RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

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.

Location	RevenueSA State Administration Centre 200 Victoria Square East ADELAIDE SA 5000
Postal	Commissioner of State Taxation RevenueSA GPO Box 1353 ADELAIDE SA 5001
Telephone	(08) 8226 3750
Facsimile	(08) 8226 3737
Email	stamps@sa.gov.au
Website	www.revenuesa.sa.gov.au

History

This Revenue Ruling is effective from 20 November 2012 and replaces:

Document	Issue Date
Circular 224	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
0	0.96495	0.97318
1	0.96839	0.97625
2	0.96721	0.97538
3	0.96584	0.97434
4	0.96432	0.97321
5	0.96267	0.97199
6	0.96093	0.97070
7	0.95910	0.96933
8	0.95716	0.96789
9	0.95512	0.96636
10	0.95297	0.96475
11	0.95072	0.96306
12	0.94837	0.96128
13	0.94590	0.95942
14	0.94332	0.95749
15	0.94064	0.95550
16	0.93789	0.95345
17	0.93512	0.95134
18	0.93240	0.94916
19	0.92969	0.94689
20	0.92686	0.94451
21	0.92390	0.94201
22	0.92081	0.93938
23	0.91758	0.93662
24	0.91420	0.93373

Age	Male Factor	Female Factor
25	0.91067	0.93071
26	0.90698	0.92753
27	0.90312	0.92421
28	0.89909	0.92074
29	0.89488	0.91711
30	0.89047	0.91331
31	0.88585	0.90933
32	0.88103	0.90518
33	0.87599	0.90085
34	0.87073	0.89631
35	0.86524	0.89157
36	0.85948	0.88662
37	0.85348	0.88147
38	0.84723	0.87610
39	0.84072	0.87051
40	0.83392	0.86468
41	0.82685	0.85862
42	0.81949	0.85232
43	0.81185	0.84576
44	0.80390	0.83895
45	0.79565	0.83187
46	0.78708	0.82451
47	0.77821	0.81688
48	0.76900	0.80895
49	0.75948	0.80071

Age	Male Factor	Female Factor
50	0.74962	0.79216
51	0.73941	0.78328
52	0.72886	0.77406
53	0.71796	0.76448
54	0.70669	0.75453
55	0.69504	0.74420
56	068300	0.73348
57	0.67058	0.72236
58	0.65779	0.71087
59	0.64463	0.69900
60	0.63114	0.68676
61	0.61733	0.67415
62	0.60321	0.66114
63	0.58881	0.64772
64	0.57413	0.63387
65	0.55918	0.61958
66	0.54396	0.60484
67	0.52847	0.58964
68	0.51273	0.57402
69	0.49672	0.55797
70	0.48042	0.54155
71	0.46382	0.52476
72	0.44691	0.50763
73	0.42981	0.49020
74	0.41268	0.47251

Age	Male Factor	Female Factor
75	0.39567	0.45459
76	0.37882	0.43646
77	0.36214	0.41814
78	0.34563	0.39972
79	0.32932	0.38123
80	0.31326	0.36275
81	0.29750	0.34441
82	0.28206	0.32628
83	0.26707	0.30848
84	0.25258	0.29110
85	0.23864	0.27424
86	0.22536	0.25799
87	0.21281	0.24245
88	0.20109	0.22768
89	0.19025	0.21377
90	0.18031	0.20081
91	0.17125	0.18882
92	0.16299	0.17781
93	0.15568	0.16776
94	0.14908	0.15863
95	0.14320	0.15038
96	0.13798	0.14294
97	0.13354	0.13628
98	0.12945	0.13034
99	0.12577	0.12487