

## Anna Sprajc

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**From:** Troy Mojsoski  
**Sent:** Tuesday, 21 January 2020 11:11 AM  
**To:** ralph.carrion@hotmail.com  
**Cc:** Melissa G; Anna Sprajc  
**Subject:** Carrion Super Fund: Margin Scheme for GST

**Importance:** High

Hi Ralph,

I spoke with Melissa this morning and she gave me some more insight as to the initial purchase and the vendor's gst registration.

I've had another look at some of the ATO advice and I believe you should be eligible to use the margin scheme.

**In doing so, we need to evaluate as to whether you are 'running an enterprise' see link below:**

<https://www.ato.gov.au/Business/GST/In-detail/Your-industry/Property/GST-at-settlement---a-guide-for-suppliers-and-their-representatives/?anchor=supplierobligations#supplierobligations>

of importance is the following:

### **Examples of an enterprise**

Examples of when your activities may be regarded as an enterprise:

- you buy property with the intention of immediate resale at a profit
- develop property to sell.
- Even a one-off property transaction may be an enterprise.

**Then we need to establish if you can use the margin scheme:**

[https://www.ato.gov.au/Business/GST/In-detail/Your-industry/Property/GST-and-the-margin-scheme/?page=2#Eligibility to use the margin scheme](https://www.ato.gov.au/Business/GST/In-detail/Your-industry/Property/GST-and-the-margin-scheme/?page=2#Eligibility%20to%20use%20the%20margin%20scheme)

There were some amendments to eligibility which I believe do not apply to you. Again, of importance is the following:

purchased the property after 1 July 2000 and one of the following applies to the seller

- they were not registered or required to be registered for GST
- etc.....

In summary, Melissa, tick the margin scheme and withhold the 7%. Ralph, we will look to claim the difference in your next BAS.

Regards

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