

# Latrobe Valley Economic Growth Zone

## Business reimbursement scheme

From 4 November 2016, new businesses or existing businesses expanding their facilities or operations within the Latrobe Valley region are eligible for financial incentives as part of the Economic Growth Zone Business Reimbursement Scheme.

### Land Transfer Stamp Duty Reimbursement

The Latrobe Valley Authority will reimburse land transfer stamp duty on property purchases made by new or expanding businesses in the Latrobe City, Baw Baw and Wellington local government areas referred to as the Latrobe Valley Region.

#### Eligibility

To obtain the reimbursement, businesses must demonstrate that:

- The property is located within the Latrobe Valley Region
- The business will form or expand activity within 12 months of the property purchase
- The settlement date of the property purchase occurred on or after 4 November 2016
- Productivity within the region will improve
- The property purchase will create new employment
- The property owner operates the business from the purchased site

To view the guidelines, go to <https://lva.vic.gov.au/business/business-funding/economic-growth-zone>

### Fees and Charges Reimbursement

The Latrobe Valley Authority will reimburse fees and charges incurred by businesses establishing or expanding their operations in the Latrobe Valley Region.

#### Eligibility

Reimbursements are available for government fees and charges incurred in the establishment or expansion of a business. Eligible fees and charges for reimbursement may include planning application fees, licensing application fees, permit charges, environmental fees, and stamp duty on plant. To obtain a reimbursement, the fee or charge must:

- Relate to business activity located within the Latrobe Valley Region
- Have been paid by the business to either the Latrobe City Shire Council, Baw Baw Shire Council, Wellington Shire Council or the Victorian Government
- Have been incurred on or after 4 November 2016

Application forms can be accessed via this link <https://businessvic.secure.force.com/PublicForm?id=lvaeqbr2018#no-back-button>

## Case Study: Mountain Top Experience Bus Hire and Charter



In early 2019, the high demand for service from Mountain Top Experience bus line drove the need to expand to a much larger operating site. The company purchased a bigger property with the required space. Following renovations, the new site is buzzing with activity. The expansion has generated jobs and an upgrade to the company bus fleet.

The Latrobe Valley Authority was able to reimburse the Victorian government land stamp duty providing almost \$40,000 to the business for improvements and equipment.

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## Frequently asked questions

### **I own the land, but my partner runs the business from the site. Do I qualify for reimbursement of land stamp duty?**

No. An independent business leasing a site from a property owner or developer is not eligible for a reimbursement of land transfer duty under this scheme. The business rules applying to this program require the property owner to be operating a business directly from the purchased site.

### **The purchased property is owned by my superannuation fund or trust fund, what are the eligibility requirements in this situation?**

Where a Trust, Superannuation Fund or other business entity owns the site, but a related company is leasing the site from the owner, evidence of the legal business connection between the owner and the operating business is required to confirm eligibility for the scheme.

### **What if the business plans are delayed beyond the 12 months?**

The LVA can discuss and negotiate adjustments required for the completion date at its discretion.

### **Do I need to have an operating workforce when the property is purchased?**

No. Half of the approved reimbursement may be paid on application and the other half paid on presentation of evidence confirming employment activity.

### **I have purchased a property outside the boundaries of the Latrobe City, Baw Baw and Wellington local government areas. Would my application be eligible?**

No. Properties outside these local government areas are not eligible under the scheme. Contact the LVA to discuss eligibility in the case of cross-LGA boundary situations.

## Supporting Documentation required

### Land reimbursements:

- **Land Transfer Duty Statement** from the State Revenue Office - confirmation of duty paid on the purchase of the land
- **Certificate of Title** for the purchased property – dated within ten days of the application submission date
- **Notice of Acquisition** for the purchased property
- **Contract of Sale**
- **Notice of any disbursements** to State or Local Government being claimed (usually included in the solicitor's letter with the contract of sale)

### All reimbursements:

- **Receipts of payment** for one-off state or local government fees associated with the business development or vehicle purchases
- **Statutory Declaration** evidencing the employment placement resulting from the expansion or establishment of the business.

**N.B.** All land purchase documents can usually be located in the settlement pack provided by your solicitor or settlement agent.

### Contact the LVA Grants Team to access more information

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|-------------------------------------|---|
| Address: 131 Princes Drive, Morwell | Web: <a href="http://lva.vic.gov.au">lva.vic.gov.au</a>                         |
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