

Revenue Ruling

Stamp Duties Act 1923

SDA011 [V2]

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 2015-17 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.

Further Information

Further information can be obtained from RevenueSA.

Website www.revenuesa.sa.gov.au

Email stamps@sa.gov.au

Telephone (08) 8226 3750

History

This Revenue Ruling is effective from 22 September 2020 and replaces:

Document	Issue Date
SDA011 [V1]	4 June 2015
SDA005	20 November 2012
Circular 224	22 January 2002

Julie Holmes
COMMISSIONER OF STATE TAXATION

22 September 2020

LIFE TENANT FACTORS BASED ON AUSTRALIAN LIFE TABLES 2015-17 AT 5% PER ANNUM

Age	Male Factor	Female Factor
0	0.96923	0.97958
1	0.97122	0.97781
2	0.97006	0.97693
3	0.96873	0.97593
4	0.96731	0.97481
5	0.96577	0.97364
6	0.96415	0.97240
7	0.96244	0.97108
8	0.96064	0.96971
9	0.95875	0.96826
10	0.95677	0.96673
11	0.95469	0.96513
12	0.95252	0.96345
13	0.95025	0.96170
14	0.94788	0.95988
15	0.94543	0.95799
16	0.94289	0.95605
17	0.94031	0.95404
18	0.93771	0.95194
19	0.93508	0.94975
20	0.93234	0.94746
21	0.92949	0.94505
22	0.92650	0.94251
23	0.92338	0.93985
24	0.92011	0.93706
25	0.91670	0.93413
26	0.91313	0.93106
27	0.90939	0.92786
28	0.90549	0.92450
29	0.90141	0.92100
30	0.89716	0.91734
31	0.89271	0.91353
32	0.88807	0.90955
33	0.88324	0.90540
34	0.87820	0.90107

Age	Male Factor	Female Factor
35	0.87294	0.89656
36	0.86748	0.89186
37	0.86179	0.88696
38	0.85587	0.88186
39	0.84972	0.87655
40	0.84333	0.87101
41	0.83669	0.86524
42	0.82981	0.85924
43	0.82266	0.85301
44	0.81525	0.84653
45	0.80757	0.83980
46	0.79961	0.83280
47	0.79136	0.82554
48	0.78282	0.81798
49	0.77397	0.81014
50	0.76478	0.80200
51	0.75525	0.79354
52	0.74538	0.78476
53	0.73518	0.77565
54	0.72466	0.76619
55	0.71380	0.75638
56	0.70261	0.74619
57	0.69109	0.73563
58	0.67924	0.72466
59	0.66703	0.71328
60	0.65447	0.70148
61	0.64154	0.68922
62	0.62823	0.67651
63	0.61451	0.66334
64	0.60038	0.64969
65	0.58584	0.63559
66	0.57089	0.62103
67	0.55555	0.60602
68	0.53984	0.59057
69	0.52379	0.57470

Age	Male Factor	Female Factor
70	0.50741	0.55842
71	0.49076	0.54176
72	0.47385	0.52469
73	0.45672	0.50728
74	0.43941	0.48954
75	0.42193	0.47145
76	0.40432	0.45304
77	0.38662	0.43438
78	0.36889	0.41551
79	0.35122	0.39652
80	0.33368	0.37746
81	0.31638	0.35844
82	0.29940	0.33953
83	0.28285	0.32083
84	0.26681	0.30244
85	0.25138	0.28447
86	0.23663	0.26702
87	0.22266	0.25020
88	0.20955	0.23409
89	0.19740	0.21881
90	0.18623	0.20448
91	0.17606	0.19106
92	0.16657	0.17885
93	0.15773	0.16760
94	0.14948	0.15723
95	0.14179	0.14732
96	0.13463	0.13791
97	0.12796	0.12886
98	0.12174	0.12048
99	0.11595	0.11274

2020 Valuation:
 Average of 0.54176 & 0.36889
 = 0.455325
 x valuation \$1,200,000
 = \$546,390

2021 Valuation:
 Average of 0.52469 and 0.35122
 = 0.437
 x valuation \$1,200,000
 = \$524,400

