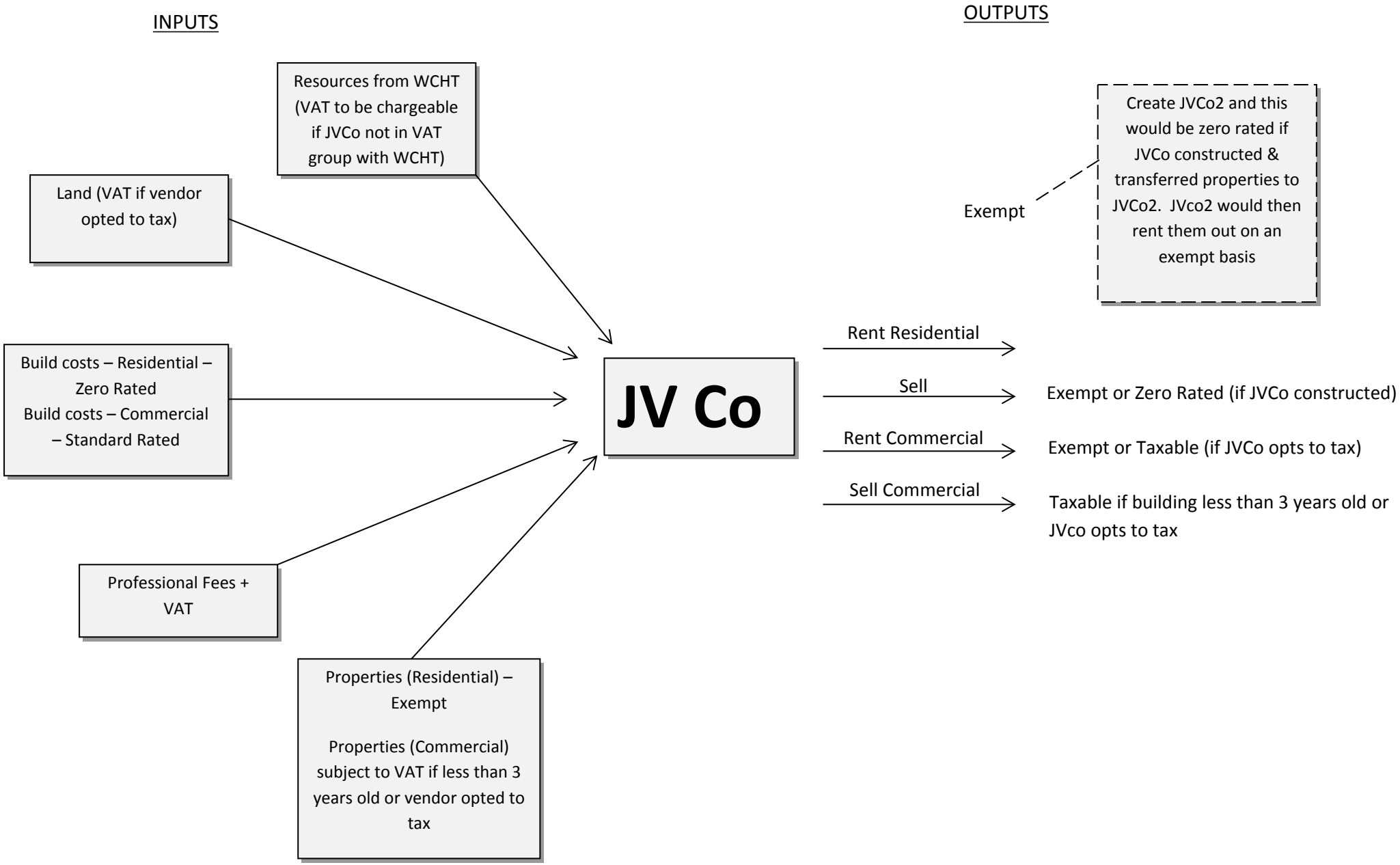
Appendix 3


INPUTS
OUTPUTS
Resources from WCHT (VAT to be chargeable if JVCo not in VAT group with WCHT)
Land (VAT if vendor opted to tax)
Build costs – Residential – Zero Rated
Build costs – Commercial – Standard Rated
Professional Fees + VAT
Properties (Residential) – Exempt
Properties (Commercial) subject to VAT if less than 3 years old or vendor opted to tax
JV Co
Exempt
Create JVCo2 and this would be zero rated if JVCo constructed & transferred properties to JVCo2. JVco2 would then rent them out on an exempt basis
Rent Residential
Sell
Exempt or Zero Rated (if JVCo constructed)
Rent Commercial
Exempt or Taxable (if JVCo opts to tax)
Sell Commercial
Taxable if building less than 3 years old or JVco opts to tax