



Federal, State and Local Government Taxes on Housing

June 2010

Key Points:

- **Between 1998/99 and 2008/09 rates revenue collected across Australia increased from \$5.8 billion to \$10.9 billion.**
- **Between 2007/08 and 2008/09, the largest increase in land tax revenue collected came from the Victorian Government with an increase of 43 per cent.**
- **Stamp duty revenue collected fell in every state/territory in 2008/09 as a result of a downturn in the housing market and state-based stamp duty concessions across the country.**

- **Land Tax**

Land tax is an annual state government tax payable by the owner of land. Land tax is imposed in all states and the ACT, but not in the Northern Territory. The money raised is used to provide essential services to the community.

Each state and territory is responsible for administering its own land tax laws. The laws between states are comparable, apart from some variations.

The amount of land tax you pay is calculated on the basis of the combined unimproved value of taxable property you own. Your principal place of residence is generally exempt from land tax. Land owned and used by certain types of organisations may be exempt from land tax.

- **Municipal Rates**

Municipal rates are levied by local councils on either the value of residential property, or in line with overall council revenue objectives.

- **Stamp Duty on Conveyances**

State and territory governments impose taxes on a range of paper and electronic transactions. These taxes are variable across state and territories, and can be called stamp duty, transfer duty or general duty.

- **Goods and Services Tax (GST)**

Goods and Services Tax (GST) is a broad-based tax of 10% on most goods, services and other items sold or consumed in Australia.



Federal, State and Local Government Taxes on Housing

| | 1998/99 | 1999/00 | 2000/01 | 2001/02 | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 |
|---------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| New South Wales | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m |
| Land Taxes | 948 | 900 | 929 | 1,001 | 1,136 | 1,355 | 1,646 | 1,717 | 2,036 | 1,937 | 2,252 |
| Municipal Rates | 2,012 | 2,075 | 2,168 | 2,236 | 2,339 | 2,419 | 2,531 | 2,604 | 2,758 | 2,916 | 3,030 |
| Stamp Duty on Conveyances | 1,899 | 2,406 | 2,214 | 3,041 | 3,623 | 3,882 | 3,261 | 3,237 | 4,166 | 3,938 | 2,736 |
| GST* | - | - | 1,495 | 1,775 | 2,112 | 2,142 | 2,023 | 1,781 | 1,655 | 1,619 | 1,540 |

| | 1998/99 | 1999/00 | 2000/01 | 2001/02 | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 |
|---------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Victoria | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m |
| Land Taxes | 369 | 411 | 525 | 515 | 655 | 837 | 848 | 780 | 989 | 865 | 1,238 |
| Municipal Rates | 1,330 | 1,427 | 1,543 | 1,676 | 1,826 | 2,002 | 2,170 | 2,294 | 2,500 | 2,725 | 2,928 |
| Stamp Duty on Conveyances | 1,246 | 1,294 | 1,284 | 1,885 | 2,116 | 2,446 | 2,337 | 2,671 | 2,961 | 3,706 | 2,801 |
| GST* | - | - | 1,254 | 1,484 | 1,608 | 1,665 | 1,622 | 1,522 | 1,541 | 1,610 | 1,721 |

| | 1998/99 | 1999/00 | 2000/01 | 2001/02 | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 |
|---------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Queensland | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m |
| Land Taxes | 238 | 220 | 230 | 231 | 279 | 313 | 419 | 404 | 485 | 610 | 838 |
| Municipal Rates | 1,089 | 1,137 | 1,210 | 1,281 | 1,369 | 1,459 | 1,554 | 1,736 | 1,925 | 2,107 | 2,297 |
| Stamp Duty on Conveyances | 630 | 767 | 700 | 1,056 | 1,382 | 1,863 | 1,728 | 1,963 | 2,542 | 2,912 | 1,806 |
| GST* | - | - | 984 | 1,288 | 1,563 | 1,639 | 1,712 | 1,727 | 1,867 | 1,848 | 1,707 |

