

# Property Intensive

**19–20 November 2024**

**Online**

**8 CPD hours**



## The Tax Institute gratefully acknowledges the generous assistance of members of the Organising Committee:

Scott McGill, CTA, Chair, Property Intensive Organising Committee

Thomas Aitkenhead, Hoffman Kelly

Sam Ayoubi, PwC

Jim Koutsokostas, CTA, Hall & Wilcox

Irina Tan, ATI, Pitcher Partners

Rajan Verma, CTA, Velocity Legal





# Welcome

Property and tax. These three simple words are enough to build a national program every year which is relevant to almost all practitioners. This year's Property Intensive promises to be outstanding.

With property being one of the key elements of the Australian economy and a constantly changing taxation landscape, the Organising Committee has had a tough job in narrowing down the sessions to the few that were chosen. With speakers who are at the cutting edge of policy, technical skill and practicality, we believe the sessions will be very valuable to those who attend the two-day, online program. Highlights are sure to be the keynote economic update; hearing from the ATO regarding property issues in their Next 5000 Reviews; and a forward-looking session at how tax reform may be used in a property context.

On behalf of The Tax Institute and the Organising Committee, I invite you to attend the Property Intensive; I also send a huge thanks to the Organising Committee and the speakers for their time and efforts in developing and delivering what will no doubt be a fantastic intensive program.



A handwritten signature in black ink, appearing to read 'Scott McGill'.

**Scott McGill, CTA**  
Chair, Intensive Organising Committee

**Early bird pricing offer**  
**Register on or before Friday, 25 October to save!**

# Technical program

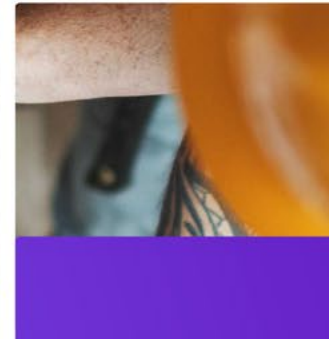
**Day 1**      Tuesday, 19 November 2024

Time *AEDT	Session
10:25 – 10:30am	<b>Welcome and opening address</b> Speaker: Scott McGill, CTA, Chair, Intensive Organising Committee
10:30 – 11:30am	<b>Session 1: Navigating the future: Tax reform and property market trends</b> Speaker: Pat Bustamante, Westpac <p>Join us for an insightful session that delves into the issues surrounding tax reform, specifically focusing on negative gearing and capital gains tax (CGT). As policymakers consider changes that could significantly impact investors and the housing market, understanding the potential ramifications is crucial. We'll also explore the ongoing growth in property values, even in the face of fluctuating economic indicators. What does this mean for investors, homebuyers, and the broader economy? Our expert presenter will provide data-driven insights and real-world perspectives, equipping you with the knowledge to navigate these complex trends.</p>
11:30am – 12:30pm	<b>Session 2: Navigating inward investment in Australian Property – Key tax considerations</b> Speaker: Denise Honey, CTA, Pitcher Partners <p>Explore the intricacies of inward investment in Australian property, focusing on critical tax implications such as land tax, stamp duty, and thin capitalisation requirements. This session will address common challenges faced by investors and delve into the Taxation of Financial Arrangements (TOFA) alongside hybrid mismatch rules. With Australia positioned as a 'Safe Haven' for investors from Hong Kong and Singapore, this session will provide essential insights for navigating the evolving landscape of property investment in Australia.</p>
12:30 – 1:30pm	<b>Delegate break</b>
1:30 – 2:30pm	<b>Session 3: Capital structuring and landholder duty – Navigating tax challenges in property investment</b> Speaker: Alice Kim, King & Wood Mallesons, Melanie Shaw, King & Wood Mallesons <p>This session will address critical capital and structuring issues related to landholder duty in property investment. Participants will learn about tax timing traps to avoid during capital raises, including the complexities of double or triple duty scenarios. We will also explore structuring considerations for joint ventures and partnerships, focusing on implications at dissolution. Additionally, we'll discuss tax implications tied to different classes of shares or units in property vehicles.</p>
2:30 – 3:30pm	<b>Session 4: Housing affordability – Build to rent and other options</b> Speakers: Chris Aboud, PwC, Ari Esmerian, PwC, Nick Rogaris, PwC <p>Dive into the evolving landscape of affordable housing solutions, with a particular focus on build-to-rent (BTR) developments and associated tax issues. This session will cover the following topics:</p> <ul style="list-style-type: none"><li>• Managed Investment Trust regime</li><li>• GST issues</li><li>• Stamp duty and land tax considerations</li><li>• Other relevant matters (i.e. funding and government support)</li></ul>

