

Australian Capital Territory

Taxation Administration (Land Tax) Determination 2005 (No 1)

Disallowable instrument DI2005—60

made under the

Taxation Administration Act 1999, s 139 Determination of amounts payable under tax laws

EXPLANATORY STATEMENT

This instrument revokes Disallowable Instrument No 61 of 2004 notified on the ACT Legislation Register dated 4 May 2004.

The purpose of this instrument is to determine the rates for the calculation of land tax for residential land and commercial land for section 9 (4) of the *Land Tax Act 2004*.

Under section 139 of the *Taxation Administration Act 1999* the Minister has authority to determine, in writing by disallowable instrument, amounts payable under this Act.

Calculation of land tax liability for rented residential land and residential land owned by a corporation or trustee:

- An average unimproved land value of \$75,000 or less will pay a land tax rate of 0.60%.
- An average unimproved land value of between \$75,001 and \$150,000 will pay a land tax rate of \$450 plus 0.89% on the average unimproved value of land above \$75,000.
- An average unimproved land value of between \$150,001 and \$275,000 will pay a land tax rate of \$1,117.50 (\$450 plus \$667.50) plus 1.15% on the average unimproved value of land above \$150,000.
- An average unimproved land value of \$275,001 or more will pay a land tax rate of \$2,555 (\$1,117.50 plus \$1,437.50) plus 1.40% on the value of average unimproved land above \$275,000.

Calculation of land tax liability for commercial land:

- An average unimproved land value of \$150,000 or less will pay a land tax rate of 0.89%.
- An average unimproved land value of between \$150,001 and \$275,000 will pay a land tax rate of \$1,335 plus 1.25% on the average unimproved value of land above \$150,000.
- An average unimproved land value of \$275,001 or more will pay a land tax rate of \$2,897.50 (\$1,335 plus \$1,562.50) plus 1.59% on the average unimproved value of land above \$275,000.

This determination takes effect from 1 July 2005.

Authorised by the Treasurer