

## Online services



### Providing this information online is faster and easier.

You can update your real estate information using your Centrelink online account through myGov. For help, go to [servicesaustralia.gov.au/onlineguides](https://servicesaustralia.gov.au/onlineguides)

If you do not have a myGov account, you can create one at [my.gov.au](https://my.gov.au) and link it to your Centrelink online account. For more information, go to [servicesaustralia.gov.au/register](https://servicesaustralia.gov.au/register)

## When to use this form



### Home property

Use this form if:

- your home property is:
  - more than 2 hectares (5 acres)
  - on more than 1 title, or
  - used for business purposes.
- you are in a care situation and have been absent from your home property for 2 years or more.
- you entered a care situation on or after 1 January 2017 and you are renting out your former home.
- you have been temporarily absent from your home property for more than 12 months.

### Other property

Use this form if you own any real estate not listed above, in Australia and/or outside Australia.

Do **not** complete this form if:

- the property is fully owned by a private trust and/or private company, and
- you are involved with the private trust and/or private company.

You must complete a **Private Company (Mod PC)** form and/or **Private Trust (Mod PT)** form for each property if you have not done so already.

## For more information



Go to [servicesaustralia.gov.au/realestateincome](https://servicesaustralia.gov.au/realestateincome) or [servicesaustralia.gov.au/realestateassets](https://servicesaustralia.gov.au/realestateassets)

If you need to call us, go to [servicesaustralia.gov.au/phoneus](https://servicesaustralia.gov.au/phoneus)

We can translate documents you need for your claim or payments for free.

To speak to us in your language, call **131 202**.

Call charges may apply.

If you have a hearing or speech impairment, you can contact the **TTY service** Freecall™ **1800 810 586**. A TTY phone is required to use this service.

## **Authority to inspect the property**

### **Purpose of this authority**

To enable us to correctly assess your entitlement, it may be necessary for a valuation of the property to be completed.

To continue paying you your correct entitlement, we may arrange to have the property professionally valued from time to time, at no cost to you.

### **Information about having a valuation**

#### **Why is a valuation required?**

Social security law requires that the value of assets (for example, property, shares in a company, units in a trust) is included when calculating the amount of pension, benefit or allowance we pay you.

#### **How is the value of a property decided?**

The value of real estate is the current market value, less any allowable debts on the property. The current market value is the price the owner could expect to receive if the property was sold.

We will maintain the value of the property through regular updates using relevant market data.

#### **What happens if there is no permission to inspect the property?**

If the value of the property is likely to affect a person's entitlement to social security payments or the rate of payment, but no permission to inspect the property is provided, the person's payment may not be granted, payment may be reduced or payment may be stopped.

#### **What if you are not satisfied with the valuation?**

If you are unhappy with a valuation, you should contact us. We will check the details, explain the decision, and if necessary arrange a further valuation. This gives you a chance to correct misunderstandings or present new information.

## Filling in this form

You can complete this form on your computer, print and sign it.

If you have a printed form:

- Use black or blue pen.
- Print in BLOCK LETTERS.
- Where you see a box like this  **Go to 1** skip to the question number shown.

- 1 Is the property fully owned by a private company and/or private trust that you are involved in?

No  **Go to next question**

Yes  **Do not complete this form.** You must complete a **Private Company (Mod PC)** form and/or **Private Trust (Mod PT)** form for each property if you have not already done so.  
If you do not have these forms, go to **servicesaustralia.gov.au/forms**

## About you

- 2 Your Customer Reference Number

<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
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- 3 Your family name


First given name

Second given name

- 4 Your date of birth

## About your property

- 5 How many properties in Australia and/or outside Australia do you (and/or your partner) own or have an interest in?

 You will need to complete and return a separate **Real estate details (Mod R)** form for each property you own if you have not already done so.

If you do not have this form, go to **servicesaustralia.gov.au/forms**

- 6 Address of the property

<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
Postcode

Country (if not in Australia)

- 7 What type of property is this?

- Vacant land
- Bush block
- Home office/business
- House
- Self contained flat (part of or attached to a residence)
- Units/flats/town house
- Retail premises
- Commercial premises
- Industrial premises
- Farm (or hobby farm)
- Market garden
- Residential block larger than 2 hectares (5 acres)

Other  **Give details below**


<input type="text"/>
<input type="text"/>



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8 What is the legal description of the property (for example, lot, section, parish – this may appear on the rates notice)?

If the property is made up of more than 1 title, provide details for each separate title.

 Provide a copy of the latest council rate/valuation notice.

9 What is the estimate of the current market value of the property, including land, buildings and water assets (for example, water rights, allocations or licences)?

You do not need to have the property professionally valued. We may have the property valued at no cost to you.

 Provide a copy of the water rights, allocation or licence documents, if applicable.

10 Read this before answering the following question.

Only answer this question if this property is **not** your home property.

The **current market value** of the household contents is what you would get if you sold it. It is not the replacement or insured value.

