



## Federal, State and Local Government Taxes on Housing

### Key Points:

- 🕒 In 2016/17 Victoria saw a jump in land tax revenue by \$760 million (from \$1.7 billion to \$2.5 billion, equating to 41.2 per cent) was the strongest increase among all the states and territories.
- 🕒 Except for the South Australia, Western Australia and Northern the other States and Territory recorded an increase in stamp duty revenues. The strongest increase occurred in ACT (up by 10.5 per cent), while the weakest increase occurred in Victoria up by 5.7 per cent).

### Land Tax

Land tax is an annual state government tax payable by the owner of land. Land tax is imposed in all states and territories, with the exception of the Northern Territory. The money raised is used to provide essential services to the community.

Each state and territory is responsible for administering its own land tax laws. The laws between states are comparable, apart from some variations.

The amount of land tax you pay is calculated on the basis of the combined unimproved value of taxable property you own. Your principal place of residence is generally exempt from land tax. Land owned and used by certain types of organisations may be exempt from land tax.

### Municipal Rates

Municipal rates are levied by local councils on either the value of residential property, or in line with overall council revenue objectives.

### Stamp Duty on Conveyances

State and territory governments impose taxes on a range of paper and electronic transactions. These taxes are variable across state and territories, and can be called stamp duty, transfer duty or general duty.

### Goods and Services Tax (GST)

Goods and Services Tax (GST) is a broad-based tax of 10 per cent on most goods, services and other items sold or consumed in Australia.



# Taxes on Housing

## Federal, State and Local Government Taxes on Housing

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
<b>New South Wales</b>											
Land Taxes	2,036	1,937	2,252	2,296	2,289	2,350	2,333	2,335	2,467	2,747	3,171
Municipal Rates	2,776	2,935	3,030	3,171	3,303	3,445	3,624	3,790	3,963	4,146	4,363
Stamp Duty on Conveyances	4,166	3,938	2,736	3,739	4,045	3,764	4,568	6,045	7,388	8,367	8,968
GST*	1,676	1,631	1,555	1,618	1,817	1,729	1,837	2,031	2,757	3,184	3,603
<b>Victoria</b>											
Land Taxes	989	865	1,238	1,178	1,398	1,401	1,589	1,659	1,753	1,771	2,501
Municipal Rates	2,500	2,724	2,927	3,148	3,416	3,656	3,890	4,030	4,468	4,746	4,967
Stamp Duty on Conveyances	2,961	3,706	2,801	3,604	3,910	3,379	3,332	4,261	5,067	6,008	6,350
GST*	1,508	1,576	1,695	1,804	2,019	2,138	2,133	2,180	2,361	2,733	2,969
<b>Queensland</b>											
Land Taxes	485	610	838	1,033	1,042	1,013	990	986	977	1,010	1,082
Municipal Rates	1,925	2,107	2,301	2,456	2,666	2,830	3,023	3,189	3,363	3,514	3,675
Stamp Duty on Conveyances	2,542	2,912	1,806	1,978	1,933	2,023	1,887	2,403	2,698	3,005	3,278
GST*	1,887	1,863	1,702	1,657	1,527	1,489	1,380	1,485	1,527	1,845	1,977
<b>South Australia</b>											
Land Taxes	332	375	510	553	576	588	562	565	559	570	573
Municipal Rates	834	884	955	1,018	1,086	1,161	1,238	1,303	1,372	1,434	1,490
Stamp Duty on Conveyances	721	909	721	784	784	683	773	789	907	868	843
GST*	432	419	444	442	447	432	373	424	434	453	484
<b>Western Australia</b>											
Land Taxes	386	415	562	519	516	548	559	654	738	941	867
Municipal Rates	1,001	1,088	1,220	1,329	1,454	1,581	1,695	1,835	1,996	2,143	2,255
Stamp Duty on Conveyances	2,037	2,243	1,008	1,615	1,240	1,342	1,785	1,955	1,686	1,743	1,497
GST*	988	1,081	1,049	1,046	1,136	1,022	1,008	1,177	1,168	1,191	909
<b>Tasmania</b>											
Land Taxes	62	71	80	91	75	88	89	86	84	97	100
Municipal Rates	218	239	263	276	298	317	335	351	363	375	388
Stamp Duty on Conveyances	157	197	151	163	145	136	139	154	193	216	231
GST*	130	138	139	139	142	133	114	116	135	136	115
<b>Northern Territory</b>											
Land Taxes	0	0	0	0	0	0	0	0	0	0	0
Municipal Rates	63	68	75	83	85	91	97	105	113	120	127
Stamp Duty on Conveyances	107	112	108	126	102	93	126	142	265	114	103
GST*	67	62	58	82	116	90	69	99	92	84	65
<b>Australian Capital Territory</b>											
Land Taxes	67	73	86	98	110	115	71	79	96	101	106
Municipal Rates	159	159	179	188	198	209	290	340	376	423	452
Stamp Duty on Conveyances	232	272	196	283	272	239	231	227	216	286	316
GST*	103	98	99	121	161	178	166	154	158	173	204
<b>Total</b>											
Land Taxes	4,358	4,346	5,565	5,767	6,005	6,103	6,192	6,364	6,674	7,237	8,400
Municipal Rates	9,476	10,203	10,951	11,669	12,506	13,290	14,192	15,075	16,013	16,900	17,718
Stamp Duty on Conveyances	12,924	14,289	9,526	12,292	12,430	11,658	12,841	15,976	18,422	20,607	21,586
GST*	6,791	6,869	6,743	6,909	7,363	6,992	7,007	7,612	8,871	9,799	10,077

Source: ABS Taxation Revenue 5506.0 and HIA Estimates (see note below)

\*Note: GST revenue calculated on 10% of the value of work done on new housing and renovations (ABS 5206.0)

For any other data on Australia's Housing and Renovation Industries, please contact HIA Economics at [economics@hia.com.au](mailto:economics@hia.com.au)