

# Taxation Administration (Amounts Payable – Home Buyer Concession Scheme) Determination 2006 (No 3)

Disallowable instrument DI2006—266

made under the

*Taxation Administration Act 1999*, s 139 Determination of amounts payable under tax laws

## EXPLANATORY STATEMENT

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### Name of Instrument

1. This instrument is the *Taxation Administration (Amounts Payable—Home Buyer Concession Scheme) Determination 2006 (No 3)*.

### Commencement

2. This instrument commences on 1 January 2007.

### Determination of amounts

3. This instrument determines the property value thresholds for an **eligible property** and the land value thresholds for an **eligible vacant block** for the purposes of the calculation of duty payable under section 31 of the *Duties Act 1999* by an eligible home buyer under the Home Buyer Concession Scheme commencing on 1 January 2007. The duty is payable to the Territory.
4. Under section 139 of the *Taxation Administration Act 1999* the Minister has authority to determine, in writing by disallowable instrument, amounts payable under tax laws. The *Duties Act 1999* is a tax law as specified in section 4 of the *Taxation Administration Act 1999*.
5. Property value threshold amounts for the calculation of concessional duty for eligible property are as follows:
  - a. The lower threshold is the highest sale price in the lowest 20% of all sale prices for residential properties for the two quarters between April 2006 and September 2006. I have determined this value to be \$290,000. This is an increase of 1.8% from the previous threshold of \$285,000.
  - b. The upper threshold is the highest sale price in the lowest 40% of all sale prices for residential properties for the two quarters between April 2006 and September 2006. I have determined this value to be \$331,000. This is an increase of 1.5% from the previous threshold of \$326,000.

6. The land value threshold amounts for the calculation of concessional duty for an eligible vacant block reflect the same percentage changes as calculated from sales data for eligible property. The sales data for vacant land has not been used to calculate the thresholds as it can produce volatile results, especially as the quarterly sales figures may be distorted by land releases in higher or lower value areas. The thresholds are as follows:
  - a. The lower threshold is a 1.8% increase from the previous threshold of \$158,400. I have determined this value to be \$161,300.
  - b. The upper threshold is a 1.5% increase from the previous threshold of \$180,000. I have determined this value to be \$182,700.
7. For eligible property and eligible vacant land at or below the lower threshold, the minimum duty of \$20 is payable. The amount of the concession reduces for eligible property and eligible vacant land up to the higher threshold where the concession is zero.
8. The eligibility criteria and method of calculation are determined in a separate Disallowable Instrument.

**Revocation**

9. This instrument revokes disallowable instrument DI2006-105.

Authorised by the Treasurer  
Jon Stanhope MLA