**Include:**

- all furniture (including soft furnishings such as curtains), antiques and works of art, and
- electrical appliances such as televisions and fridges.

What is your estimate of the **current market value** of the household contents you (and/or your partner) own in the property?

Current market value	Amount owed
<input type="text"/>	<input type="text"/>
Your share <input type="text"/> %	Partner's share <input type="text"/> %

11 Do you (and/or your partner) live on the property?

No  **Go to 28**

Yes  **Go to next question**

12 Are you (and/or your partner) using any rooms or buildings of your home property **only** for business (for example, rooms used exclusively for a bed and breakfast business)?

No  **Go to 14**

Yes  **Go to next question**

13 What is the value of the rooms or buildings of your home property used only for business?

For example, the percentage of the total value of the home being used for business purposes.

14 Is any portion of the land surrounding your home property used primarily for business purposes (for example, land surrounding your home property used as an orchard, even if accessed for other reasons)?

No  **Go to 16**

Yes  **Go to next question**

15 What is the value of the portion of the land (up to 2 hectares or 5 acres) surrounding your home property that is used primarily for business purposes?

16 Is the property larger than 2 hectares (5 acres)?

No  **Go to 18**

Yes  **Go to next question**

17 What is the estimate of the value of the home and surrounding 2 hectares (5 acres)?

18 Does the property have more than 1 title document?

No  **Go to 20**

Yes  **Go to next question**

19 What is the estimate of the value of the home and surrounding title?

Provide the legal description and area of the title on which the home sits.

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 Provide a copy of each title deed.

**20 Read this before answering the following question.**

From 1 July 2017, the qualifying age for Age Pension increased from 65 years to 65 years and 6 months. The qualifying age rises by 6 months every 2 years, reaching 67 years by 1 July 2023.

To work out if you (or your partner) are Age Pension age, use the table below.

Date of birth	Qualifying age at
1 July 1952 to 31 December 1953	65 years and 6 months
1 January 1954 to 30 June 1955	66 years
1 July 1955 to 31 December 1956	66 years and 6 months
From 1 January 1957	67 years

Are you (and/or your partner) over Age Pension age and receiving or claiming:

- Age Pension
- Carer Payment
- Pension Bonus Bereavement Payment, or
- Department of Veterans' Affairs Age Service Pension?

No  **Go to 28**

Yes  **Go to next question**

**21 Read this before answering the following question.**


This question relates to the person who is Age Pension age and is receiving or claiming:

- Age Pension
- Carer Payment, or
- Department of Veterans' Affairs Age Service Pension.

For Pension Bonus Bereavement Payment, this person may also include your late partner.

Has the property been your home property for 20 years or more continuously?

No  **Go to 28**

Yes   Provide documents to provide evidence of the property having been your home property for 20 years or more continuously.  
 **Go to next question**

**22 How do you (and/or your partner) currently use the property?**

**Tick all that apply**

- Do not currently make any use of the property
- Primary production
- Rural residential only
- Leased
- Other commercial or business use (for example, commercial kennels)
- Hobby farm
- Other  Give details below

**23 Does any person in your family use the property to support themselves?**

No  **Go to next question**

Yes  Describe how they use the property to support themselves

**24 Is there any potential commercial use of the property (for example, subdividing, agistment, hobby farming)?**

No  **Go to next question**

Yes  Describe the potential commercial use

**25 Are there any reasons that stop you (and/or your partner) from using the property to produce an income?**

No  **Go to 28**

Yes  **Go to next question**

**26 Why is your property not being used to produce an income?**

**Tick all that apply**

- Rural residential block
- Land is not viable for commercial or agricultural use
- Caring responsibilities
- Health reasons
- Zoning restrictions
- Environmental restrictions
- Other  Give details below

**27 Have 2 or more titles been amalgamated since 9 May 2006?**

No

Yes

**28 Who owns the property?**

You  Percentage owned  %

Your partner  Percentage owned  %

Other  Give details below

Name of person/entity

Percentage owned  %

29 How did this property come into your (and/or your partner's) ownership?

Purchased  Purchase price

\$

Inherited/Gifted

Other  Give details below

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30 When did this property come into your (and/or your partner's) ownership (the date of settlement)?

31 What is the area or the dimensions of the property?

Complete **ONE** of these measurements only.

Area in hectares

or Area in acres

or Area in square metres

or Dimensions  X

If your property is made up of more than 1 title, provide a separate sheet with details of the area or dimensions for each title.

32 Describe all buildings on the property

This will assist us to value the property.

What is the approximate floor area in square metres?  How old is the building?

Type of construction

Exterior (for example, brick, timber)

Interior (for example, plaster, not lined)

Roof (for example, metal, tiles)

General condition (for example, fair, good, poor)

Total number of flats/units in complex (if applicable)

For residential building, number of bedrooms

Number of other rooms (excluding laundry, bathroom, toilet)

If you (and/or your partner) have more than 1 building on this property, provide a separate sheet with details.