| | 1998/99 | 1999/00 | 2000/01 | 2001/02 | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 |
|---------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| South Australia | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m |
| Land Taxes | 133 | 133 | 140 | 140 | 157 | 198 | 256 | 291 | 332 | 375 | 510 |
| Municipal Rates | 482 | 510 | 545 | 586 | 638 | 677 | 729 | 785 | 833 | 884 | 955 |
| Stamp Duty on Conveyances | 216 | 313 | 295 | 354 | 428 | 578 | 561 | 550 | 721 | 909 | 721 |
| GST* | - | - | 249 | 291 | 340 | 391 | 408 | 405 | 428 | 418 | 435 |

| | 1998/99 | 1999/00 | 2000/01 | 2001/02 | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 |
|---------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Western Australia | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m |
| Land Taxes | 178 | 195 | 221 | 226 | 260 | 280 | 315 | 313 | 386 | 415 | 562 |
| Municipal Rates | 582 | 627 | 669 | 705 | 754 | 801 | 836 | 928 | 1,001 | 1,088 | 1,220 |
| Stamp Duty on Conveyances | 443 | 585 | 624 | 733 | 929 | 1,322 | 1,358 | 2,079 | 2,158 | 2,352 | 1,008 |
| GST* | - | - | 700 | 779 | 846 | 806 | 846 | 894 | 975 | 1,058 | 1,013 |

Federal, State and Local Government Taxes on Housing

| | 1998/99 | 1999/00 | 2000/01 | 2001/02 | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 |
|---------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Tasmania | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m |
| Land Taxes | 27 | 27 | 26 | 26 | 25 | 27 | 44 | 49 | 62 | 71 | 80 |
| Municipal Rates | 149 | 150 | 164 | 166 | 176 | 184 | 199 | 207 | 218 | 233 | 263 |
| Stamp Duty on Conveyances | 38 | 49 | 56 | 71 | 91 | 123 | 129 | 151 | 157 | 185 | 151 |
| GST* | - | - | 73 | 95 | 97 | 128 | 124 | 127 | 129 | 139 | 144 |

| | 1998/99 | 1999/00 | 2000/01 | 2001/02 | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 |
|---------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Northern Territory | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m |
| Land Taxes | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Municipal Rates | 41 | 42 | 43 | 48 | 50 | 54 | 57 | 62 | 63 | 68 | 74 |
| Stamp Duty on Conveyances | 31 | 34 | 28 | 35 | 43 | 64 | 73 | 113 | 107 | 112 | 108 |
| GST* | - | - | 43 | 44 | 49 | 48 | 60 | 69 | 64 | 60 | 57 |

| | 1998/99 | 1999/00 | 2000/01 | 2001/02 | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 |
|-------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Australian Capital Territory | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m |
| Land Taxes | 32 | 31 | 32 | 33 | 41 | 49 | 56 | 59 | 67 | 73 | 86 |
| Municipal Rates | 100 | 103 | 105 | 108 | 113 | 119 | 124 | 142 | 159 | 159 | 179 |
| Stamp Duty on Conveyances | 58 | 87 | 83 | 128 | 176 | 192 | 148 | 181 | 242 | 279 | 204 |
| GST* | - | - | 66 | 89 | 105 | 100 | 93 | 96 | 100 | 93 | 98 |

| | 1998/99 | 1999/00 | 2000/01 | 2001/02 | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 |
|---------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Total | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m | \$m |
| Land Taxes | 1,925 | 1,917 | 2,103 | 2,172 | 2,553 | 3,059 | 3,583 | 3,613 | 4,358 | 4,346 | 5,565 |
| Municipal Rates | 5,780 | 6,072 | 6,442 | 6,809 | 7,277 | 7,726 | 8,237 | 8,772 | 9,456 | 10,180 | 10,946 |
| Stamp Duty on Conveyances | 4,560 | 5,536 | 5,281 | 7,302 | 8,788 | 10,470 | 9,595 | 10,945 | 13,054 | 14,392 | 9,534 |
| GST* | - | - | 4,903 | 5,891 | 6,773 | 6,985 | 6,929 | 6,634 | 6,760 | 6,845 | 6,715 |

Source: ABS Taxation Revenue 5506.0 and HIA Estimates (see note below)

*Note: GST revenue calculated on 10% of the value of work done on new housing and renovations (ABS 5206.0)

For any other data on Australia's Housing and Renovation Industries, please contact HIA Economics Group at economics@hia.com.au.