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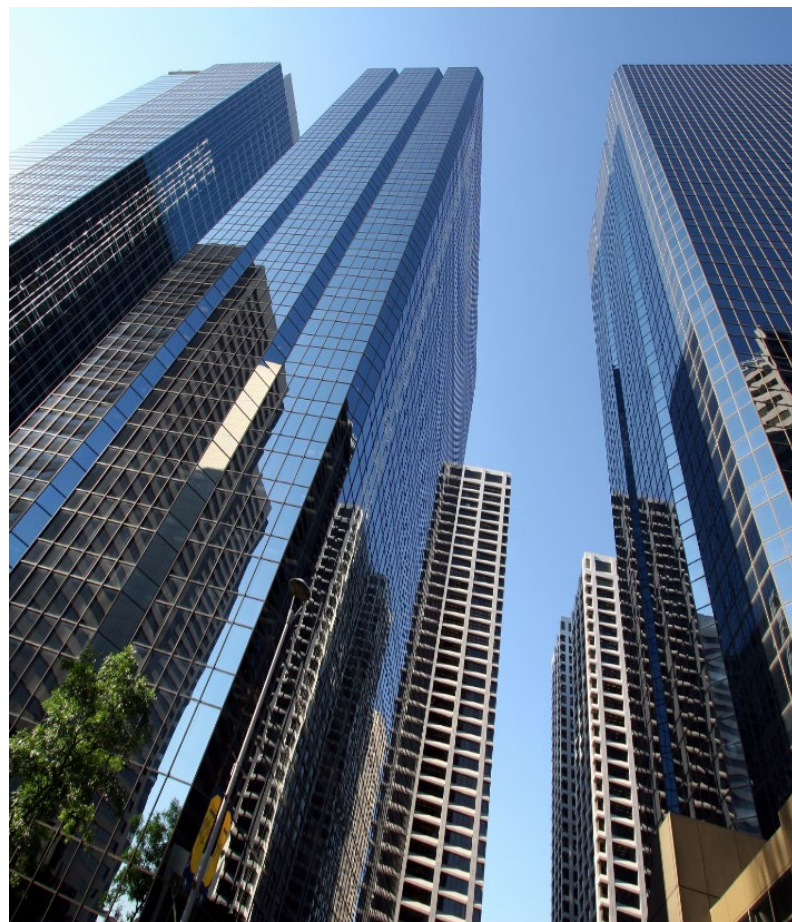
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Australian Stamp Duty & Land Tax Maps

