

First Home Owner Grant (New Homes) Scheme

Application Form and Lodgement Guide for New Homes



First Home Owner Grant (New Homes) Scheme

Application Form and Lodgement Guide for New Homes

Contents

Five easy steps to claim your grant	3
Your obligations	4
Penalties	4
Providing incorrect or misleading information	4
Lodgement guide	5
Supporting evidence	6
Transaction type	7
When will the grant be paid?	9
When do I have to move in and for how long?	9
Common errors and misunderstandings	10
Terms used	11
Guide to completing the application	13
Application Form for New Homes	14
More Information	23

Five easy steps to claim your grant

- 1 Read lodgement guide** ☐

Important information to read before completing and submitting your application.
- 2 Complete application form** ☐

Complete all relevant sections.
- 3 Supply all supporting evidence** ☐

Complete the checklist to ensure all required supporting documentation is attached.
- 4 Check your application** ☐

Review your application to make sure it is accurate and complete. You may be prosecuted if you knowingly or recklessly lodge an application that is materially incorrect.
- 5 Lodge application** ☐

Submit to your approved agent or the Office of State Revenue (OSR).

Your obligations

As an applicant for the First Home Owner Grant (New Homes), you must ensure that the information contained in your application is complete and correct.

It is an offence for a person to make a false or misleading statement when applying for the grant. Therefore, if you are unsure about any of your obligations or the information that is required in the application, it is important that you consult our website or contact us for clarification. Please refer to page 23 for our contact details.

If your application is approved and the grant paid, you will be notified in writing of the conditions you are required to satisfy, including the residence requirements.

If you are unable to satisfy any of these conditions, you must notify the Commissioner within the required timeframe and repay the grant. If you do not meet these obligations, you may be subject to penalties.

Penalties

As part of its role in administering the *First Home Owner Grant (New Homes) Act 2000* (the Act), OSR checks all applications and conducts ongoing investigations to ensure that applicants comply with the conditions of the Act. If applicants receive the grant when they are not entitled, or do not comply with the residence requirements, penalties up to 100 per cent may be imposed.

Providing incorrect or misleading information

Providing incorrect or misleading information to OSR is a criminal offence. If it is determined that an applicant has provided incorrect or misleading information to obtain, or attempt to obtain, the grant then prosecution action may be commenced.

All applications undergo a rigorous review where applicants are checked for former home ownership in NSW and interstate. Other checks into spouse/de facto partner status, council records, title information and finance particulars are undertaken on a routine basis.

Lodgement guide

Each applicant should read this information before completing and submitting the application form.

To apply

Applicants must:

- fully complete and lodge the application form with all relevant supporting evidence
- be a natural person (i.e. not applying as a company or trust), at least 18 years of age and whose interest in the property is not held subject to a trust
- ensure at least one applicant is an Australian citizen or a permanent resident
- be buying or building a new home for which the contract was signed on or after 1 July 2014 or building a new home as an owner builder where building commenced on or after 1 July 2014
- By buying or building a new home for which a contract was signed on or after 1 October 2012 and before 1 July 2014, or as an owner builder where building commenced on or after 1 October 2012 and before 1 July 2014 for which the total value of the property does not exceed the \$650,000 cap, or
- Be buying a new home for which a contract was signed on or after 1 July 2014 and before 30 June 2017 for which the total value of the property does not exceed the \$750,000 cap, or
- Be buying a new home for which a contract was signed on or after 1 July 2017 for which the total value of the property does not exceed the \$600,000 cap, or
- Be building a new home for which a contract signed on or after 1 July 2014, or as an owner builder where building commenced on or after 1 July 2014 for which the total value of the property does not exceed the \$750,000 cap.
- ensure each person holding a relevant interest in the property is an applicant
- ensure at least one applicant will reside in the home as their principal place of residence for a continuous period of at least six months commencing within 12 months of completion of the eligible transaction. Where an applicant was a member of the permanent forces of the Australian Defence Force and all applicants were enrolled on the NSW electoral roll, as at the commencement date of the eligible transaction, then all applicants are exempt from the residence requirement.

Applicants and their spouse/partner must not:

- have previously received the a First Home Owner Grant in any State or Territory of Australia. If a grant was received but later paid back together with any penalty, you may be entitled to the grant
- have previously owned or held a relevant interest in a residential property anywhere in Australia prior to 1 July 2000
- have occupied for a continuous period of at least six months, a residential property in which they acquire a relevant interest on or after 1 July 2000 anywhere in Australia.

How to lodge your application

You can lodge your application with:

- the approved agent who is providing your finance.
A list of approved agents can be found at www.osr.nsw.gov.au/grants/fhog/agents

If you require the grant for settlement or first draw down/progress payment, you must lodge your application with an approved agent.

