

Revenue Ruling

Stamp Duties Act 1923

SDA011 [V1]

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 2010-12 using a discount rate of 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 2019. 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 4 June 2015 and replaces:

Document	Issue Date
<u>SDA005</u>	20 November 2012
<u>Circular 224</u>	22 January 2002

Mike Walker
COMMISSIONER OF STATE TAXATION
4 June 2015

LIFE TENANT FACTORS BASED ON AUSTRALIAN LIFE TABLES 2010-12 AT 5% PER ANNUM

Age	Male Factor	Female Factor
0	0.96781	0.97497
1	0.97030	0.97707
2	0.96915	0.97619
3	0.96782	0.97517
4	0.96634	0.97404
5	0.96478	0.97286
6	0.96314	0.97160
7	0.96141	0.97027
8	0.95958	0.96887
9	0.95766	0.96740
10	0.95563	0.96583
11	0.95350	0.96420
12	0.95126	0.96248
13	0.94892	0.96068
14	0.94649	0.95880
15	0.94397	0.95686
16	0.94137	0.95486
17	0.93873	0.95282
18	0.93611	0.95071
19	0.93346	0.94849
20	0.93072	0.94617
21	0.92785	0.94374
22	0.92482	0.94117
23	0.92165	0.93849
24	0.91832	0.93566
25	0.91484	0.93269
26	0.91121	0.92959
27	0.90741	0.92633
28	0.90345	0.92292
29	0.89932	0.91935
30	0.89501	0.91562
31	0.89051	0.91174
32	0.88582	0.90767
33	0.88093	0.90343
34	0.87583	0.89900

Age	Male Factor	Female Factor
35	0.87051	0.89439
36	0.86495	0.88958
37	0.85916	0.88456
38	0.85311	0.87934
39	0.84681	0.87390
40	0.84024	0.86823
41	0.83340	0.86233
42	0.82628	0.85619
43	0.81888	0.84981
44	0.81119	0.84317
45	0.80320	0.83627
46	0.79492	0.82910
47	0.78633	0.82165
48	0.77744	0.81391
49	0.76823	0.80587
50	0.75871	0.79752
51	0.74886	0.78886
52	0.73869	0.77986
53	0.72818	0.77053
54	0.71735	0.76084
55	0.70617	0.75077
56	0.69463	0.74032
57	0.68271	0.72949
58	0.67041	0.71826
59	0.65773	0.70663
60	0.64466	0.69459
61	0.63123	0.68216
62	0.61742	0.66931
63	0.60327	0.65601
64	0.58877	0.64228
65	0.57393	0.62809
66	0.55876	0.61346
67	0.54323	0.59838
68	0.52736	0.58287
69	0.51113	0.56694

Age	Male Factor	Female Factor
70	0.49457	0.55062
71	0.47772	0.53390
72	0.46060	0.51682
73	0.44328	0.49942
74	0.42581	0.48169
75	0.40825	0.46365
76	0.39066	0.44533
77	0.37310	0.42674
78	0.35563	0.40792
79	0.33830	0.38893
80	0.32117	0.36985
81	0.30431	0.35080
82	0.28779	0.33188
83	0.27167	0.31322
84	0.25603	0.29492
85	0.24095	0.27709
86	0.22649	0.25984
87	0.21268	0.24325
88	0.19956	0.22742
89	0.18726	0.21240
90	0.17573	0.19825
91	0.16518	0.18507
92	0.15553	0.17288
93	0.14693	0.16176
94	0.13934	0.15174
95	0.13282	0.14279
96	0.12711	0.13486
97	0.12216	0.12776
98	0.11753	0.12170
99	0.11348	0.11609