

Explanatory note

This explanatory note relates to this Bill as introduced into Parliament.

This Bill is cognate with the Appropriation Bill 2009.

Overview of Bill

The objects of this Bill are as follows:

(a) to amend the Duties Act 1997:

(i) to introduce a scheme for a 50% reduction in the duty payable on new housing (to be known as the NSW Housing Construction Acceleration Plan), and

(ii) to abolish the duty payable on an application to register a caravan (including a camper trailer),

(b) to amend the First Home Owner Grant Act 2000 to extend the period of operation of the NSW New Home Buyers Supplement.

Outline of provisions

Clause 1 sets out the name (also called the short title) of the proposed Act.

Explanatory note page 2

State Revenue Legislation Amendment Bill 2009

Explanatory note

Clause 2 provides for the commencement of the proposed Act on assent, except for the provisions relating to the NSW Housing Construction Acceleration Plan and the abolition of duty on caravans and camper trailers, which commence on 1 July 2009.

Schedule 1 Amendment of Duties Act 1997 No 123

Schedule 1 [1] provides for the NSW Housing Construction Acceleration Plan.

Under the Plan, there is a 50% duty reduction on the following dutiable transactions:

(a) an agreement for the sale or transfer, or a transfer, of dutiable property for the purposes of the acquisition of a new home that is complete and ready for occupation,

(b) an agreement for the sale or transfer of land on which a new home is to be built before completion of the sale or transfer (an off the plan purchase agreement).

The agreement for sale or transfer, or transfer, must be entered into, or occur, on or after 1 July 2009 and before 1 January 2010. An off the plan purchase agreement must generally be completed by 30 June 2011.

An agreement or transfer is not eligible under the scheme if it is eligible for a duty exemption or concession under the First Home Plus scheme or a grant is payable in respect of the acquisition of the new home under the First Home Owner Grant Act 2000.

The dutiable value of the dutiable property that is the subject of the agreement or transfer must not exceed \$600,000.

Schedule 1 [2] exempts from duty an application to register a caravan or camper trailer.

Schedule 1 [3] enables savings and transitional regulations to be made as a consequence of the amendments.

Schedule 2 Amendment of First Home Owner Grant

Act 2000 No 21

Schedule 2 [1] extends the operation of the NSW New Home Buyers Supplement from 10 November 2009 to 30 June 2010. As a result, the amount of the supplement (\$3,000) will continue to be available in respect of contracts for the purchase or construction of a new home that are made before 30 June 2010.

Schedule [2] and [3] are consequential amendments, which provide for the date by which off the plan purchase agreements entered into during the extension period must be completed in order to qualify for the supplement.

Schedule 2 [4] enables savings and transitional regulations to be made as a consequence of the amendments.