- OSR.
Refer to back page for address details.

Note: Applications cannot be lodged with the OSR until after the completion of the eligible transaction.

Supporting evidence

Proof of identity

If lodging with an approved agent	If lodging with OSR
Each applicant and their spouse/de facto partner must provide a Category 1 document. The remaining identity checks will be performed by the approved agent.	Each applicant and their spouse/de facto must provide one document from each of the four categories (four documents per person). A single document cannot be used for more than one category. Do not send original documents. Only send copies.

Category 1 – Evidence of Australian citizenship or permanent residency

If born in Australia: - Australian Birth Certificate issued by the Registry of Births, Deaths & Marriages (birth extracts and passports are not acceptable). If born overseas: - Foreign passport and current Australian Visa issued for entry into Australia - Foreign passport and Citizenship Certificate - New Zealand passport - Australian passport (only accepted where a foreign passport is no longer available). - If you are unable to provide your Foreign Passport you must provide a written statement explaining; - Why the Foreign Passport is not available, - The full name that was shown on the Foreign Passport, and - The date you arrived in Australia ★ New Zealand citizens must be living in Australia as at the commencement date of the eligible transaction. Note: At least one applicant must be an Australian citizen or permanent resident as at the commencement date of the eligible transaction.	If born in Australia: - Australian Birth Certificate issued by the Registry of Births, Deaths & Marriages (birth extracts and passports are not acceptable). If born overseas: - Foreign passport and current Australian Visa issued for entry into Australia - Foreign passport and Citizenship Certificate - New Zealand passport - Australian passport (only accepted where a foreign passport is no longer available). - If you are unable to provide your Foreign Passport you must provide a written statement explaining; - Why the Foreign Passport is not available, - The full name that was shown on the Foreign Passport, and - The date you arrived in Australia ★ New Zealand citizens must be living in Australia as at the commencement date of the eligible transaction. Note: At least one applicant must be an Australian citizen or permanent resident as at the commencement date of the eligible transaction.
---	---

Category 2 – Link between identity and person

Not applicable	- Australian Drivers Licence (current) - Passport (current) - Firearms licence (current) - NSW photo card issued by Roads and Maritime Services.
----------------	---

Category 3 – Evidence that the person operates in the community

Not applicable	- Medicare card - Motor vehicle registration - Centrelink or Department of Veterans Affairs card - Debit/credit card of a financial institution.
----------------	---

Category 4 – Evidence of the person's residential address

Not applicable	- Utility documents of residential address (e.g. bills for electricity, gas, water, etc) - Insurance policy with current residential address - Statement of account of a financial institution.
----------------	---

Additional supporting evidence if any of the following applies

If lodging with an approved agent	If lodging with OSR
■ Change of name Evidence of a change of name is required if the name on any of the documents presented is different to the name of the applicant or spouse/partner. ■ Married Provide a copy of your marriage certificate, issued by the Registry of Births, Deaths and Marriages. ■ Divorced Provide a copy of your divorce certificate/decreet nisi. ■ Widowed Provide a copy of the death certificate of your spouse/partner, issued by the Registry of Births, Deaths and Marriages. ■ Separated Provide a statutory declaration with the following information: ▶ the name of your former spouse/partner ▶ spouse/partner's date of birth ▶ the date you were married or commenced your de facto relationship ▶ the date you separated ▶ your former spouse/partner's current address (if known) ▶ a statement to the effect that you do not live together and have no intention of resuming cohabitation. Provide evidence of separation (e.g. change of residential address).	■ Change of name Evidence of a change of name is required if the name on any of the documents presented is different to the name of the applicant or spouse/partner. ■ Married Provide a copy of your marriage certificate, issued by the Registry of Births, Deaths and Marriages. ■ Divorced Provide a copy of your divorce certificate/decreet nisi. ■ Widowed Provide a copy of the death certificate of your spouse/partner, issued by the Registry of Births, Deaths and Marriages. ■ Separated Provide a statutory declaration with the following information: ▶ the name of your former spouse/partner ▶ spouse/partner's date of birth ▶ the date you were married or commenced your de facto relationship ▶ the date you separated ▶ your former spouse/partner's current address (if known) ▶ a statement to the effect that you do not live together and have no intention of resuming cohabitation. Provide evidence of separation (e.g. change of residential address).

Transaction type

Evidence relating to the transaction

1. Contract to purchase a new home or an 'off the plan' new home

If lodging with an approved agent	If lodging with OSR
■ a copy of the contract for the sale of land dated and signed by the vendor ■ a statement from the vendor/vendor's legal representative or other evidence which shows that this is the first sale of the home and that the home has never been previously occupied since completion of construction.	■ a copy of the contract for the sale of land dated and signed by the vendor ■ a title search showing the applicant(s) as the registered proprietor(s) (except for Terms Contracts) ■ a statement from the vendor/vendor's legal representative or other evidence which shows that this is the first sale of the home and that the home has never been previously occupied since completion of construction.

