



Australian Government
Department of Immigration and Citizenship

Investor Retirement Visa
(Subclass 405)

Application Document Checklist - Initial

This checklist is to assist you in lodging a fully documented, complete Investor Retirement visa application at the Retirement Visas Processing Unit in Perth.


See: [About this Visa](#)

Do not provide original documents unless requested. You should provide 'certified copies' of original documentation. Documents not in English must be accompanied by accredited English translations.



Completed applications



You should ensure that you lodge a completed visa application. While the department may ask you to provide more information in order to determine whether you meet the criteria for grant of the visa, a decision on the visa application may be made solely on the information provided at the time of application.







Note: The Visa Application Charge (VAC) will not be refunded if a decision is made to refuse to grant the visa because the applicant did not satisfy the criteria for grant of the visa.




Please folio and present all documents in the order outlined below. It is essential that the pages are numbered from the bottom up. Please use subdividing tabs/flags in your application wherever the filing  symbol is shown below. Keep papers together with large clip and place in a large envelope. Do **not** place them in a binder, folder or plastic sleeve.

After completing this checklist, please attach it to the front of your application.

Forms, fees and charges	✓
Complete Form 1383 <i>Application for a temporary visa for retirees</i> . See: Form 1383 <i>Application for a temporary visa for retirees</i>	
Complete Form 1249 - <i>State/territory sponsorship: Investor Retirement visa</i> . See: Form 1249 - <i>State/territory sponsorship: Investor Retirement visa</i> . Please complete all questions.	
First visa application charge, please check Form 990i for current charges See: Form 990i Charges If paying by cheque, payment should be in Australian dollars. Note: There is also a second visa charge payable prior to the grant of the Investor Retirement visa which will be requested by the case officer when payment is required. This charge is payable in respect of each person applying for the visa and must be paid prior to each grant (including each time the visa is renewed).	

Net assets of you, your partner or you and your partner	✓
<p>A one page summary statement outlining the assets and liabilities on a single day in the three months preceding your application. A proforma summary statement can be found at the last page of this checklist. You should identify which assets are to be used to:</p> <ul style="list-style-type: none"> • establish yourself in Australia • fund the designated investment • generate an annual income. 	
<p>Evidence of ownership and value of the assets included in your summary statement for at least two years preceding your application.</p> <p>For cash assets:</p> <ul style="list-style-type: none"> • bank statements, at least two years preceding your application and on a single day in the three months preceding your application. All bank statements must have the same date of issue. <p>For real estate assets:</p> <ul style="list-style-type: none"> • overseas real estate <ul style="list-style-type: none"> i. evidence of ownership, such as title deeds ii. evidence of value, such as valuation certificate by an accredited property valuer (valuations by real estate agents who are not accredited property valuers are generally not acceptable) iii. mortgage statements (if applicable) showing balance of amount owed. • real estate in Australia <ul style="list-style-type: none"> i. certified copy of approval letter for the purchase of real estate in Australia from the Foreign Investment Review Board (FIRB). <p>For business assets:</p> <ul style="list-style-type: none"> • evidence of ownership and value, including business registration certificate or licence, evidence of share of ownership (this may include evidence of purchase, share registers/company registers/share transfer documents or historical company extracts), annual returns of directors and shareholders or partnership/trust/franchise agreements • extracts from financial statements for your business, prepared by an independent accountant to International Accounting Standards, including balance sheet, profit and loss statement and notes to the accounts. Financial statements must be provided for two of the four fiscal years prior to application. <p>Note: Letters from an independent accountant must be on company letterhead. Any letter prepared in plain paper will not be acceptable.</p>	

<p>For personal or business loans:</p> <ul style="list-style-type: none"> loan agreements, loan statements indicating amount borrowed and repayment schedule, listed in business balance sheet (if loan is to / from a business). <p>For stocks and bonds:</p> <ul style="list-style-type: none"> share or bond registers, share / fixed interest securities / debentures certificates, transfer certificates, market value. <p>Inheritance:</p> <ul style="list-style-type: none"> probate or will. <p>Superannuation:</p> <ul style="list-style-type: none"> statement from superannuation fund managers. <p>Pension:</p> <ul style="list-style-type: none"> statement from government agency/pension fund stating amount of pension received and date that pension commenced. <p>Other personal asset items:</p> <ul style="list-style-type: none"> evidence of ownership and evidence of value, such as valuation certificate by an accredited valuer, for example antiques or jewellery. 	
<p>Personal documents</p>	
<p>Certified copies of the bio-data page (information/photograph page) of passport or travel documents for you and your partner (if applicable).</p>	
<p>Certified copies of birth certificates or the family book for you and your partner (if applicable).</p>	
<p>If you and your partner (if applicable) are, or have been married, certified copies of the marriage certificate. If you are living in a de facto relationship, independent evidence that you have been in the relationship for at least 12 months, for example, documents such as statutory declaration from both you and your partner setting out the details of your relationship, statutory declaration from two friend/business acquaintances who have known you as a couple, joint bank account statements, billing accounts in joint names.</p>	
<p>If you and your partner (if applicable) have been divorced or widowed, a certified copy of the divorce decree absolute or the death certificate of the deceased partner (as appropriate). If you and your partner (if applicable) have been separated, statutory declaration from you and your separated partners giving details of when, where, whether permanently separated, and no chance of reconciliation.</p>	

If you or your partner (if applicable) have changed your name(s) (for example by marriage or deed poll), a certified copy of evidence of the name change.	
Four recent passport sized photographs (45mmx35mm) of you and your partner (if applicable). <ul style="list-style-type: none"> • These should be of the head and shoulders only against a plain background. • Print the name of the person on the back of each photograph. 	
Health insurance	✓
Evidence that you and your partner (if applicable), hold an adequate health insurance package.	
Health documents	✓
Details of whether or not you and your partner (if applicable) have undertaken your health check(s), and if so, details of the date and location your health check(s) took place. See: Health Requirements	
Character documents	✓
If you or your partner (if applicable) has served in the armed forces of any country, certified copies of military service record or discharge papers.	
An AFP National Police Check for you and your partner (if applicable), if you have spent for a cumulative period of 12 months or more in Australia in the last 10 years. See: AFP National Police Checks	
Police clearances for you and/or your partner (if applicable) from each country where either of you have spent a cumulative period of 12 months or more in the last 10 years. See: Character and Penal Clearance Requirements	

Summary Sheet – Investor Retirement Visa

This one page summary statement should outline your (and if applicable your partner's) assets and liabilities on a single day in the three months preceding your application, including identifying which assets are to be used to:

- A) establish in Australia; and
- B) fund the designated investment; and
- C) generate an annual income.

Assets should be listed in Australian dollars.

Type of Asset	Asset Value	Liabilities (If Any)	Net Assets	Folio No	Tick		
					A	B	C
Cash on deposit							
Real estate							
Business							
Stocks/bonds							
Inheritance							
Superannuation							
Pension							
Other personal assets							

Total			
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Currency conversation rate used =		At (date) =	/	/	
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