# Technical program

**Day 2**      Wednesday, 20 November 2024

Time *AEDT	Session
10:30-11:30am	<p><b>Session 5: Salient tax issues in the construction industry</b> Speaker: William Calokerinos, CTA, Wentworth Chambers</p> <p>This session outlines:</p> <ul style="list-style-type: none"><li>• Construction law update, seminal construction cases and industry trends; and</li><li>• A selection of practical risk management tools to identify taxation issues that apply to construction contracts.</li></ul>
11:30am-12:30pm	<p><b>Session 6: Granny flats, Airbnb and similar commercial undertakings</b> Speaker: Matthew McKee, FTI, Brown Wright Stein Lawyers</p> <p>These days it is commonplace for homeowners and property investors to make their property available for short-stay accommodation, or co-habitation via a detached unit or 'granny flat'. While the extra income or additional dwelling on-site can be handy, it is important to be aware of the risks and tax consequences which can arise from these types of arrangements.</p> <p>This session will discuss a range of matters, including:</p> <ul style="list-style-type: none"><li>• The implications of these arrangements for income tax purposes and particularly under the main residence exemption</li><li>• The GST implications, such as whether an enterprise / business is being carried on</li><li>• The potential application of the Vacant Residential Land Tax; and</li><li>• The taxation of 'granny flat' arrangements.</li></ul>
12:30-1:30pm	<b>Delegate break</b>

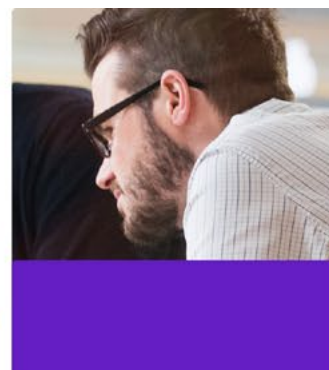
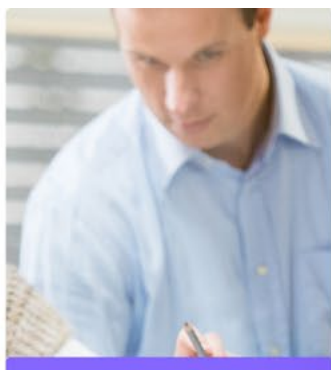




# Technical program

**Day 2**      Wednesday, 20 November 2024

Time *AEDT	Session
1:30 – 2:30pm	<p><b>Session 7: Latest developments in state taxes and the property sector</b> Speaker: Matthew Cridland, CTA, K&amp;L Gates</p> <p>The last few years have seen significant changes in the state taxes landscape, and the last 12 months have been no exception. At a time when it is becoming increasingly difficult to navigate state taxes rules, it is important to keep up to date.</p> <p>In this session, we will cover:</p> <ul style="list-style-type: none"><li>• Victorian Commercial and Industrial Property Tax – from transactional tax to annual impost. Will others follow Victoria's lead?</li><li>• Significant duty changes in New South Wales from 1 February 2024</li><li>• Oliver Hume, Godolphin and Tao – where to from here? and</li><li>• Changes in foreign surcharges for duty and land tax.</li></ul>
2:30 – 3:30pm	<p><b>Session 8: Tax Avoidance Taskforce Private Group Programs – Property and construction insights and areas of focus</b> Speakers: Sam Ayoubi, PwC, Scott McGill, CTA, Pitcher Partners, Karen Price, Australian Taxation Office</p> <p>Are you an adviser or private groups in the property and construction (P&amp;C) industry? We have a focus on this industry across our Tax Avoidance Taskforce private group programs such as Top 500, Next 5,000, Medium &amp; Emerging and Internationals. This session will provide you with an overview of:</p> <ul style="list-style-type: none"><li>• Our key risk focus areas for private groups in the P&amp;C industry</li><li>• New public guidance for inbound related party financing for private groups in P&amp;C</li><li>• What to consider if you receive funding from an international related party</li><li>• Factors attracting our attention</li><li>• Documentation and evidence to support your funding arrangements: and</li><li>• Key P&amp;C insights and relevant focus areas from Top 500, Next 5,000 and Medium &amp; Emerging.</li></ul>



# Presenters

**Chris Aboud** is a partner at PwC who has over 17 years experience advising clients on a broad range of income tax matters, including taxation of trusts particularly as it relates to the managed investment trust regime, capital gains tax, international tax matters and compliance reviews. Chris' practice focuses on clients in the real estate and funds management industries. He has extensive experience in advising on real estate transactions (including alternative real estate assets) and managing day to day compliance matters for both foreign owned and domestic real estate funds (both listed and unlisted).

