



Stamp Duty on Conveyances

Methodologies as at 22 August, 2011

Key Points:

- **Stamp duty rates applicable to property purchases differ, not only across States and Territories, but for first home buyers and repeat purchasers.**
- **Generally speaking, the calculations are governed by state/territory legislation.**

• New South Wales

The stamp duty rates for all home buyers are set out below:

HOME BUYERS - STAMP DUTY PAYABLE - NSW

Value of Home	Rate of Duty
\$0 - \$14,000	\$1.25 for every \$100 or part of the dutiable value
\$14,001 - \$30,000	\$175 plus \$1.50 for every \$100 or part, by which the dutiable value exceeds \$14,000
\$30,001 - \$80,000	\$415 plus \$1.75 for every \$100 or part, by which the dutiable value exceeds \$30,000
\$80,001 - \$300,000	\$1,290 plus \$3.50 for every \$100 or part, by which the dutiable value exceeds \$80,000
\$300,001 - \$1,000,000	\$8,990 plus \$4.50 for every \$100 or part, by which the dutiable value exceeds \$300,000
over \$1,000,000	\$40,490 plus \$5.50 for every \$100 or part, by which the dutiable value exceeds \$1,000,000
over \$3,000,000	in residential purchases over \$3,000,000, \$7.00 per \$100 or part, by which the dutiable value exceeds \$3m

Source: NSW Office of State Revenue

> NSW Home Builders Bonus (HBB)

On 1 July 2010, the NSW Government introduced a housing stimulus initiative for the construction of new homes in NSW. HBB provides exemptions and concessions for certain purchases of new homes, homes off the plan and vacant land on which a new home will be built (New Housing Concession).

HBB also provides a specific exemption for eligible seniors purchasing a new home as their principal place of residence (Seniors Principal Place of Residence Duty Exemption).

The New Housing Concession provides a full exemption on transactions relating to vacant land and off the plan purchases where building has not commenced. A partial concession of 25 per cent of duty payable applies to completed new homes or off the plan purchases where construction has commenced.

The Seniors Principal Place of Residence Duty Exemption provides a full exemption for eligible seniors purchasing a new home that is to be occupied as their principal place of residence. Applicants must be 55 or over (as of 1 July, 2011) and selling their current residence.

To be eligible for HBB the value of vacant land must not exceed \$400,000 and new homes must not exceed \$600,000.



- **Victoria**

Principal Place of Residence

A Principal Place of Residence (PPR) concession is a concessional rate of duty that applies to transfers of property where the land purchased is intended to be occupied as a PPR. The applicable concessional rate of duty depends on the dutiable value of your PPR and the date on which the contract to purchase the PPR was entered into.

The stamp duty rates for all home buyers purchasing a home they wish to occupy are set out below for contracts entered into on or after 6 May 2008:

HOME BUYERS - STAMP DUTY PAYABLE - VIC

Value of Home	Rate of Duty
\$0 - \$130,000	The Principal Place of Residence (PPR) concessional rate does not apply.
\$130,001 - \$440,000	\$2,870 plus 5 per cent of the dutiable value in excess of \$130,000
\$440,001- \$550,000	\$18,370 plus 6 per cent of the dutiable value in excess of \$440,000
More than \$550,000	The Principal Place of Residence (PPR) concessional rate does not apply.

Source: VIC State Revenue Office

Non-Principal Place of Residence

The stamp duty rates for all home buyers purchasing a home they will not be occupying are set out below for contracts entered into on or after 6 May 2008:

HOME BUYERS - STAMP DUTY PAYABLE - VIC

Value of Home	Rate of Duty
\$0 - \$25,000	1.4 per cent of the dutiable value of the property
\$25,000 - \$130,001	\$350 plus 2.4 per cent of the dutiable value in excess of \$25,000
\$130,001- \$960,000	\$2,870 plus 6 per cent of the dutiable value in excess of \$130,000
More than \$960,000	5.5 per cent of the dutiable value of the property

Source: VIC State Revenue Office

First Home Buyers

As of 1 July 2011, the Victorian Government enacted the first increment of a total reduction in stamp duty for eligible first home buyers of 50 per cent on Principal Place of Residence homes (either new or existing) valued up to \$600,000. The initial reduction was to the amount of 20 per cent. The total duty reduction of 50 per cent will be phased in over four years- with the initial 20 per cent already implemented this will be followed by additional 10 per cent reductions on 1 January 2013, 1 January 2014 and 1 September 2014.

Therefore, current first home buyer rates of duty on Principal Place of Residence homes are those in the table shown at the top of this page, minus 20 per cent of the total value of duty payable.

