**GST AT SETTLEMENT FORMS**

Table of Contents

[FORM ONE: GST Property settlement withholding notification 2](#_Toc529785433)

[Index Logic 2](#_Toc529785434)

[Branch Logic- Applicant’s Contact Details 2](#_Toc529785435)

[Interviewer 2](#_Toc529785436)

[Branch Logic- Property Details 3](#_Toc529785437)

[Property Type 3](#_Toc529785438)

[State-based Land Information Requirements 4](#_Toc529785439)

[State/Territory Values 4](#_Toc529785440)

[Branch logic- Transaction details 5](#_Toc529785441)

[Branch logic- Purchaser Details 6](#_Toc529785442)

[Purchaser’s State/Territory 6](#_Toc529785443)

[Branch Logic- Supplier Details 6](#_Toc529785444)

[Calculation of GST Amount 7](#_Toc529785445)

[Date and Time of Submission 7](#_Toc529785446)

[Error Handling 7](#_Toc529785447)

[Purchaser’s Date of Birth 7](#_Toc529785448)

[FORM TWO: GST Property settlement date confirmation 9](#_Toc529785449)

[Tie-breaker rules- determine whether Form One or Two 9](#_Toc529785450)

[Logic- Form 2 9](#_Toc529785451)

[Error Handling 9](#_Toc529785452)

FORM ONE: GST Property settlement withholding notification

Index Logic

Form 1 is complete if

the applicant's contact details have been collected and

the applicant's property details have been collected and

the transaction details have been collected and

the purchaser’s details have been collected and

the supplier’s details have been collected and

the applicant's consent (Form One) has been collected

Branch Logic- Applicant’s Contact Details

The applicant's contact details have been collected if

the applicant's status is known and

the applicant's title is known and

the applicant's first name is known and

the applicant's last name is known and

the applicant's phone number is known and

the applicant's email is known

Interviewer

The applicant is the purchaser if

the applicant's status="purchaser"

The applicant is the purchaser's representative if

the applicant's status="representative"

Comment- The applicant’s status denotes whether the applicant is the purchaser or the purchaser’s representative (i.e. conveyancer, solicitor). These two rules set out these values, that pre-populate the value list.

Branch Logic- Property Details

Property Details

The applicant's property details have been collected if

the property’s type is known and

the property’s address (line 1) is known and

the property’s suburb/town is known and

the property’s state/territory is known and

the property’s postcode is known and

Any

All

the ACT property's section/block is known and

the ACT property's volume is known and

the ACT property's folio is known

All

the NSW property's lot is known and

the NSW property's section/block is known and

the NSW property's plan is known and

the NSW property's plan type is known

All

the NT property's lot is known and

the NT property's section/block is known and

the NT property's plan is known and

the NT property's plan type is known and

the NT property's folio is known

All

the VIC property's lot is known and

the VIC property's plan is known and

the VIC property's plan type is known

All

the SA property's lot is known and

the SA property's plan is known and

the SA property's plan type is known

All

the QLD property's lot is known and

the QLD property's plan is known and

the QLD property's plan type is known

All

The TAS property's volume is known and

the TAS property's folio is known

All

the WA property's lot is known and

the WA property's plan is known and

the WA property's plan type is known and

the WA property's volume is known and

the WA property's folio is known

Property Type

The property is a house if

the property's type= "HOUSE"

The property is a block of land if

the property's type= "LAND"

The property is a unit if

the property's type= "UNIT"

Comment- These rules provide the value list for the different types of property.

State-based Land Information Requirements

Comment- Each state/territory has different ways in which to identify property. The following rules have been created based on what the ATO requires to identify properties from different state and territories. For example,

* Properties in ACT require the **section/block, volume** and **folio** to identify the property (based on first set of rules)
* Properties in NSW require the **lot, section/block, plan** and **plan type** to identify the property (based on second set)
* Properties in NT require the **lot, section/block, plan, plan type** and **folio** to identify the property (based on third set)
* Properties in QLD, SA and Vic require the **lot, plan** and **plan type** to identify the property (based on fifth set)
* Properties in TAS require the **volume** and **folio** to identify the property (based on fourth set)
* Properties in WA require the **lot, plan, plan type, volume** and **folio** to identify the property (based on sixth set)

The hide/show function on the interview allows for certain information to be asked/hidden based on the state/territory the applicant selects. These rules ensure that the program can be satisfied that the correct combination of property information is collected.

State/Territory Values

The property is in Australian Capital Territory if

the property's state/territory= "Australian Capital Territory"

The property is in New South Wales if

the property’s state/territory= "New South Wales"

The property is in Northern Territory if

the property's state/territory= "Northern Territory"

The property is in Queensland if

the property's state/territory= "Queensland"

The property is in South Australia if

the property's state/territory= "South Australia"

The property is in Tasmania if

the property's state/territory= "Tasmania"

The property is in Victoria if

the property's state/territory= "Victoria"

The property is in Western Australia if

the property's state/territory= "Western Australia"

Branch logic- Transaction details

The transaction details have been collected if

the contract date is known and

the contract price is known and

the expected settlement date is known

Comment- A contract date will only be valid if it is entered on or after the Act comes into effect on 1 July 2018 and must be before the expected settlement date. This is because settlement must happen after lodging the notification form.