**Sam Ayoubi** has been an adviser and educator specialising in tax since 1999. His experience has varied from working as a Chartered Accountant in small and second-tier accounting firms, delivering tax training full-time to accountants, lawyers and Government, providing legal and commercial advice as a tax and commercial lawyer in a law firm, and providing specialist tax services in Big 4 consulting firms. Sam joined the PwC Private Clients team as a Managing Director in 2022.

**Pat Bustamante** joined Westpac Group as a Senior Economist in August 2022. He covers a range of topics with a focus on the Australian economy and

macroeconomic policy. He has also worked across several business lines, including Westpac Business Bank, St. George Bank, BankSA, Bank of Melbourne and BT. Prior to this, Pat was an economic adviser to the Federal Treasurer, the Hon Josh Frydenberg, during the COVID-19 pandemic. This involved advising the Federal Treasurer on the economy and appropriate macroeconomic policy settings, with a focus on taxation policy.

**William Calokerinos, CTA**, accepts instructions from Solicitors both in practice and in-house Counsel. A practising barrister since the year 2010, Mr Calokerinos has practised from the same Chambers since being admitted. Mr Calokerinos is a floor member and owns Chambers in Two Wentworth Chambers. Mr Calokerinos prides himself on his attention to detail in all his professional work. In his early career, Mr Calokerinos spent around six years working in management and director reporting roles as a senior management accountant in the telecommunication industry (Vodafone and Macquarie Telecom) prior to his experience working in the Big Four in tax consulting. As a Barrister, Mr Calokerinos currently practices in both criminal and civil jurisdictions. Mr Calokerinos has

significant expertise in the following areas of law: tax law advisory and litigation, commercial advisory and litigation, commercial leasing advisory and litigation, corporate insolvency advisory and litigation, bankruptcy advisory and litigation, criminal law litigation (serious complex crime and indictable criminal matters), planning and environmental advisory and litigation and building and construction, advisory and litigation. Mr Calokerinos is constantly maintaining his tax knowledge and he is a current CTA (Chartered Tax Adviser) member with the Tax Institute of Australia and a full member and Chartered Accountant (CA) with CAANZ. Mr Calokerinos is also a lecturer and teacher with the Tax Institute in the CTA3 GST program. William is a current casual academic at UTS Law School teaching Construction Law in the UTS LLB Program (Bachelor of Laws) and a former casual academic at Western Sydney University.

**Matthew Cridland, CTA**, is a Partner in the Tax Team at K&L Gates and based in Sydney. He focuses on matters relating to GST and all State Taxes. Matthew has been in practice for more than 24 years and he advises clients across a broad range of industry sectors. In addition to assisting clients with deals advice and revenue

office reviews, he also has experience advising on litigation matters. Matthew is involved with the indirect tax committees of industry groups including the Property Council of Australia and the Financial Services Council. He is also a Contributor to the Australian Financial Review and often comments on indirect tax related issues. He is a Chartered Tax Adviser.

**Ari Esmerian** is a Partner at PwC in the Tax and Legal team with over 15 years of experience specialising in stamp duty and land tax, including three years of government experience with the Victorian State Revenue Office. While Ari advises across a wide variety of transactions and across all industries, he has a specific focus and interest in the Australian property sector, and the application of these taxes (and surcharges for foreign capital) to asset classes across commercial and alternate real estate.

**Denise Honey, CTA**, leads the International Tax Group at Pitcher Partners. She has many years of experience providing international tax, structuring and tax controversy advice to corporate and trust groups and their key stakeholders. Denise is an Accredited Tax Law Specialist with the Law Institute of Victoria, participates on a number of consultation forums and is a regular presenter at the Institute's events.

# Presenters

**Alice Kim** is a Senior Associate in the Tax group of King & Wood Mallesons. Based in Melbourne, she specialises in indirect taxes, in particular GST and State Taxes across all Australian jurisdictions. Alice advises Australian and international clients property developers and real estate investment funds in the real estate and property sector. Prior to joining King & Wood Mallesons, Alice worked as an Indirect Tax Lawyer at international top-tier law firm Ashurst and two Big four consulting firms specialising in stamp duty, land tax and GST. Alice is also active in the charities space.