First Home Owner with Family

If you are a first home owner with a family and you purchased your home on or after 1 January 2006, you may be entitled to an exemption or concession from duty. To qualify, you must:

- be purchasing the land for market value and intend to live in the home as your principal place of residence;
- have a dependent child at the date of:
- the contract of sale or within 11 months of that date if there was a home on the land when the contract of sale was entered into

- the building contract or the date on which building commenced (whichever is the earlier), or within 11 months of that date if there was no home on the land when the contract was entered into.
- not have previously owned a home anywhere in Australia which was used as your principal place of residence.

If you purchased a home with your spouse/partner, the exemption or concession is available only if each of you satisfy the eligibility criteria.

For first home owners who meet the eligibility criteria, a full exemption from duty is available where the total value of the home and land is not more than \$150,000. A concession from duty is available where the total value of the home and land is not more than \$200,000. If there was a home on the land at the time of the contract, the relevant value is the purchase price or the market value of the land and home (whichever is the greater). Where there was no home on the land at the time of the contract, and a home is built on the land before the transfer (or within three years after the transfer), the relevant value is the total of the purchase price or the market value of the land (whichever is the greater) and the cost of building the home.

Off The Plan Sales

The Victorian Government offers a stamp duty concession when you purchase property off the plan. The concession applies to purchases of land and building packages or refurbished lots.

It allows a deduction from the contract price of the cost of construction or refurbishment which occurs on or after the contract date.

Effectively, the purchaser only pays duty on the improved value of the land, the non-deductible costs and the completed construction or refurbishment including GST as at the contract date.

Typically, construction will not yet have started at the date of contract, or is incomplete at this date.

Pensioners

If you are a concession card holder, you may be entitled to the exemption or concession for eligible pensioners. The relevant threshold is set out below:

<i>Contract date</i>	<i>Full exemption</i>	<i>Concession</i>	<i>No exemption or concession</i>
From 1 July 2011	Not more than \$330,000	More than \$330,000 but not more than \$750,000	More than \$750,000
From 6 May 2008 to 30 June 2011	Not more than \$330,000	More than \$330,000 but not more than \$440,000	More than \$440,000

• Queensland

Non-First Home Buyers

Transfer duty is calculated on the dutiable value of a transaction. Generally, this is the greater of the consideration paid for, or the unencumbered value of, the property acquired.

Dutiable value	Duty rate
Up to \$5,000	Nil
\$5,000 to \$75,000	\$1.50 for each \$100, or part of \$100, by which the dutiable value is more than \$5,000
\$75,000 to \$540,000	\$1,050 plus \$3.50 for each \$100, or part of \$100, by which the dutiable value is more than \$75,000
\$540,000 to \$980,000	\$17,325 plus \$4.50 for each \$100, or part of \$100, by which the dutiable value is more than \$540,000
More than \$980,000	\$37,125 plus \$5.25 for each \$100, or part of \$100, by which the dutiable value is more than \$980,000

The current home concession rates for transfer duty are listed in the table below:



Purchase price/value	Duty rate
Up to \$350,000	\$1.00 for each \$100 or part of \$100
\$350,001 to \$540,000	\$3,500 + \$3.50 for every \$100 or part of \$100 over \$350,000
\$540,001 to \$980,000	\$10,150 + \$4.50 for every \$100 or part of \$100 over \$540,000
More than \$980,000	\$29,950 + \$5.25 for every \$100 or part of \$100 over \$980,000

From 1 August 2011, transfer duty rates will be adjusted. For those who purchase a new home to live in or for investment purposes, the following rates of transfer duty will be applicable:

Dutiable value	Duty rate
Up to \$5,000	Nil
\$5,001 to \$105,000	\$1.50 for each \$100, or part of \$100, by which the dutiable value is more than \$5,000
\$105,001 to \$480,000	\$1,500 plus \$3.50 for each \$100, or part of \$100, by which the dutiable value is more than \$105,000
\$480,001 to \$980,000	\$14,625 plus \$4.50 for each \$100, or part of \$100, by which the dutiable value is more than \$480,000
More than \$980,000	\$37,125 plus \$5.25 for each \$100, or part of \$100, by which the dutiable value is more than \$980,000

First Home Buyers

First home concession rates are available to first home buyers from 1 September 2008. The total duty payable can be determined by calculating the amount of duty payable if claiming a home concession (see previous table), minus the further concession amount using the table below:

Purchase price/value	Concession
Not more than \$504,999.99	\$8,750
\$505,000 to \$509,999.99	\$7,875
\$510,000 to \$514,999.99	\$7,000
\$515,000 to \$519,999.99	\$6,125
\$520,000 to \$524,999.99	\$5,250
\$525,000 to \$529,999.99	\$4,375
\$530,000 to \$534,999.99	\$3,500
\$535,000 to \$539,999.99	\$2,625
\$540,000 to \$544,999.99	\$1,750
\$545,000 to \$549,999.99	\$875
\$550,000 or more	Nil

- **South Australia**

The stamp duty rates for all home buyers are set out below.