## Property financial details

33 Is the property mortgaged or encumbered?

No  Go to 36

Yes



Provide the:

- mortgage or loan agreement(s) showing which assets or properties are held as security against the loan (if applicable), and
- latest statement of each loan account.

34 Has another property (including your home property) been used to secure this mortgage?

No  Go to next question

Yes  Give details below

Address of the other property used to secure the loan.

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 Postcode

Estimated market value

\$

If you (and/or your partner) have more than 1 property used as security, provide a separate sheet with details.

35 Give details of the loan

How much do you (and/or your partner) owe?

\$

Interest rate per annum

%

Purpose of the loan

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If you (and/or your partner) have more than 1 loan, provide a separate sheet with details.

36 Do you (and/or your partner) receive any rental income from the lease of the property?

No  Go to 38

Yes  Give details below

Gross amount of rent received (before tax and other deductions)

\$  per week



Provide a copy of your (and/or your partner's):

- last Income Tax Return
- rental profit/loss statement, and
- Depreciation Schedule.

37 How many weeks per year is the property rented?

weeks per year

38 Do you (and/or your partner) receive any non-rental income from the property?

No  Go to next question

Yes  Give details below

Source of income (for example, hobby farming, agistment)

Gross amount received (before tax)

\$ per week



Provide a copy of your (and/or your partner's) last personal and business Income Tax Return and financial statements.

39 Are there any circumstances affecting the value of the property?

This may include details such as:

- no water on property for grazing livestock
- lack of adequate fencing
- hills
- rocky ground
- natural bushland
- unusual title.

No  Go to next question

Yes  Give details below

Authority to inspect the property

40 Refer to 'Authority to inspect the property' in the Notes for more information.

Do you authorise a licenced valuer to enter and inspect the property for the purposes of a valuation in relation to the Social Security (Administration) Act 1999.

I understand that if the property to be inspected is not occupied by me, it is my responsibility to give the actual occupant reasonable notice, or such notice as is required by agreement, of the inspection.

This authorisation does not permit the valuer to enter my home, or any dwelling I may own, during the inspection, unless invited to do so. A similar condition applies to the home of any tenant involved.

I further understand that Centrelink or its representative will contact me, or the person noted below, to arrange a mutually convenient time for any inspection of the property.

No  Go to 43

Yes  Go to next question

41 Person to be contacted by the valuer

Person's daytime phone number

42 If the property is hard to locate, give full directions or provide a map.

## Checklist

- 43 Which of the following forms and/or documents are you (and/or your partner) providing with this form?

**Important Note:** If you are making a claim, you must return this form and **all** other supporting documents at the same time you lodge your claim form. If you do not return all documents, your claim may not be accepted. The only exception will be if you are waiting for medical evidence or other documents from a third party.

If you are not sure, check the question to see if you should provide the documents.

Tick all that apply	
Real estate details (Mod R) form for each property you own (if required for <b>question 5</b> )	<input type="checkbox"/>
Copy of the latest council rate/valuation notice (required for <b>question 8</b> )	<input type="checkbox"/>
Documents to show details of each water asset (if required for <b>question 9</b> )	<input type="checkbox"/>
Copy of each title deed (required for <b>question 19</b> )	<input type="checkbox"/>
Documents to provide evidence of the property having been your home property for 20 years or more continuously (if you answered Yes at <b>question 21</b> )	<input type="checkbox"/>
Your mortgage or loan agreement(s) showing which assets or properties are held as security against the loan and latest statement of each loan account (if you answered Yes at <b>question 33</b> )	<input type="checkbox"/>
Copy of the last Income Tax Return, rental profit/loss statement and Depreciation Schedule for the rental property (if you answered Yes at <b>question 36</b> )	<input type="checkbox"/>
Copy of your last personal and business Income Tax Return and financial statements (if you answered Yes at <b>question 38</b> )	<input type="checkbox"/>

## Privacy notice

### 44 You need to read this

#### Privacy and your personal information

The privacy and security of your personal information is important to us, and is protected by law. We need to collect this information so we can process and manage your applications and payments, and provide services to you. We only share your information with other parties where you have agreed, or where the law allows or requires it. For more information, go to [servicessaustralia.gov.au/privacy](https://servicessaustralia.gov.au/privacy)

### 45 Declaration

#### I declare that:

- the information I have provided in this form is complete and correct.

#### I understand that:

- if submitting this document as part of a claim, the claim may not be accepted unless supporting documents are lodged at the same time as the claim. The only exception will be if I am waiting for medical evidence or other documents from a third party.
- Centrelink can make relevant enquiries to make sure I receive the correct entitlement.
- giving false or misleading information is a serious offence.

Your signature

Date

/ /

Your partner's signature

Date

/ /

### Returning this form

Return this form and any supporting documents:

- online** using your Centrelink online account. For more information, go to [servicessaustralia.gov.au/submitdocumentsonline](https://servicessaustralia.gov.au/submitdocumentsonline)
- in person at one of our service centres, if you are unable to use your Centrelink online account.