



Property Law Email Update

2011 QUEENSLAND BUDGET – THE EFFECTS ON REAL ESTATE SALES

There have been wins and losses for property buyers in the budget handed down on 14 June 2011 by the Queensland Treasurer.

Queensland Building Boost Grant

Most media focus has been on the new Queensland Building Boost Grant.

The Grant will apply for a 6 months period commencing on 1 August 2011 and expiring on 31 January 2012.

Any buyer who enters into a contract to purchase or to build a new home during the relevant 6 months period will be eligible to receive a \$10,000.00 Grant.

- The Grant applies to anyone buying or building a new home (house, townhouse or unit);
- The home may be used as the buyer's residence or as an investment property;
- Home owners, investors and corporations are eligible for the Grant.

First Home Owner Grant

The current \$7,000.00 First Home Owner Grant continues.

- The Grant applies to first home owners buying or building their first home (house, townhouse or unit) to live in.
- Whilst the Queensland Building Boost Grant operates for the 6 months period from 1 August 2011 to 31 January 2012 the First Home Owner Grant will continue to be available to first home buyers beyond that 6 months period;
- A first home buyer who enters into any contract/s to buy or build a new home during the 6 months period between 1 August 2011 and 31 January 2012 can be eligible to receive both the Queensland Building Boost Grant and the First Home Owner Grant (Total \$17,000.00).

Queensland Transfer Duty (Stamp Duty) Changes

The Transfer Duty concessions currently available to home buyers (other than first home owners) will end on 31 July 2011.

- Home buyers and investors will pay Transfer Duty on purchases of land, homes and commercial

buildings at the same rates from 1 August 2011.

- Changes to Transfer Duty rates will apply from 1 August 2011. The new rates are:

Up to \$5,000	Nil.
\$5,000 to \$105,000	\$1.50 for each \$100.00, or part of \$100 over \$5,000
\$105,000 to \$480,000	\$1,500 plus \$3.50 for each \$100, or part of \$100, over \$105,000
\$480,000 to \$980,000	\$14,625 plus \$4.50 for each \$100, or part of \$100, over \$480,000
More than \$980,000	\$37,125 plus \$5.25 for each \$100, or part of \$100, over \$980,000

First home owners will continue to receive a first home concession on their Transfer Duty.

- This includes first home owners purchasing blocks of residential land on which to build their home.
- The concession rates have been increased to offset the removal of the Home Concession Transfer Duty Rate.
- As a guide, up to 31 July 2011, the first home concession rate for a home of not more than \$504,999.99 is \$8,750. From 1 August 2011 the first home concession rate for a home of up to \$509,999.99 will be \$15,525.
- With vacant residential land, up to 31 July 2011, the first home vacant land concession rate for lots up to \$250,000.00 is 100% of transfer duty. From 1 August 2012 the first home vacant land concession for lots up to \$259,999.99 is \$6,575.00.

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This document can also be found on our website at www.tml.com.au.

Other recent Email Updates:

- [Email Update](#) – BCCM Act amendments come into force – April 2011
- [Email Update](#) – Critical BCCMA Changes – April 2011
- [Email Update](#) – Buying for a “Nominee” – March 2011

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