**Matthew McKee, FTI**, is a Partner of the Sydney law firm Brown Wright Stein Lawyers. Matthew assists accountants and lawyers in advising their clients on all aspects of tax and superannuation for SMEs and high net wealth individuals and family groups.

**Scott McGill, CTA**, is a Partner at Pitcher Partners Sydney where he focuses on taxation, business, structuring and succession issues for a wide range of clients including high net worth and large private SME's. He is closely engaged in the property industry across income tax, GST and state taxes and actively involved number of technical forums including the Property Council, Retirement Living Council and CAANZ taxation working

groups. Scott does not shy away from complex issues or disputes and has a reputation for achieving commercial outcomes.

**Melanie Shaw** is a Special Counsel in the Tax group of King & Wood Mallesons. Based in Brisbane, she advises on a wide range of income tax and indirect tax matters for Australian and international clients. Melanie also has six years experience as a tax adviser in the UK for a US law firm.

**Karen Price** is an Assistant Commissioner in Private Wealth (PW) with responsibility for PW's engagement and assurance teams across Sydney, Gosford, Newcastle and Wollongong. She also leads the PW's International risk program. She previously led and developed various aspects of PGI's Top 1000 Program in the Public Groups and International business line including the incorporation of GST assurance reviews. Karen spent the first half of her career at KPMG working mostly in the banking and financial services tax business line. She then pursued an in-house career as a corporate tax manager/head of tax in a number of large business organisations in retail, energy and e-commerce industries. These roles also provided an opportunity to undertake broader

commercial roles in those organisation's finance and legal departments.

Karen's experience as an adviser and tax manager has meant she is well acquainted with the issues surrounding practical tax compliance and strategy.

**Nick Rogaris** is a Partner at PwC in the Tax and Legal services real estate practice with extensive tax advisory, compliance and transaction experience in the

Australian real estate industry. Nick brings over 20 years experience in the Australian real estate, infrastructure and corporate tax industry, with particular expertise in inbound Australian real estate investment (Managed Investment Trust (MIT) & non-MIT structures), covering a wide array of asset classes across commercial and alternate real estate (including residential, data centres, student accommodation, and seniors living).





# Event information

## Confirmation of registration

Please note you will receive two separate emails in the form of a tax invoice at the time of payment and a confirmation email at registration completion.

## Continuing Professional Development (CPD)

Attendance at the conference counts for 8 hours of CPD with The Tax Institute.

## The Tax Institute's attendee hub

As an online event, this event will be accessible to all delegates via our dedicated attendee hub. Program information, materials (technical papers and presentations), survey forms and more will be available via The Tax Institute's virtual attendee hub. All delegates are encouraged to access the platform prior to the event. Technical papers and PowerPoint presentations will be available on the attendee hub to all participating delegates approximately five days before the event. Delegates will receive instructions on accessing the virtual attendee hub by email.

## Delegate list

A delegate list will be included on the Attendee Hub to assist with networking. Please indicate at the time of registration if you do not want your name to be included. Alternatively, you can edit your profile visibility settings in the Virtual Attendee Hub at any time during the event.

## Cancellation policy

The Tax Institute reserves the right to alter, amend or cancel all or any of the arrangements contained in the program. Should a face-to-face event be cancelled due to an event beyond The Tax Institute's reasonable control including 'an act of god', 'pandemic', 'health-related event' or 'government requirements', we will endeavour to transition to an online format to deliver the event. If there is a difference in price, a credit will be provided to delegates to be used at a future event.

It is a condition of acceptance of registration that an administration fee of 20% of the registration fee be charged for cancellation if you can no longer attend the event. Cancellations must be received in writing by The Tax Institute five working days prior to the event. No refund will be given for cancellations received within five working days of the event. A replacement may be nominated. If the replacement is not a member, the non-member registration fee will apply. CPD hours will be allocated to the designated attendee.

The Tax Institute cannot accept responsibility for delegates' late transport arrivals or non-arrivals due to delays.

## Privacy

We take your privacy seriously, and our policy can be viewed at:  
<https://www.taxinstitute.com.au/about-us/privacy-copyright-disclaimer>.

## Enquiries

For further information regarding this event, please contact the Events Team on 1300 829 338 or [nationalevents@taxinstitute.com.au](mailto:nationalevents@taxinstitute.com.au).

For registration enquiries, please contact [customeradmin@taxinstitute.com.au](mailto:customeradmin@taxinstitute.com.au).

# Registration

## Registration inclusions

Online access to presentations and technical papers

### Full registration

This registration option entitles one delegate to attend the entire event.



