

Revenue Ruling

Stamp Duties Act 1923

SDA005

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 2005-07 at 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 2014. 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 20 November 2012 and replaces:

Document	Issue Date
<u>Circular 224</u>	22 January 2002

Mike Walker
COMMISSIONER OF STATE TAXATION
20 November 2012

LIFE TENANT FACTORS BASED ON AUSTRALIAN LIFE TABLES 2005-07 AT 5% PER ANNUM

Age	Male Factor	Female Factor	Age	Male Factor	Female Factor	Age	Male Factor	Female Factor	Age	Male Factor	Female Factor
0	0.96495	0.97318	25	0.91067	0.93071	50	0.74962	0.79216	75	0.39567	0.45459
1	0.96839	0.97625	26	0.90698	0.92753	51	0.73941	0.78328	76	0.37882	0.43646
2	0.96721	0.97538	27	0.90312	0.92421	52	0.72886	0.77406	77	0.36214	0.41814
3	0.96584	0.97434	28	0.89909	0.92074	53	0.71796	0.76448	78	0.34563	0.39972
4	0.96432	0.97321	29	0.89488	0.91711	54	0.70669	0.75453	79	0.32932	0.38123
5	0.96267	0.97199	30	0.89047	0.91331	55	0.69504	0.74420	80	0.31326	0.36275
6	0.96093	0.97070	31	0.88585	0.90933	56	0.68300	0.73348	81	0.29750	0.3441
7	0.95910	0.96933	32	0.88103	0.90518	57	0.67058	0.72236	82	0.28206	0.32628
8	0.95716	0.96789	33	0.87599	0.90085	58	0.65779	0.71087	83	0.26707	0.30848
9	0.95512	0.96636	34	0.87073	0.89631	59	0.64463	0.69900	84	0.25258	0.29110
10	0.95297	0.96475	35	0.86524	0.89157	60	0.63114	0.68676	85	0.23864	0.27424
11	0.95072	0.96306	36	0.85948	0.88662	61	0.61733	0.67415	86	0.22536	0.25799
12	0.94837	0.96128	37	0.85348	0.88147	62	0.60321	0.66114	87	0.21281	0.24245
13	0.94590	0.95942	38	0.84723	0.87610	63	0.58881	0.64772	88	0.20109	0.22768
14	0.94332	0.95749	39	0.84072	0.87051	64	0.57413	0.63387	89	0.19025	0.21377
15	0.94064	0.95550	40	0.83392	0.86468	65	0.55918	0.61958	90	0.18031	0.20081
16	0.93789	0.95345	41	0.82685	0.85862	66	0.54396	0.60484	91	0.17125	0.18882
17	0.93512	0.95134	42	0.81949	0.85232	67	0.52847	0.58964	92	0.16299	0.17781
18	0.93240	0.94916	43	0.81185	0.84576	68	0.51273	0.57402	93	0.15568	0.16776
19	0.92969	0.94689	44	0.80390	0.83895	69	0.49672	0.55797	94	0.14908	0.15863
20	0.92686	0.94451	45	0.79565	0.83187	70	0.48042	0.54155	95	0.14320	0.15038
21	0.92390	0.94201	46	0.78708	0.82451	71	0.46382	0.52476	96	0.13798	0.14294
22	0.92081	0.93938	47	0.77821	0.81688	72	0.44691	0.50763	97	0.13354	0.13628
23	0.91758	0.93662	48	0.76900	0.80895	73	0.42981	0.49020	98	0.12945	0.13034
24	0.91420	0.93373	49	0.75948	0.80071	74	0.41268	0.47251	99	0.12577	0.12487