*Local Government Act 2020* – Notice of Acquisition (NOA)

A person who acquires land in a municipal district of a council must give a notice in relation to the acquisition of the land to the chief executive officer of the council (a Notice of Acquisition, NOA), within one month.

Councils need information about who owns properties in their municipalities to perform many of their functions. The main way that councils obtain this information is when they receive notifications about the transfer of ownership of a property. These are called a Notice of Acquisition, or NOA. The Local Government (Land Information) Regulations 2021 (the Regulations) provide the prescribed requirements for NOAs associated with section 122 of the [*Local Government Act 2020* (the 2020 Act)](https://go.vic.gov.au/ItwMvR) .

The NOA

Information required in a NOA

Regulation 7 of the Regulations specifies the prescribed information that a NOA must include, in summary this is:

* personal details (as listed);
* property details in relation to the land;
* transfer details;
* type of property and number of bedrooms if it is residential;
* contact details and certification; and
* the relevant property code (as listed).

Prescribed period

A person who acquires any land in a municipal district of a council must give a NOA to the chief executive officer (CEO) of the council within one month of acquiring the land.

Roles and responsibilities

Person who acquires any land

Must submit a NOA to the CEO of the council within one month of acquiring the land. The NOA form is generally generated via [PEXA](https://www.pexa.com.au/company) as part of the broader conveyancing process. The person (or their lawyer or conveyancer) must then print the NOA form and manually submit it to the relevant council.

Councils

Councils receive the NOA from purchasers of Land and use the information for various council functions (including levying rates and enrolling voters).

Property Exchange Australia (PEXA)

PEXA is an Electronic Lodgement Network Operator that allows for the lodgement of nearly all instrument types with the Victorian Land Registry.

The NOA is generated via PEXA then manually printed out for a person to lodge with Council.

**Government Agencies**

Information from NOAs is shared with the State Revenue Office, Land Use Victoria and the Valuer General.

Information is used for matters including: in the administration of Victoria's taxation legislation to collect a range of taxes, duties and levies and for the valuations for Victorian Government property transactions and rating valuations. This includes valuations for council rates and land tax assessments to enable land valuations to take place.

Relationship to the *Local Government Act 1989*

Similar provisions sat under section 231 of the 1989 Act – these have now been replaced by section 122 of the 2020 Act.