sent the RPTR file (*File reference* field 6.6 on the inbound specification).

[11.10](#r11_10) **Name** – the name of the organisation.

In the *Return data – File identity data record* this is the organisation that sent the RPTR file (the intermediary).

In the *Return data – Reporting party data record* this is the organisation that has the obligation to lodge the report (the reporting party).

[11.11](#r11_11) **Australian business number**– the Australian business number (ABN) of the organisation.

In the *Return data – File identity data record* this is the ABN for the organisation that sent the RPTR file (the intermediary).

In the *Return data – Reporting party data record* this is the ABN for the organisation that has the obligation to lodge the report (the reporting party).

[11.12](#r11_12) **Record identifier** – will be set to **IDENTITY**.

[11.13](#r11_13) **Reporting period start date** – the start date of the reporting period and will be supplied in the CCYYMMDD format.

For example, if the RPTR was for the first quarter of the 2016-17 financial year, this field will be set to 20160701.

[11.14](#r11_14) **Reporting period end date** – the end date of the reporting period and will be supplied in the CCYYMMDD format.

For example, if the RPTR was for the first quarter of the 2016-17 financial year, this field will be set to 20160930.

[11.15](#r11_15) **Record identifier** – will be set to **ENTITYDAT**.

[11.16](#r11_16) **Transaction identifier** – the unique identification for the transaction that was reported in the RPTR

[11.17](#r11_17) **Reporter entity identifier reference** – The entity’s identifier reference in the reporting State/Territory’s system, as reported in the RPTR file.

[11.18](#r11_18) **ATO reference identifier** – The entity’s identifier used within the ATO systems.

attention_pms The identifier used in this field will not be the entity’s tax file number (TFN).

[11.19](#r11_19) **Matched Australian business number** – the matched ABN for the entity. If an ABN for the entity can not be determined this field will be zero filled.

[11.20](#r11_20) **Matched Australian registered body number** – the matched ARBN for the entity. If an ARBN for the entity can not be determined this field will be zero filled.

[11.21](#r11_21) **Matched Australian company number** – the matched ACN for the entity. If an ACN for the entity can not be determined this field will be zero filled.

[11.22](#r11_22) **Reported non individual name** - the non-individual entity name provided by the reporting party in the RPTR. This field may be the name of a company, trust, non-individual trustee, Government organisation or superannuation fund. If a non-individual name was not provided this field will be blank filled.

[11.23](#r11_23) **Matched non individual name** – the matched non-individual name as it appears within the ATO system. This field may be the name of a company, trust, non-individual trustee, Government organisation or superannuation fund. If a non-individual name was not matched this field will be blank filled.

[11.24](#r11_24) **Reported surname or family name** – the individual entity surname or family name provided by the reporting party in the RPTR. If a surname or family name was not provided this field will be blank filled.

[11.25](#r11_25) **Matched surname or family name** – the matched individual surname or family name of the entity as it appears within the ATO system. If a surname or family name was not matched this field will be blank filled.

[11.26](#r11_26) **Reported first given name** - the individual entity first given name provided by the reporting party in the RPTR. If a first given name was not provided this field will be blank filled.

[11.27](#r11_27) **Matched first given name** - the matched individual first given name of the entity as it appears within the ATO system. If a first given name was not matched this field will be blank filled.

[11.28](#r11_28) **Reported second given name** - the individual entity second given name provided by the reporting party in the RPTR. If a second given name was not provided this field will be blank filled.

[11.29](#r11_29) **Matched second given name** – - the matched individual second given name of the entity as it appears within the ATO system. If a second given name was not matched this field will be blank filled.

[11.30](#r11_30) **Matched date of birth** – the matched date of birth of the individual entity as it appears within the ATO system and will be supplied in the CCYYMMDD format. If the date of birth was not matched this field will be zero filled.

[11.31](#r11_31) **Matched residential address** – lines 1 and 2 will contain the matched residential address (excluding suburb, town or locality, state or territory, postcode and country) of the entity. If the address was not matched this field will be blank filled.

[11.32](#r11_32) **Matched residential suburb, town or locality** - the matched residential suburb, town or locality of the entity. If the address was not matched this field will be blank filled.

[11.33](#r11_33) **Matched residential state or territory** - the matched residential state or territory of the entity. If the address was not matched this field will be blank filled.

[11.34](#r11_34) **Matched residential postcode** – the matched residential postcode of the entity. If the address was not matched this field will be zero filled.

[11.35](#r11_35) **Matched residential country** - the matched residential country of the entity. If the address was not matched this field will be blank filled.

[11.36](#r11_36) **Matched postal address** – lines 1 and 2 will contain the matched postal address (excluding suburb, town or locality, state or territory, postcode and country) of the entity. If the address was not matched this field will be blank filled.

[11.37](#r11_37) **Matched postal suburb, town or locality** - the matched postal suburb, town or locality of the entity. If the address was not matched this field will be blank filled.

[11.38](#r11_38) **Matched postal state or territory** - the matched postal state or territory of the entity. If the address was not matched this field will be blank filled.

[11.39](#r11_39) **Matched postal postcode** – the matched postal postcode of the entity. If the address was not matched this field will be zero filled.

[11.40](#r11_40) **Matched postal country** - the matched postal country of the entity. If the address was not matched this field will be blank filled.

[11.41](#r11_41) **Matched email address** - the matched email address of the entity. If the address was not matched this field will be blank filled.

[11.42](#r11_42) **Matched contact phone number country code** - the matched country area code of the contact phone number of the entity. If the address was not matched or if the country is a phone number within Australia this field will be zero filled.

[11.43](#r11_43) **Matched contact phone number area code** - the matched area code of the contact phone number of the entity. If the address was not matched this field will be zero filled.

[11.44](#r11_44) **Matched contact phone number** - the matched phone number of the contact of the entity. If the address was not matched this field will be blank filled.

[11.45](#r11_45) **Record identifier** – will be set to **FILE-TOTAL**.

[11.46](#r11_46) **Number of records** – will be set to the sum total of all records in the return data file, including the following records:

* *Return data – File identity data record*
* *Return data – Reporting party data record(s)*
* *Return data – Entity data record(s)*
* *Return data – File total data record*.