The person is a purchaser of property if

The person = “Purchaser”.

The person is a seller of property if

The person = “Supplier”.

The person is a” x” if

The person = "Supplier" or

The person = “Purchaser”.

14 – “Overview of when a purchaser has a GST withholding obligation”

GST at Settlement will apply to the purchaser if

The Transitional Rules do not apply and

The purchaser is the ‘recipient’ of a taxably supply and

The supply is by way of sale or long-term lease and

either

The supply is of new residential premises or of potential residential land.

12.

The Transitional Rules apply if

The contracts were exchanged between the parties before 1 July 2018, or

both

The contract was entered into by the purchaser and the vendor executing two copies of the contract in turn and

The acceptance of the offer was communicated to the other party before 1 July 2018.

19-23

The supply is of potential residential land if

The property is of 'potential residential land' and

The property is included in a 'property subdivision plan’ and

The property does not contain any building that is in use for a commercial purpose and

either

The purchaser is not registered for GST or

The purchaser is registered but does not purchase the property for a creditable purpose.

15 -

The purchaser is the ‘recipient’ of a taxably supply if

Any of the following are false

The seller is not register or required to be registered for GST or

The sale of the residential premises is input taxes or

The sale is a GST-free supply.

17.

The supply is of new residential premises if

Any of the following are true

The supply has been created through substantial renovations or

The supply is of commercial residential premises.

Source

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