

**CALCULATING THE IMPACT OF THE 5 PERCENT GST
ON NEW HOUSING PRICES UNDER DIFFERENT SCENARIOS
Agreement of Purchase on or before October 30, 2007* and
possession and ownership transferred on or after January 1, 2008**

Purchase Price (Before GST/HST): (\$)	GST Payable at 6% (\$)	GST Rebate (\$)	Net GST Payable (\$)	Net Purchase Price (\$)	Transitional Adjustment / Rebate[†] (\$)
100,000	6,000	(2,160)	3,840	103,840	(640)
110,000	6,600	(2,376)	4,224	114,224	(704)
120,000	7,200	(2,592)	4,608	124,608	(768)
130,000	7,800	(2,808)	4,992	134,992	(832)
140,000	8,400	(3,024)	5,376	145,376	(896)
150,000	9,000	(3,240)	5,760	155,760	(960)
160,000	9,600	(3,456)	6,144	166,144	(1,024)
170,000	10,200	(3,672)	6,528	176,528	(1,088)
180,000	10,800	(3,888)	6,912	186,912	(1,152)
190,000	11,400	(4,104)	7,296	197,296	(1,216)
200,000	12,000	(4,320)	7,680	207,680	(1,280)
210,000	12,600	(4,536)	8,064	218,064	(1,344)
220,000	13,200	(4,752)	8,448	228,448	(1,408)
230,000	13,800	(4,968)	8,832	238,832	(1,472)
240,000	14,400	(5,184)	9,216	249,216	(1,536)
250,000	15,000	(5,400)	9,600	259,600	(1,600)
260,000	15,600	(5,616)	9,984	269,984	(1,664)
270,000	16,200	(5,832)	10,368	280,368	(1,728)
280,000	16,800	(6,048)	10,752	290,752	(1,792)
290,000	17,400	(6,264)	11,136	301,136	(1,856)
300,000	18,000	(6,480)	11,520	311,520	(1,920)
310,000	18,600	(6,696)	11,904	321,904	(1,984)
320,000	19,200	(6,912)	12,288	332,288	(2,048)
330,000	19,800	(7,128)	12,672	342,672	(2,112)
340,000	20,400	(7,344)	13,056	353,056	(2,176)
350,000	21,000	(7,560)	13,440	363,440	(2,240)

* After May 2, 2006, but on or before October 30, 2007.

† Transitional Rebate must be claimed by the purchaser directly with the CRA and cannot be credited or paid by, or assigned to, the builder.

Transitional Rebate = If purchase price (before GST/HST) is over \$450,000, 1% of the purchase price. If purchase price is under \$450,000, Purchase Price x [0.01 - ((GST Rebate / Purchase Price) / 6)].

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**Agreement of Purchase on or before October 30, 2007* and
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Purchase Price (Before GST/HST): (\$)	GST Payable at 6% (\$)	GST Rebate (\$)	Net GST Payable (\$)	Net Purchase Price (\$)	Transitional Adjustment / Rebate[†] (\$)
360,000	21,600	(6,804)	14,796	374,796	(2,466)
370,000	22,200	(6,048)	16,152	386,152	(2,692)
380,000	22,800	(5,292)	17,508	397,508	(2,918)
390,000	23,400	(4,536)	18,864	408,864	(3,144)
400,000	24,000	(3,780)	20,220	420,220	(3,370)
410,000	24,600	(3,024)	21,576	431,576	(3,596)
420,000	25,200	(2,268)	22,932	442,932	(3,822)
430,000	25,800	(1,512)	24,288	454,288	(4,048)
440,000	26,400	(756)	25,644	465,644	(4,274)
450,000	27,000	0	27,000	477,000	(4,500)
460,000	27,600	0	27,600	487,600	(4,600)
470,000	28,200	0	28,200	498,200	(4,700)
480,000	28,800	0	28,800	508,800	(4,800)
490,000	29,400	0	29,400	519,400	(4,900)
500,000	30,000	0	30,000	530,000	(5,000)

* After May 2, 2006, but on or before October 30, 2007.

[†] Transitional Rebate must be claimed by the purchaser directly with the CRA and cannot be credited or paid by, or assigned to, the builder.