1 August 2023



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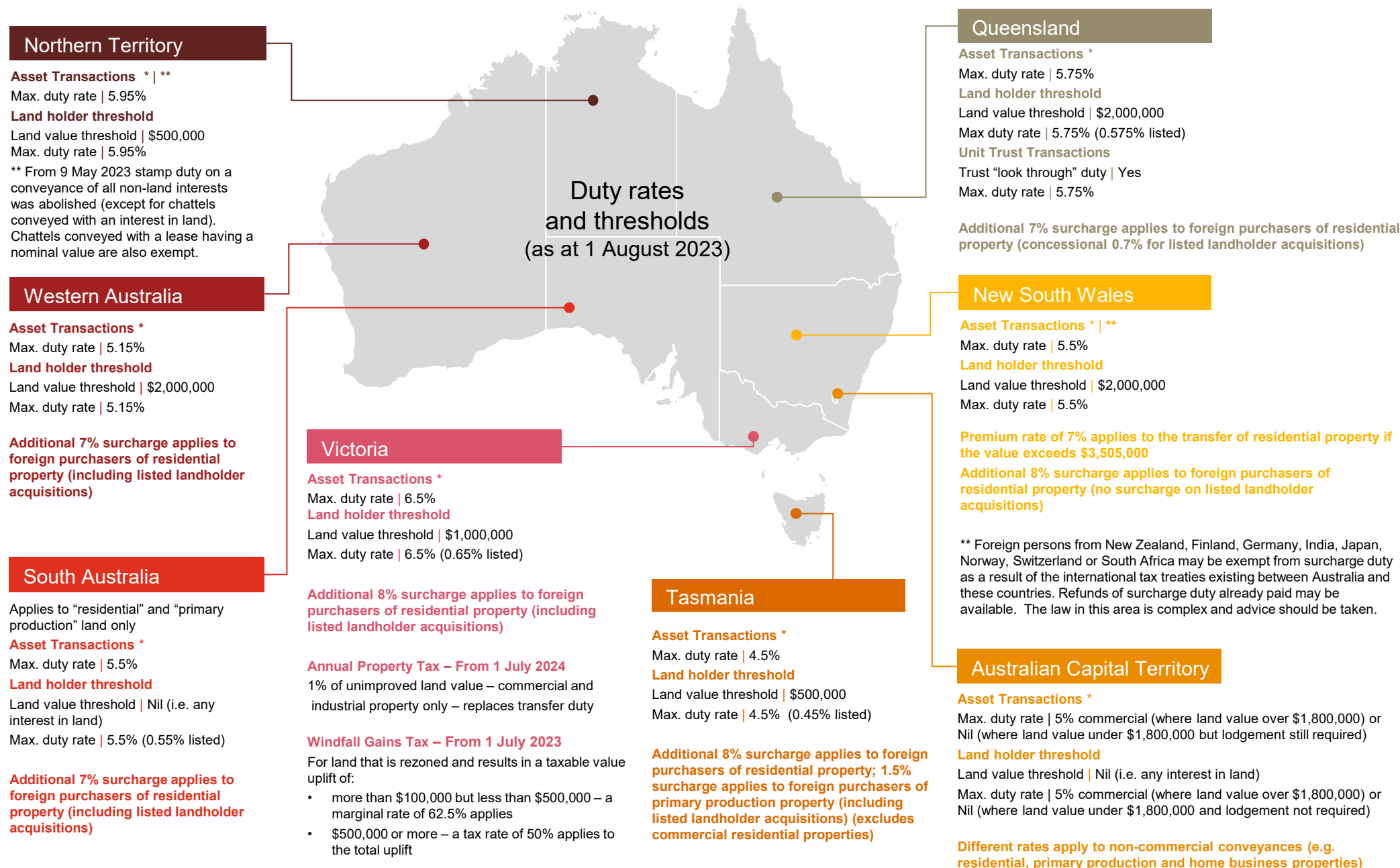
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Australian Stamp Duty Rates and Thresholds*



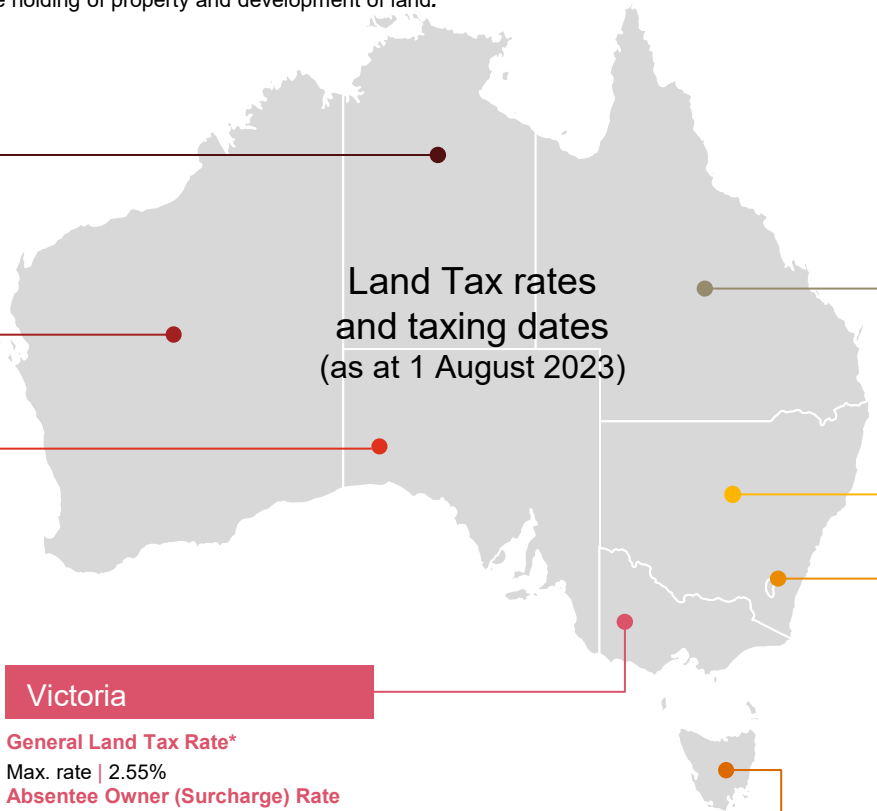
* The rates provided above are the highest effective rates. Thresholds and lower rates of duty apply for lower value properties.



