



# Revenue Ruling

Stamp Duties Act 1923

SDA011

## CALCULATION OF LIFE ESTATES

### Ruling

Where a transaction involves the creation or surrender of a life estate or a remainder estate, the value of the interest passing will be determined with reference to tables produced by the Australian Government Actuary.

The life tenant factors have been calculated by the Australian Government Actuary, on behalf of RevenueSA, based on the Australian Life Tables 2010-12 using a discount rate of 5% per annum.

The table on the following page indicates the life tenant factors to be used in situations where a life estate or a remainder estate is to be determined for stamp duty purposes.

The Australian Life Tables are expected to be updated in mid 2019. Once the new tables are released, a new Revenue Ruling will be issued with updated life tenant factors.

### Further Information

Further information can be obtained from RevenueSA.

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### History

This Revenue Ruling is effective from 4 June 2015 and replaces:

Document	Issue Date
<u>SDA005</u>	20 November 2012
<u>Circular 224</u>	22 January 2002

Mike Walker  
COMMISSIONER OF STATE TAXATION

4 June 2015



Government of  
South Australia

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LIFE TENANT FACTORS BASED ON AUSTRALIAN LIFE TABLES 2010-12 AT 5% PER ANNUM

Age	Male Factor	Female Factor	Age	Male Factor	Female Factor	Age	Male Factor	Female Factor
0	0.96781	0.97497	35	0.87051	0.89439	70	0.49457	0.55062
1	0.97030	0.97707	36	0.86495	0.88958	71	0.47772	0.53390
2	0.96915	0.97619	37	0.85916	0.88456	72	0.46060	0.51682
3	0.96782	0.97517	38	0.85311	0.87934	73	0.44328	0.49942
4	0.96634	0.97404	39	0.84681	0.87390	74	0.42581	0.48169
5	0.96478	0.97286	40	0.84024	0.86823	75	0.40825	0.46365
6	0.96314	0.97160	41	0.83340	0.86233	76	0.39066	0.44533
7	0.96141	0.97027	42	0.82628	0.85619	77	0.37310	0.42674
8	0.95958	0.96887	43	0.81888	0.84981	78	0.35563	0.40792
9	0.95766	0.96740	44	0.81119	0.84317	79	0.33830	0.38893
10	0.95563	0.96583	45	0.80320	0.83627	80	0.32117	0.36985
11	0.95350	0.96420	46	0.79492	0.82910	81	0.30431	0.35080
12	0.95126	0.96248	47	0.78633	0.82165	82	0.28779	0.33188
13	0.94892	0.96068	48	0.77744	0.81391	83	0.27167	0.31322
14	0.94649	0.95880	49	0.76823	0.80587	84	0.25603	0.29492
15	0.94397	0.95686	50	0.75871	0.79752	85	0.24095	0.27709
16	0.94137	0.95486	51	0.74886	0.78886	86	0.22649	0.25984
17	0.93873	0.95282	52	0.73869	0.77986	87	0.21268	0.24325
18	0.93611	0.95071	53	0.72818	0.77053	88	0.19956	0.22742
19	0.93346	0.94849	54	0.71735	0.76084	89	0.18726	0.21240
20	0.93072	0.94617	55	0.70617	0.75077	90	0.17573	0.19825
21	0.92785	0.94374	56	0.69463	0.74032	91	0.16518	0.18507
22	0.92482	0.94117	57	0.68271	0.72949	92	0.15553	0.17288
23	0.92165	0.93849	58	0.67041	0.71826	93	0.14693	0.16176
24	0.91832	0.93566	59	0.65773	0.70663	94	0.13934	0.15174
25	0.91484	0.93269	60	0.64466	0.69459	95	0.13282	0.14279
26	0.91121	0.92959	61	0.63123	0.68216	96	0.12711	0.13486
27	0.90741	0.92633	62	0.61742	0.66931	97	0.12216	0.12776
28	0.90345	0.92292	63	0.60327	0.65601	98	0.11753	0.12170
29	0.89932	0.91935	64	0.58877	0.64228	99	0.11348	0.11609
30	0.89501	0.91562	65	0.57393	0.62809			
31	0.89051	0.91174	66	0.55876	0.61346			
32	0.88582	0.90767	67	0.54323	0.59838			
33	0.88093	0.90343	68	0.52736	0.58287			
34	0.87583	0.89900	69	0.51113	0.56694			

Average of 0.55062 & 0.37310  
 = 0.46186  
 x valuation \$1,200,000  
 = \$554,232