**Legislative Council**

**STATE TAXATION AND OTHER ACTS AMENDMENT BILL 2016**

(Suggested amendments to be proposed in Committee by Ms PULFORD)

1. **Suggested amendment to the Legislative Assembly -**
Clause 4, lines 10 and 11, omit "or short-term accommodation".
2. **Suggested amendment to the Legislative Assembly -**Clause 4, lines 17 and 18, omit "or short-term accommodation".
3. **Suggested amendment to the Legislative Assembly -**Clause 4, line 25, omit "or short-term accommodation".
4. **Suggested amendment to the Legislative Assembly -**Clause 4, page 6, lines 4 and 5, omit "or short-term accommodation".
5. **Suggested amendment to the Legislative Assembly -**Clause 4, page 6, lines 12 and 13, omit "or short-term accommodation".
6. **Suggested amendment to the Legislative Assembly -**Clause 4, page 6, after line 15 insert—

 "(2) Despite subsection (1), ***residential property*** does not include any of the following—

 (a) land—

 (i) capable of being used solely or primarily as commercial residential premises, a residential care facility, a supported residential service or for the purposes of a retirement village and that may lawfully be used in that way; and

 (ii) that a person intends to use solely or primarily as commercial residential premises, a residential care facility, a supported residential service or for the purposes of a retirement village;

 (b) land which includes a building, or part of a building, that a person intends to refurbish or extend so the land is capable of being used solely or primarily as commercial residential premises, a residential care facility, a supported residential service or for the purposes of a retirement village and that may lawfully be used in that way;

 (c) land—

 (i) on which a person intends to construct a building so the land is capable of being used solely or primarily as commercial residential premises, a residential care facility, a supported residential service or for the purposes of a retirement village and that may lawfully be used in that way; or

 (ii) in respect of which a person has undertaken or intends to undertake land development for the purposes of—

 (A) constructing a building so the land is capable of being used solely or primarily as commercial residential premises, a residential care facility, a supported residential service or for the purposes of a retirement village and that may lawfully be used in that way; or

 (B) enabling another person to construct a building so the land is capable of being used solely or primarily as commercial residential premises, a residential care facility, a supported residential service or for the purposes of a retirement village and that may lawfully be used in that way.".

1. **Suggested amendment to the Legislative Assembly -**Clause 4, page 6, line 16, omit "(2)" and insert "(3)".
2. **Suggested amendment to the Legislative Assembly -**Clause 4, page 6, after line 16 insert—

"***commercial residential premises*** has the same meaning as in the A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth;".

1. **Suggested amendment to the Legislative Assembly -**Clause 4, page 6, lines 21 to 23, omit all words and expressions on these lines and insert—

"***residential care facility*** has the same meaning as in section 76 of the **Land Tax Act 2005**;

***retirement village*** has the same meaning as in the **Retirement Villages Act 1986**;

***supported residential service*** has the same meaning as in the **Supported Residential Services (Private Proprietors) Act 2010**.".

1. **Suggested amendment to the Legislative Assembly -**Clause 4, page 7, lines 1 and 2, omit "a serviced" and insert "an".
2. **Suggested amendment to the Legislative Assembly -**Clause 4, page 7, line 8, omit "or as short-term accommodation".
3. **Suggested amendment to the Legislative Assembly -**Clause 4, page 7, line 9, omit "those ways" and insert "that way".