Australian Land Tax Rates and Taxing Dates*



* The rates provided above are the highest effective rates. Thresholds and lower rates of tax apply for lower value properties. Other levies and payments can apply to the holding of property and development of land.



Land Tax rates and taxing dates (as at 1 August 2023)

Northern Territory

Property Activation Levy
This levy ceased from 1 July 2022 however the obligation to lodge and pay returns for the 2021-22 period continues.

Western Australia

General Land Tax Rate*
Max. rate | 2.67%

Surcharge Land Tax Rate
Not imposed at this stage

Taxing Date
Midnight on 30 June in each year

Metropolitan Region Improvement Tax Rate
0.14% | In addition to land tax for property located in the metropolitan area

South Australia

General Land Tax Rate*
Max. rate | 2.4%

Trust Surcharge Land Tax Rate
Max. rate | 2.4%

Surcharge on land owned in trusts where the interests of trust beneficiaries are not disclosed or cannot be identified (excluding listed or widely held trusts)

Taxing Date
Midnight on 30 June in each year

Victoria

General Land Tax Rate*
Max. rate | 2.55%

Absentee Owner (Surcharge) Rate
An additional 2% applies to all land owned by absentee owners (increasing to 4% from 1 January 2024)

Max. rate | 4.55%

Vacant Residential Land Tax Rate
An additional 1% applies to all residential land in Melbourne's middle and inner suburbs left vacant for more than 6 months in a calendar year

** This is in addition to the Federal Government's Residential Vacancy Fee for residential properties left vacant for at least 6 months per year.

COVID-19 Debt Levy - From 1 January 2024
\$500 fixed charge – landholdings value between \$50,000 - \$100,000
\$975 – landholdings value between \$100,000 - \$300,000
\$975 plus 0.1% of landholdings value over \$300,000

Taxing Date
Midnight on 31 December each year

Tasmania

General Land Tax Rate*
Max. rate | 1.5%

Surcharge Land Tax Rate
An additional 2% applies to all residential land owned by foreign persons (other than principal place of residence)

Taxing Date
Midnight on 1 July in each year

Queensland

General Land Tax Rate*
Max. rate | 2.75%

Surcharge Land Tax Rate
An additional 2% applies to all taxable land owned by absentee individuals, foreign corporations and trustees of foreign trusts

Taxing Date
Midnight on 30 June in each year

New South Wales

General Land Tax Rate*
Max. rate | 1.6% over the general threshold of \$969,000 and up to the premium threshold of \$5,925,000
Max. rate | 2% for high value properties over the premium threshold of \$ 5,925,000

Surcharge Land Tax Rate
An additional 4% applies to all residential land owned by foreign persons

Taxing Date
Midnight on 31 December each year

Australian Capital Territory

General Land Tax Rate*
Max. rate | Fixed charge of \$1,535 plus valuation charge up to 1.14% on 5 year average unimproved value
Applies to all rateable land that is residential land that is not exempt. Not commercial properties

Surcharge Land Tax Rate
An additional 0.75% applies to all residential land owned by foreign persons (other than principal place of residence)

Taxing Date
Midnight on 1 July, 1 October, 1 January and 1 April in each year

Council Rates
Max. rate | Fixed charge of \$3,117 plus valuation charge of up to 5.7316% on 5 year average unimproved value (commercial properties) (lower rates apply for residential and rural land)

** Foreign persons from New Zealand, Finland, Germany, India, Japan, Norway, Switzerland or South Africa may be exempt from surcharge duty as a result of the international tax treaties existing between Australia and these countries. Refunds of surcharge duty already paid may be available. The law in this area is complex and advice should be taken.