

AUSTRALIAN CAPITAL TERRITORY

TAXATION (ADMINISTRATION) ACT 1987

**DETERMINATION FOR THE PURPOSES OF THE
STAMP DUTIES AND TAXES ACT 1987**

NO. 80 OF 1990

EXPLANATORY MEMORANDUM

This instrument provides concessions to eligible first home buyers and replaces the Determination dated 26 September 1989 which was published in the ACT Gazette No S27 on 4 October 1989.

This instrument introduces new eligibility criteria to replace the means test provided under the abolished Commonwealth First Home Ownership Scheme. The new arrangements provide for a means test that is linked to a percentage of the ACT average ordinary earnings as published quarterly by the Australian Bureau of Statistics.

The new income limit is \$34,160 and is comparable with the annual income ceiling under the First Home Ownership Scheme of \$33,000.00 per annum.

This instrument also increases the housing value amounts to which the scales of concessions are calculated. A full exemption from duty is given to eligible first home buyers where the property is valued up to \$97,000. A graduated concession is made where the property is valued between \$97,000 and \$117,000. The rate of duty is \$13.05 for each \$100.00, or part thereof, by which the value exceeds \$97,000.

To maintain continuity and so as not to disadvantage home buyers who have entered into contracts to buy after the Federal Budget announcement that the First Homes Ownership Scheme was to be abolished these concessions are effective from 22 August 1990.

Authorised by the Minister for Finance and Urban Services.