

January 16, 2002

Notice of Change

GST/HST Memorandum 19.3.1, *Rebate for Builder-Built Unit (Land Purchased)*

The electronic version of GST/HST Memorandum 19.3.1, *Rebate for Builder-Built Unit (Land Purchased)* is being revised to reflect a legislative amendment.

Paragraph 10 is being revised to reflect an amendment to section 8 of Part I of Schedule V. Paragraph 10 lists amounts to be included when calculating the total consideration paid or payable for a residential unit. One of the amounts to be included is the consideration for the purchase of a parking space in a condominium complex provided this parking space meets certain conditions. Effective for supplies of residential units made after December 10, 1998, total consideration also includes the consideration paid or payable for a parking space situated within the boundaries of a condominium or strata lot plan if this parking space meets certain conditions. Consequently, paragraph 10 is being revised to read as follows:

10. In addition to amounts paid or payable in respect of the purchase of the unit (e.g., the housing rebate when the purchaser and builder agree to include it as part of the consideration for the unit), total consideration includes payment to the builder for: ...

- (e) an interest in the common areas of a residential condominium unit and, as well, the consideration for the purchase of a parking space in the condominium complex, provided that the ownership or possession of the parking space was transferred at the same time that ownership or possession of the condominium unit was transferred. Effective for supplies made after December 10, 1998, total consideration would also include payment to the builder for a parking space situated within the boundaries of a condominium or strata lot plan if, at the same time or as part of the same transaction, the buyer also receives an exempt supply by way of sale of a residential condominium unit described by the same plan.