Transitional Rebate = If purchase price (before GST/HST) is over \$450,000, 1% of the purchase price. If purchase price is under \$450,000, Purchase Price x [0.01 - ((GST Rebate / Purchase Price) / 6)].

**CALCULATING THE IMPACT OF THE 5 PERCENT GST
ON NEW HOUSING PRICES (\$) UNDER DIFFERENT SCENARIOS
Agreement of Purchase after October 30, 2007 and
possession and ownership transferred on or after January 1, 2008**

Purchase Price (Before GST/HST): (\$)	GST Payable at 5% (\$)	GST Rebate* (\$)	Net GST Payable (\$)	Net Purchase Price (\$)
100,000	5,000	(1,800)	3,200	103,200
110,000	5,500	(1,980)	3,520	113,520
120,000	6,000	(2,160)	3,840	123,840
130,000	6,500	(2,340)	4,160	134,160
140,000	7,000	(2,520)	4,480	144,480
150,000	7,500	(2,700)	4,800	154,800
160,000	8,000	(2,880)	5,120	165,120
170,000	8,500	(3,060)	5,440	175,440
180,000	9,000	(3,240)	5,760	185,760
190,000	9,500	(3,420)	6,080	196,080
200,000	10,000	(3,600)	6,400	206,400
210,000	10,500	(3,780)	6,720	216,720
220,000	11,000	(3,960)	7,040	227,040
230,000	11,500	(4,140)	7,360	237,360
240,000	12,000	(4,320)	7,680	247,680
250,000	12,500	(4,500)	8,000	258,000
260,000	13,000	(4,680)	8,320	268,320
270,000	13,500	(4,860)	8,640	278,640
280,000	14,000	(5,040)	8,960	288,960
290,000	14,500	(5,220)	9,280	299,280
300,000	15,000	(5,400)	9,600	309,600
310,000	15,500	(5,580)	9,920	319,920
320,000	16,000	(5,760)	10,240	330,240
330,000	16,500	(5,940)	10,560	340,560
340,000	17,000	(6,120)	10,880	350,880
350,000	17,500	(6,300)	11,200	361,200
360,000	18,000	(5,670)	12,330	372,330
370,000	18,500	(5,040)	13,460	383,460
380,000	19,000	(4,410)	14,590	394,590
390,000	19,500	(3,780)	15,720	405,720
400,000	20,000	(3,150)	16,850	416,850
410,000	20,500	(2,520)	17,980	427,980
420,000	21,000	(1,890)	19,110	439,110
430,000	21,500	(1,260)	20,240	450,240
440,000	22,000	(630)	21,370	461,370
450,000	22,500	0	22,500	472,500

* Formula for calculating GST rebate is as follows: Under \$350,000 = .36 X GST payable at 5 percent. Prices \$350,000 to \$450,000 = \$6,300 X (\$450,000 – purchase price divided by \$100,000). Prices over \$450,000, no rebate.

**CALCULATING THE IMPACT OF THE 5 PERCENT GST
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Agreement of Purchase after October 30, 2007 and
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Purchase Price (Before GST/HST):	GST Payable at 5%	GST Rebate*	Net GST Payable	Net Purchase Price
(\$)	(\$)	(\$)	(\$)	(\$)
460,000	23,000	0	23,000	483,000
470,000	23,500	0	23,500	493,500
480,000	24,000	0	24,000	504,000
490,000	24,500	0	24,500	514,500
500,000	25,000	0	25,000	525,000
510,000	25,500	0	25,500	535,500
520,000	26,000	0	26,000	546,000
530,000	26,500	0	26,500	556,500
540,000	27,000	0	27,000	567,000
550,000	27,500	0	27,500	577,500
560,000	28,000	0	28,000	588,000
570,000	28,500	0	28,500	598,500
580,000	29,000	0	29,000	609,000
590,000	29,500	0	29,500	619,500
600,000	30,000	0	30,000	630,000

* Formula for calculating GST rebate is as follows: Under \$350,000 = .36 X GST payable at 5 percent. Prices \$350,000 to \$450,000 = \$6,300 X (\$450,000 – purchase price divided by \$100,000). Prices over \$450,000, no rebate.