The person is a purchaser of property if

The person is a purchaser of property.

The person is a seller of property if

The person is not a purchaser of property.

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

GST at Settlement will apply to the purchaser if

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 premises.

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.

***Purchaser*: Information required for form 1**

Contact Details

* Whether they are the purchaser or representative
* Title/name
* Phone number
* Whether you would like the ATO to contact you via email
* If yes- email address (pop up)

Property Details

* Property type (house/land/unit)
* Address line 1 and 2
* Suburb/town
* Territory
* Postcode
* Lot
* Plan
* Plan type

Transaction Details

* Contract date
* Expected settlement date
* Contract price (GST inclusive)

Purchasers Details (allows you to enter multiple purchasers)

* Individual/non-individual
* If Individual
  + First name
  + Last name
  + DOB
  + ABN
  + TFN
  + Phone number
  + Country
  + Address line 1 and 2
  + Suburb/town
  + State
  + Postcode
  + Percentage of ownership
* If non-individual
  + Entity name
  + ABN
  + TFN
  + Phone number
  + Country
  + Address line 1 and 2
  + Suburb/town
  + State
  + Postcode
  + Percentage of ownership

Suppliers details

* Individual/non-individual
* If Individual
  + First name
  + Last name
  + ABN
  + Phone number
  + Country
  + Address line 1 and 2
  + Suburb/town
  + State
  + Postcode
  + Withholding payment
* If non-individual
  + Entity name
  + ABN
  + Phone number
  + Country
  + Address line 1 and 2
  + Suburb/town
  + State
  + Postcode
  + Withholding payment

Final prompt to tick the box to sign the declaration

***Purchaser*: Information required for form 2**

Have you completed the GST property settlement withholding notification form?

No-> Form 1 needs to be completed (provides link)

Yes-> asks the following

Are you this form as the purchaser or their representative?

Have the purchaser and/or suppliers details changed since the form 1 was submitted?

Yes-> need to submit another form 1

No-> asks the following

Contact details

* Title
* First name/ last name
* Phone number
* Whether you would like the ATO to contact you via email
* If yes- email address (pop up)

Transaction details

* Lodgement reference number
* Payment reference number
* Settlement date
* Total withholding payment

Prompt to tick a declaration box