STAMP DUTY PAYABLE - SOUTH AUSTRALIA

Value of Home	Rate of Duty
Does not exceed \$12,000	\$1.00 for every \$100 or part of \$100
Exceeds \$12,000 but not \$30,000	\$120 plus \$2.00 for every \$100 or part of \$100 over \$12,000
Exceeds \$30,000 but not \$50,000	\$480 plus \$3.00 for every \$100 or part of \$100 over \$30,000
Exceeds \$50,000 but not \$100,000	\$1,080 plus \$3.50 for every \$100 or part of \$100 over \$50,000
Exceeds \$100,000 but not \$200,000	\$2,830 plus \$4.00 for every \$100 or part of \$100 over \$100,000
Exceeds \$200,000 but not \$250,000	\$6,830 plus \$4.25 for every \$100 or part of \$100 over \$200,000
Exceeds \$250,000 but not \$300,000	\$8,955 plus \$4.75 for every \$100 or part of \$100 over \$250,000
Exceeds \$300,000 but not \$500,000	\$11,330 plus \$5.00 for every \$100 or part of \$100 over \$300,000
Exceeds \$500,000	\$21,330 plus \$5.50 for every \$100 or part of \$100 over \$500,000

Source: Revenue SA

- **Western Australia**

Non-First Home Buyers

The stamp duty rates for non-first home buyers are set out below:

NON-FIRST HOME BUYERS - STAMP DUTY PAYABLE - WA

Value of Home	Rate of Duty
\$0 - \$120,000	\$1.90 for every \$100 or part of the dutiable value
\$120,001 - \$150,000	\$2,280 plus \$2.85 for every \$100 or part, by which the dutiable value exceeds \$120,000
\$150,001 - \$360,000	\$3,135 plus \$3.80 for every \$100 or part, by which the dutiable value exceeds \$150,000
\$360,001 - \$725,000	\$11,115 plus \$4.75 for every \$100 or part, by which the dutiable value exceeds \$360,000
over \$725,001	\$28,453 plus \$5.15 for every \$100 or part, by which the dutiable value exceeds \$725,000

Source: WA Office of State Revenue

Some homebuyers may also qualify for the concessional rate of duty that is available for principal places of residence (i.e. owner occupied homes) that are valued below \$200,000. Depending on the value of the home, some homebuyers may pay less duty under this concession.

First Home Buyers

There is an exemption/concession available to first home buyers for property purchased to the value of \$600,000.

FIRST HOME BUYERS - STAMP DUTY PAYABLE - PROPERTY INCLUDES HOME

Value of Home	Rate of Duty
\$0 - \$500,000	Nil
\$500,000 to \$600,000	\$22.51 per \$100 or part of \$100 above \$500,000

Source: WA Office of State Revenue

There is an exemption/concession available to first home buyers for vacant land purchased to the value of \$300,000.

FIRST HOME BUYERS - STAMP DUTY PAYABLE - VACANT LAND ONLY

Value of Land	Rate of Duty
\$0 - \$300,000	Nil
\$300,000 to \$400,000	\$13.01 per \$100 or part of \$100 above \$300,000

Source: WA Office of State Revenue

- **Tasmania**

Non-first Home Buyers

The stamp duty rates for non-first home buyers are set out below:

NON-FIRST HOME BUYER - STAMP DUTY PAYABLE - TAS

Value of Home	Rate of Duty
\$0 - \$1300	\$20
\$1301 - \$10,000	\$1.50 for every \$100, or part, of the dutiable value
\$10,001 - \$30,000	\$150 plus \$2 for every \$100, or part, by which the dutiable value exceeds \$10 000
\$30,001 - \$75,000	\$550 plus \$2.50 for every \$100, or part, by which the dutiable value exceeds \$30 000
\$75 001 - \$150,000	\$1 675 plus \$3 for every \$100, or part, by which the dutiable value exceeds \$75 000
\$150,000 - \$225,000	\$3 925 plus \$3.50 for every \$100, or part, by which the dutiable value exceeds \$150 000
More than \$225,000	\$6 550 plus \$4 for every \$100, or part, by which the dutiable value exceeds \$225 000

Source: TAS State Revenue Office

First Home Buyers

As of 16 June 2011, the Tasmanian Government abolished the Duty Concession. Contracts entered into after this date are not eligible for the concession.

- **Northern Territory**

The calculation of stamp duty on conveyances in the Northern Territory is more complex than in the other states.