In addition, where the purchase is:

A Substantially renovated home is a home that

■ Has been created through renovations in which all, or substantially all of a building is removed or replaced (whether or not the renovations involve the removal or replacement of foundations, external walls, interior supporting walls, floors or staircases), and ■ As renovated, has not been previously occupied or sold as a place of residence	■ Has been created through renovations in which all, or substantially all of a building is removed or replaced (whether or not the renovations involve the removal or replacement of foundations, external walls, interior supporting walls, floors or staircases), and ■ As renovated, has not been previously occupied or sold as a place of residence
---	---

From a related party or where there is no written contract

Application must be lodged with OSR	■ a copy of the transfer dated and signed by all parties ■ evidence that there was an eligible transaction for the purchase of the property, (e.g. written statement from the buyer and the seller stating the terms of the agreement, the date the agreement was made and the agreed purchase price) ■ evidence that the consideration has been paid by the applicant, (e.g. provide copies of bank statements of the applicant showing the payment (withdrawal) of the purchase money at settlement and any copies of loan agreements, solicitors instructions or receipts for payment of the consideration) ■ evidence of total value of the property (house and land) dated within the last 12 months – attach one of the following: ▶ copy of the stamped contract or transfer which shows the dutiable amount in the stamping details ▶ a copy of the property valuation by a suitably qualified valuer a copy of the property valuation obtained by your financial institution for the approval of your loan ▶ a copy of a market appraisal by a registered real estate agent.
-------------------------------------	---

2. Contract to build a home

If lodging with an approved agent	If lodging with OSR
■ a copy of the contract to build, dated and signed by all parties ■ evidence of unencumbered value (land only), attach one of the following (where more than one is available, please provide the most recent): ▶ a copy of a current valuation by a suitably qualified valuer (includes bank valuation) ▶ a copy of a current stamped contract or transfer for the purchase of the land.	■ a copy of the contract to build, dated and signed by all parties ■ a copy of the occupation certificate or a Final Inspection Certificate ■ title search showing the applicant(s) as the registered proprietor(s) ■ evidence of unencumbered value (land only), attach one of the following (where more than one is available, please provide the most recent): ▶ a copy of a current valuation by a suitably qualified valuer (includes bank valuation) ▶ a copy of a current stamped contract or transfer for the purchase of the land.

3. Owner builder

If lodging with an approved agent	If lodging with OSR
Owner builders must lodge their application with OSR	■ a copy of the approval from council for the laying of the foundations or receipt for foundations ■ a copy of the occupation certificate or a Final Inspection Certificate ■ a copy of the documentary evidence of building costs incurred for the construction of the home. The proof submitted must total an amount equal to or greater than the grant and must not include your own labour costs ■ title search showing the applicant(s) as the registered proprietor(s) ■ evidence of total value of the property (house and land) as at completion of construction, attach one of the following: ▶ a copy of the property valuation by a suitably qualified valuer ▶ a copy of the property valuation obtained by your financial institution for the approval of your loan ▶ a copy of a market appraisal by a registered real estate agent.

When will the grant be paid?

The date the grant is paid depends on whether you are building or buying, and if you are applying through an approved agent or through OSR.

The following table details the various scenarios:

Purchase of a new or off-the-plan home

If lodging with an approved agent	If lodging with OSR
At date of settlement by approved agent.	Within 15 working days of lodging a complete application, after completion of the eligible transaction.

Contract to build

If lodging with an approved agent	If lodging with OSR
On date of first progress payment by approved agent.	Within 15 working days of lodging a complete application, after completion of the eligible transaction.

Owner builder

If lodging with an approved agent	If lodging with OSR
Must be lodged with OSR.	Within 15 working days of lodging a complete application, after completion of the eligible transaction.

Terms contract

If lodging with an approved agent	If lodging with OSR
Must be lodged with OSR.	Within 15 working days of lodging a complete application with evidence that an applicant has taken up occupation of the home, and the residence requirement has been met.

When do I have to move in and for how long?

- At least one applicant must live in the home as their principal place of residence for at least six continuous months commencing within 12 months of completion of the eligible transaction.
Where an applicant was a member of the permanent forces of the Australian Defence Force and all applicants were enrolled on the NSW electoral roll, as at the commencement date of the eligible transaction.
- It is the responsibility of the applicant to satisfy the Commissioner that they have met the residence requirement. Applicants may be required to verify this later by providing documentation supporting their period of occupancy.
- Should you not meet the residence requirement, you must contact OSR within 14 days after the period allowed for occupation, notifying OSR in writing and repay the grant.

