

Transfer (stamp) Duty and Grants in the Northern Territory

Frequently asked questions by property buyers

Who is it payable by?

Almost all contracts will state that the Buyer is liable to pay transfer duty.

How is it calculated?

Transfer duty is calculated on the higher of the market value or purchase price of the property (inclusive of any GST). It is collected by the Territory Revenue Office. If you would like to know how much transfer duty is payable on the property you are looking at buying please contact **all conveyancing**.

When is it payable?

- Existing properties: Within 60 days of the contract date or the date the contract becomes unconditional (e.g. within 60 days of finance being satisfied) or the settlement date – whichever is the earlier.
- Off the plan properties: Within 60 days of the date the contract becomes unconditional (e.g. within 60 days of separate titles being issued) or settlement – whichever is the earlier.

How is it paid?

You will need to pay the transfer duty to your lawyer's trust account before settlement or if there are sufficient funds coming from your financier your lawyer may be able to arrange for your financier to provide a cheque for it at settlement.

Are there any concessions?

- Principal Place of Residence Rebate – If you are buying a new home in your own name and to live in as your principal place of residence then you may be eligible for a concession (i.e. a reduced rate of duty up to \$7,000).
- Senior, Pensioner and Carer Concession – If you are buying a new or existing home valued at no more than \$750,000 or vacant land to build a home on valued at no more than \$385,000, in your own name and to live in as your principal place of residence and are a senior citizen, pensioner or carer, then you may be eligible for a Senior, Pensioner and Carer Concession (i.e. a reduced rate of Stamp Duty).

What are the residency requirements to be eligible for the concessions?

At least one applicant that meets the eligibility criteria must occupy the home as their principal place of residence for a continuous period of at least 6 months commencing:

- For the purchase of a home, (which must be a new home for Principal Place of Residence Rebate), within 12 months after the settlement date;
- For the purchase of land on which a home is to be built, the earlier of:
 - a)** 5 years after the date the applicants became entitled to possession of the land (which must occur within 12 months after the settlement date); or
 - b)** 12 months after the building of a home is completed and the home is ready to occupy as a place of residence.

Are there any grants available?

The First Home Owner Grant is a Northern Territory Government grant administered by the Territory Revenue Office of \$26,000 for eligible first home owners buying or building a new home (including off the plan).

There are strict eligibility requirements. For example, you will not be eligible for the First Home Owner Grant if:

- You or your spouse have received a first home owner grant before;
- You have owned any residential property in Australia before 1 July 2000 or have owned residential property anytime since 1 July 2000 that you have lived in;
- Your spouse owned residential property in Australia before 1 July 2000 or has owned residential property anytime since 1 July 2000 that they have lived in;

- You and any joint applicant are not Australian citizens or permanent residents.

You may still be eligible for the First Home Owner Grant if you have owned residential property before 1 July 2000 but it was used solely for investment purposes and you have never lived in it.

Note: From 1 January 2015, the First Home Owner Grant ceased to apply to existing dwellings. :

What are the residency requirements to be eligible for the first home owner grants?

You must move in to the home for a minimum continuous period of six months commencing within 1 year of settlement (or 1 year of completion of construction) and not dispose (sell) the home within 6 months of moving in.

For more information on transfer duty and grants please contact all conveyancing

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Phone 08 8981 5659 / Email hello@allconveyancing.com.au / www.allconveyancing.com.au

Suite 9, Level 1, 25 Parap Road, Parap NT 0820 / Ph: 08 8981 5659