Assuming eligibility for principal place of residence rebate, for property values of less than \$525,000, the duty payable equals $[0.0657 \times V^2] + 15V$. Where D = the duty payable in dollars, and V = the dutiable value
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Prior to 1 July 2011:

For property values above \$525,000, stamp duty payable is 4.95 per cent of that amount.

From 1 July 2011:

Where the dutiable value exceeds \$525,000, but is less than \$3 million, stamp duty payable is 4.95 per cent of that amount. Where the dutiable value is \$3 million or more, stamp duty payable is 5.45 per cent of that amount.

Exemption on transfer of residence to joint names of spouses

The conveyance must be between spouses or de facto spouses (including same sex partners) and made without any consideration. The conveyance must result in parties either becoming joint owners of the property or owning the property in equal shares as their principal place of residence.

Principal Place of Residence Rebate

The Northern Territory Government provides a stamp duty Principal Place of Residence Rebate (PPRR) to persons purchasing a home or land on which to build a home.

The PPRR is available to all persons other than those eligible for the stamp duty First Home Concession or the stamp duty Senior, Pensioner and Carer Concession. The concession is an amount up to \$3,500 off the duty payable.

For purchases of property up to the value of \$385,000 the maximum stamp duty concession applicable is \$15,515.50.

First Home Buyers

The Northern Territory Government provides a stamp duty First Home Owner Concession (FHOC) to persons purchasing their first home in Australia, or land on which to build their first home.

From 4 May 2010, FHOC is an amount up to \$26,730 off the duty payable which represents the duty on the first \$540,000 of the dutiable value of the property.

The FHOC is not means tested but the purchase price (including any GST payable) or unencumbered value of the home or land must not exceed \$750,000 and \$385,000 respectively. If building a home, there is no limit on the construction costs.

Where these thresholds are exceeded, the FHOC does not apply but purchasers may be eligible for the Principal Place of Residence Rebate.

Senior, Pensioner and Carer Concession

The Senior, Pensioner and Carer Concession (SPCC) was introduced on 4 May 2010 to assist eligible senior citizens, pensioners and carers that are not first home owners acquire a home or land on which to build a home by reducing the stamp duty that would otherwise be payable.

The SPCC is an amount up to \$8,500 off the stamp duty payable which represents the stamp duty on approximately the first \$263,200 of the value of the property acquired.

The scheme is not means tested but eligibility ceases if the dutiable value of the home or land at the date of the conveyance exceeds \$750,000 and \$385,000 respectively. There is no limit on the cost of a home to be built on land.

Where these thresholds are exceeded, purchasers may be eligible for the stamp duty Principal Place of Residence Rebate.

• Australian Capital Territory

Duty is calculated on the greater of the purchase price or market value.

STAMP DUTY PAYABLE – Australian Capital Territory

Value of Home	Rate of Duty
\$0 - \$100,000	\$20 or \$2.00 per \$100 or part thereof, whichever is greater.
\$100,001 - \$200,000	\$2,000 plus \$3.50 per \$100 or part thereof by which the value exceeds \$100,000.
\$200,001 - \$300,000	\$5,500 plus \$4.00 per \$100 or part thereof by which the value exceeds \$200,000.
\$300,001 - \$500,000	\$9,500 plus \$5.50 per \$100 or part thereof by which the value exceeds \$300,000.
\$500,001 - \$1,000,000	\$20,500 plus \$5.75 per \$100 or part thereof by which the value exceeds \$500,000.
More than \$1,000,000	\$49,250 plus \$6.75 per \$100 or part thereof by which the value exceeds \$1,000,000.

Source: ACT Revenue Office

Home buyer concession

The Home Buyer Concession Scheme (HBCS) is an ACT Government initiative administered by the ACT Revenue Office to assist persons in purchasing a residential home or residential vacant land by charging duty at a concessional rate. The HBCS applies to property where the transaction date, which is the date of grant, transfer, or agreement for transfer (whichever is first) occurs between 1 January 2011 and 30 June 2011.

A successful application under the HBCS must comply with certain criteria.



There is a concession available for property purchased to the value of \$465,000.

STAMP DUTY PAYABLE - RESIDENTIAL PROPERTY

Value of Home	Rate of Duty
\$374,000 or less	\$20 (minimum duty)
\$374,000 - \$465,000	\$20.40 per \$100 or part thereof by which the value exceeds \$374,000 (\$20 minimum duty)
\$465,000 or more	No concession

Source: ACT Revenue Office

There is a concession available for vacant land purchased to the value of \$257,200.

STAMP DUTY PAYABLE - VACANT LAND ONLY

Value of Land	Rate of Duty
\$208,300 or less	\$20 (minimum duty)
\$208,300 - \$257,200	\$15.90 per \$100 or part thereof by which the value exceeds \$208,300 (\$20 minimum duty)
\$257,200 or more	No concession

Source: ACT Revenue Office