## Discounts

### Early bird registration

All registrations received and paid on or before Friday, 25 October 2024 will be entitled to an early bird discount.

### Group discounts

Purchase three full registrations (early bird or standard) and receive a fourth full registration for free. The free fourth registration must be of equal or of less value to the four paid registrations.

This offer cannot be redeemed in conjunction with any other promotional offer or code. All attendees must be from the same firm and all registration forms must be submitted together. For further information please contact the national events team on 1300 829 338 or [nationalevents@taxinstitute.com.au](mailto:nationalevents@taxinstitute.com.au).

Register now!



Register online ▶

Register via form ▶  
included in this brochure



A tax invoice and confirmation letter will be sent on receipt of your registration. Please photocopy for additional delegates and retain original copy for your records. All prices quoted are in Australian dollars and include GST where applicable. ABN 45 008 392 372.

## 1 Registration

Please see page 10 for registration inclusions.

### Full registration – 10 CPD hours

	Member	New member*	Non-member
<b>Early bird registration</b> Register on or before Friday, 25 October 2024	<input type="checkbox"/> \$850	<input type="checkbox"/> \$850	<input type="checkbox"/> \$1,150
<b>Standard registration</b> Register after Friday, 25 October 2024	<input type="checkbox"/> \$1,050	<input type="checkbox"/> \$1,050	<input type="checkbox"/> \$1,350

I understand that the registration fees do not include printed materials. Access to materials will be electronic.

### \*Become a member and save!

Not a member of The Tax Institute yet? Sign up for membership along with your event registration and:

- save over \$220 on Affiliate membership for the first 12 months
- access member-only prices to this and future events
- access all member-only technical resources.

Find out more about membership at [taxinstitute.com.au/membership](http://taxinstitute.com.au/membership)

I hereby apply for membership of The Tax Institute and declare that I am a person of good fame, integrity and character. I agree to be bound by the Constitution of The Tax Institute.

Signature:

Date of signature:

JOIN TODAY

## 2 Delegate contact details

Member no.:

If your member details are up-to-date, you can skip this section.

Title:  Mr  Mrs  Miss  Ms Date of birth:

First name:

Last name:

Position:

Company:

Address:

Suburb:  State:  Postcode:

Telephone:  Mobile:

Email:

Please tick this box if you do not wish your name to be included on the delegate list provided to all attendees for networking

### 3 Payment summary

Registration fees \$

Total payable \$

### 4 Payment method

Please note: all registration payments must be made prior to the event, unless other arrangements have been made with The Tax Institute.

- Cheque payable to The Tax Institute** (in Australian dollars)
- Credit card** Card type:  AMEX  Visa  MasterCard  Diners

Name on card:

Card no.:  Expiry date:

Cardholder's signature:

For our refund, cancellation and replacement policy visit [taxinstitute.com.au/professional-development/event-policy](https://taxinstitute.com.au/professional-development/event-policy).

For event enquiries, please contact the National Events Team on **1300 829 338** or [nationalevents@taxinstitute.com.au](mailto:nationalevents@taxinstitute.com.au)

For registration enquiries, please contact [customeradmin@taxinstitute.com.au](mailto:customeradmin@taxinstitute.com.au)

**Collection notice:** The Tax Institute (TTI) complies with its obligations under the Privacy Act 1988 (Cth) with respect to how it handles personal information. For information on how TTI collects, uses, holds and discloses personal information, please see its privacy policy at [www.taxinstitute.com.au](https://www.taxinstitute.com.au). [You can also request TTI's consultants to provide you with a copy of TTI Privacy Policy.] By submitting your application to TTI, you confirm that you have read TTI's Privacy Policy and you consent to your personal information being collected, used and held by TTI and disclosed to third parties in accordance with TTI's Privacy Policy.

**To register**





Email [customeradmin@taxinstitute.com.au](mailto:customeradmin@taxinstitute.com.au)

Mail Level 21, 60 Margaret Street, Sydney NSW 2000

Online [taxinstitute.com.au](https://taxinstitute.com.au)



Join the conversation

-  [linkedin.com/school/the-tax-institute](https://www.linkedin.com/school/the-tax-institute)
-  [facebook.com/thetaxinstitute](https://www.facebook.com/thetaxinstitute)
-  [twitter.com/taxinstituteoz](https://twitter.com/taxinstituteoz)
-  [instagram.com/thetaxinstitute\\_](https://www.instagram.com/thetaxinstitute_)