The contract price has been generated if

the contract price is known

Comment – This is explanation of prefilling contract price if we have already determine the price.

Branch logic- Purchaser Details

The purchaser's details have been collected if

the purchaser is an individual is known and

the purchaser’s TFN is known and

the purchaser's phone number is known and

the purchaser's country is known and

the purchaser's address is known and

the purchaser's suburb/town is known and

the purchaser's state/territory is known and

the purchaser's percentage of ownership is known and

any

All

the purchaser's first name is known and

the purchaser's last name is known and

the purchaser's date of birth is known

All

the purchaser's company name is known and

the purchaser's ABN is known

Purchaser’s State/Territory

The purchaser is from Australian Capital Territory if

the purchaser's state/territory= "Australian Capital Territory"

The purchaser is from New South Wales if

the purchaser's state/territory= "New South Wales"

The purchaser is from Northern Territory if

the purchaser's state/territory= "Northern Territory"

The purchaser is from Queensland if

the purchaser's state/territory= "Queensland"

The purchaser is from South Australia if

the purchaser's state/territory= "South Australia"

The purchaser is from Tasmania if

the purchaser's state/territory= "Tasmania"

The purchaser is from Victoria if

the purchaser's state/territory= "Victoria"

The purchaser is from Western Australia if

the purchaser's state/territory= "Western Australia"

Branch Logic- Supplier Details

The supplier's details have been collected if

the supplier is an individual is known and

the supplier's phone number is known and

the supplier's country is known and

the supplier's address is known and

the supplier's suburb/town is known and

the supplier's state/territory is known and

the supplier's postcode is known and

the supplier's withholding payment is known and

any

all

the supplier's company name is known and

the supplier's ABN is known

all

the supplier's first name is known and

the supplier's last name is known

The supplier is from New South Wales if

the supplier’s state/territory= "New South Wales"

The supplier is from Australian Capital Territory if

the supplier’s state/territory= "Australian Capital Territory"

The supplier is from Queensland if

the supplier’s state/territory= "Queensland"

The supplier is from Northern Territory if

the supplier’s state/territory= "Northern Territory"

The supplier is from Tasmania if

the supplier’s state/territory= "Tasmania"

The supplier is from Western Australia if

the supplier’s state/territory= "Western Australia"

The supplier is from South Australia if

the supplier’s state/territory= "South Australia"

The supplier is from Victoria if

the supplier’s state/territory= "Victoria"

Calculation of GST Amount

The GST liability= the contract price\*0.10

Comment- The GST rate is 10%. The GST liability can be calculated by multiplying the contract price by 10%.

Date and Time of Submission

the date of submission= the current date

Comment- Used to record when and what time notification was provided to the ATO.

Error Handling

Error("The Settlement Date cannot be before the Contract Date") if

The contract date > the expected settlement date or

TemporalOnOrAfter(2018-07-01)

Purchaser’s Date of Birth

The purchaser's age= TemporalYearsSince(the purchaser's date of birth, the current date)

The purchaser's date of birth is valid if

TemporalBefore(the current date) and

the purchaser's age >= 18 and

the purchaser's age <=120

Error("The purchaser cannot be under 18 years of age") if

The purchaser’s date of birth is not valid

Comment- These rules are used to filter invalid dates of birth i.e. after the current date., purchasers that are under age of 18 years old (not a legal adult) and above 120.

FORM TWO: GST Property settlement date confirmation

*Tie-breaker rules- determine whether Form One or Two*

[FORM 2] The applicant is eligible to complete form two if

the applicant has submitted form one and

the applicant's details have remained the same

[FORM 2] the applicant has submitted form one and their details have not changed if

the applicant has submitted form one and

the applicant's details have remained the same

[FORM 1] the applicant has submitted form one but their details have changed if

the applicant has submitted form one and

the applicant's details have not remained the same

[FORM 1] the applicant has not submitted form one if

the applicant has not submitted form one is true and

any

the applicant's details have remained the same

the applicant's details have not remained the same

[Form 1] the applicant is required to fill in form one if

the applicant has not submitted form one or

the applicant has submitted form one but their details have changed

Logic- Form 2

Form 2 is complete if

the applicant's status is known and

the applicant's title is known and

the applicant's first name is known and

the applicant's last name is known and

the applicant's phone number is known and

the applicant's lodgement reference number is known and

the applicant's payment reference number is known and

the settlement date is known and

the total withholding amount is known and

the applicant agrees to the Form two declaration

Comment- Form two can be represented in a simple list. The additional rules relate to the settlement date.

Error Handling

Error("The Settlement Date cannot be before the Contract Date") if

The contract date > the settlement date or

TemporalOnOrAfter(2018-07-01)