



Cruising Yacht Club
of South Australia

Buying a berth?

The below information explains the financial considerations using an example scenario for the purchase of a berth for a fair value of say \$50,000

Will your berth be owned in the name of a GST registered entity?

No

If you answered 'NO' you are among 90% of berth owners and your settlement statement will look like this:

Your sale price	\$50,000
Plus Stamp Duty*	eg \$1,080
Plus Corporate fee adjustment**	eg \$700

Your Final Purchase Price will be: \$51,780

Yes

If you answered 'Yes' this is what your settlement statement will look like:

Your sale price (includes GST of \$4,545)	\$50,000
Plus Stamp Duty*	eg \$1,080
Plus Corporate fee adjustment**	eg \$700

Your Final Purchase Price will be: \$51,780

...HOWEVER!

As you are registered for GST you will be entitled to claim back the GST component of the purchase. (\$4,545)

Please Note: Should you decide to sell your berth you will be required to declare the GST component of the sale price to the ATO.

Notes

- Berth owners are required to be **Senior Members** of the Cruising Yacht Club of SA.
- You will need to either join the Club or upgrade your current membership.
- If you are currently a non berth owning Senior Member you will need to relinquish your Senior Units and will be entitled to a refund of \$300. This amount will be deducted from the total amount payable to purchase the berth.
- All sales and purchase transactions **MUST** be processed through the Club, including Stamp Duty & Corporate Fees.

***Stamp Duty** - As per Revenue SA Conveyances Calculator: <http://www.revenuesa.sa.gov.au/stamps/SDcalcs/conveycalc.html>

****Corporate Fees** - As part of the sales process there is usually an adjustment to the Corporate Fee for the period of the financial year that the purchaser owns the berth. This is refunded back to the vendor at the time of settlement. In these examples a nominal figure of \$700 has been used.

- The Club will assist with all calculations and provide you with a settlement statement