



Does the value of my home affect the grant?

No. There is no maximum valuation ceiling on the home you purchase or build.

How long will the grant be available?

The legislation does not include an end date for the scheme.

Are there any conditions attached to how the grant may be used?

No. If you are eligible there are no conditions as to how the grant funds may be used.

What if I own or have previously owned vacant land?

Owning vacant land will not affect your eligibility for the grant.

Am I eligible if my spouse owned a home before 1 July 2000?

No. The applicant and their spouse can never have previously owned a home anywhere in Australia before 1 July 2000.

Where can I obtain the WA application forms?

- From approved FHOG participants†;
- From the Office of State Revenue; or
- From the FHOG website at www.firsthome.gov.au.

†An approved FHOG participant is a body (usually a financial institution) that has an arrangement with the Commissioner of State Revenue to receive and process applications.

Where can I lodge the application form?

Applications may be lodged through an approved FHOG participant or with the WA Office of State Revenue.

What evidence do I need to provide with my application?

You need to provide documentary evidence that proves you are an eligible person and have entered into an eligible transaction. This will include evidence of your Australian citizenship or permanent residency status; plus a copy of your contract for purchase or building contract. More specific details are provided on the application form.

What can I do if the Commissioner rejects my application?

If you are not satisfied with the Commissioner's decision you may lodge a formal objection. Further details are available from the Office of State Revenue.

OFFENCES

Making a false or misleading statement in connection with an application for a grant carries a penalty of up to \$20,000, and you may be required to repay the grant, interest and other costs.

FOR MORE INFORMATION

Telephone: (08) 9262 1299 or 1300 363 211

Facsimile: (08) 9262 1597

Email: firsthomegrant@dtf.wa.gov.au

Website: www.firsthome.gov.au or www.osr.wa.gov.au

Location: Office of State Revenue
Grants and Subsidies
Plaza Level, Mount Newman House
200 St George's Terrace
Perth WA 6000

Mail: GPO Box T1600, Perth, WA 6845

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First Home Owner Grant

Up to \$7,000 available for first home buyers



www.firsthome.gov.au



Department of Treasury and Finance
Government of Western Australia
Office of State Revenue



What is the First Home Owner Grant?

The Western Australian and Federal Governments aim to help people purchase or build their first home through a First Home Owner Grant (FHOG).

The grant offsets higher housing costs associated with the introduction of the Goods and Services Tax (GST) on 1 July 2000. All States and Territories provide the grant under broadly uniform arrangements agreed with the Federal Government.

This brochure explains how the First Home Owner Grant Scheme works and is a guide to whether you might be eligible. It should not be relied upon to determine your eligibility.

ELIGIBILITY FOR THE GRANT

How do I know if I am ELIGIBLE for the grant?

To be eligible for the grant you must:

1. be an eligible person; and
2. have entered into an eligible transaction.

1. Who is an ELIGIBLE person?

- Applicants must be natural persons (e.g. not a company) and 18 years and over at the commencement date of the eligible transaction.#
- At least one of the applicants must be an Australian Citizen or Permanent Resident at the commencement date of the eligible transaction.
- Applicants and/or their spouse* cannot have previously received a grant under this scheme.
- Applicants and/or their spouse* must not have previously owned residential property, anywhere in Australia, prior to 1 July 2000.
- Applicants and/or their spouse* must not have previously purchased and occupied residential property, anywhere in Australia, as a place of residence on or after 1 July 2000.

- Applicants must occupy the home purchased or built, as their principal place of residence for a continuous period of six months commencing within 12 months of settlement in the case of established properties, or within 12 months of completion in the case of a home being built.
- Everyone with a relevant interest in the home must be an applicant. For example, every person who will be registered on the Certificate of Title must be an applicant.

The Commissioner may consider an exemption from this requirement in certain cases.

* *Spouse: someone you are legally married to or a de facto partner of two years standing at the commencement of the eligible transaction.*

2. What is an ELIGIBLE transaction?

- A contract made on or after 1 July 2000 for the purchase of a home; or
- A comprehensive home building contract made on or after 1 July 2000; or
- In the case of an owner-builder, building work on the home commenced after 1 July 2000.

FREQUENTLY ASKED QUESTIONS

How much is the grant?

The grant is \$7,000 or the amount that you must pay to purchase or build the house, whichever is the lesser amount.

When do I lodge my application?

An application may be lodged at any time after:

- a contract to buy or build is made; or
- the foundations are laid on an owner built home;

provided the application is lodged within 12 months of completion of the eligible transaction.

What type of home qualifies for the grant?

It can be a house, unit, duplex, flat, townhouse etc. The home must be affixed to land and lawfully used as a place of residence. The grant will not be available for renovations to an existing building or for the purchase of vacant land.

If I purchase a home AFTER 1 July 2000 and never live in it – will I be eligible for the grant for my next home?

Yes, provided that you occupy the next home as your principal place of residence. This depends on your individual circumstances and you should contact the Office of State Revenue for further information.

Residence Requirement - When do I have to occupy the home and for how long?

You **MUST** occupy the home as your principal of residence **for a continuous period of six months** commencing within 12 months of settlement in the case of established properties, or within 12 months of completion in the case of a home being built.

If you are unable to occupy the home as your principal place of residence for a continuous period of six months, the onus is on the applicant to advise the Commissioner of their circumstances. The Commissioner may consider an exemption from this requirement in certain cases.

What happens if I cannot meet the above residence requirement?

If you are unable to move into the home within the 12 month period, you must give written notice of the fact to the Commissioner. This notice must be given within 30 days of the expiration of the 12 month residency period or the date it becomes apparent you will not be able to fulfil the requirement, whichever is the earlier. The Commissioner will determine if you are required to repay the grant.

Failure to advise the Commissioner in writing will result in the applicant being required to repay the grant with penalties and also being ineligible for a future grant.

Can I rent the home out before I move in?

Yes, provided you occupy the home as your principal place of residence within 12 months.

Does my income affect the grant?

No. The grant is not means tested.