Common errors and misunderstandings

Some of the common errors and misunderstandings identified by the OSR compliance activity are outlined below. This information is provided to assist you to understand and meet your obligations.

- Failing to read and understand ALL of the eligibility criteria.
- Failing to read and understand the warnings and penalties associated with lodging a false or misleading application.
- Failing to make the property the recipient's principal place of residence.
- Failing to disclose previous names, including previous married name(s).
- Misunderstanding the residence requirements; for example, believing that:
 - ▶ as long as the grant property is left vacant for six months and not leased, the residence requirements are met
 - ▶ renovating the grant property whilst using another residence to cook, shower, sleep, etc, complies with the residence requirements
 - ▶ living in the grant property for a period of less than six months is acceptable without seeking the Commissioner's approval.Commencing occupation of the home after the 12 month period is acceptable without seeking the Commissioner's approval.

If you are unsure, please consult our website or contact OSR.

Terms used

Applicant

A person applying for a grant who, on completion of the purchase of a home or construction of a new home, will own or hold a relevant interest in the land on which the home is built, except for a small interest holder.

Approved agent

An organisation approved by OSR that is authorised to process applications for the First Home Owner Grant.

Cap amount

The cap amount is the maximum total value of the property to be eligible for a grant. The cap amount for eligible transactions entered into between 1 July 2014 and 30 June 2017 is \$750,000. From 1 July 2017 the cap amount for:

- the purchase of a new home from is \$600,000
- the total transaction value for a contract to build a new home, or for owner builders is \$750,000

Commencement date of the eligible transaction

Date of contract to purchase or build a new home, or for an owner builder – date the foundations commenced to be laid.

Commissioner

Chief Commissioner of State Revenue,
New South Wales.

Completion of the eligible transaction

When the applicant is entitled to possession of the property under the contract, or the eligible building is ready for occupation as a place of residence and (except for Terms contracts) the applicant is registered on the certificate of title.

Contract to build

A comprehensive building contract where a builder agrees to build a home, from the time the building starts to when it is finished and is ready for occupation.

Consideration

The purchase price or cost of construction of the home.

Eligible transaction

The contract for the purchase of a new home, contract to build a home or construct a home as an owner builder on or after 1 October 2012.

Home

A building, affixed to land, that may be lawfully used as a place of residence and is, in the Commissioner's opinion, suitable for use as a place of residence.

Home built to replace demolished premises

A home is a home built to replace demolished premises if:

- a) The home has been built to replace demolished premises on the same land, and
- b) the home built to replace the demolished premises, has not been previously occupied or sold as a place of residence

- c) the owner(s) of the home did not occupy the demolished premises as a place of residence before demolition.

Natural person

A person (does not include a company or trust).

New home

A home that has not been previously occupied or sold as a place of residence, and includes a substantially renovated home and a home built to replace demolished premises.

Notifiable event

When any part of the eligibility criteria is not met, the applicant(s) must notify the Commissioner within 14 days of the event.

An example would be where an applicant is not able to satisfy the residence requirement or where the total value exceeds the cap amount.

Off the Plan

A contract for the purchase of the home on a proposed lot in an unregistered plan of a subdivision of land. An example is the purchase a unit before it is built or before the strata plan is registered.

Owner

A person who has a relevant interest in land on which a home is built.

Owner builder

An owner of land who builds a home or has a home built, on the land without entering into a contract to build, and includes the purchase of a manufactured, prefabricated or moveable home.

OSR

The Office of State Revenue, New South Wales.

Permanent forces of the Australian Defence Force

Permanent forces of the Australian Defence Force comprises of members of the Regular Army, the Permanent Navy or the Permanent Air Force. It does not include a reservist for the Army, Navy or Air Force.

Permanent resident

A person who holds a permanent residency visa (under *section 30 of the Migration Act 1958 of the Commonwealth*) or a New Zealand citizen who is the holder of a special category visa (under section 32 of the *Migration Act 1958*).

Principal place of residence

The home you primarily reside in.

Property

Under the *First Home Owner Grant (New Homes) Act 2000* property means:

- a) a home, or
- b) land, or
- c) a relevant interest in land.

Terms used

Related or associated party

A person is related to or associated with another party when:

- a) one is the spouse/partner of the other
- b) they are related by blood, marriage or adoption
- c) they are a shareholder or director of the other party, being a company
- d) they are a beneficiary of a trust for which the other party is a trustee
- e) the transaction is otherwise not at arm's length.

Relevant interest

A person with a relevant interest may be described as someone who will have a legal entitlement to occupy the home being bought or constructed. Usually this will be the person(s) registered as proprietor on the title. This commonly is an estate in fee simple. Other forms of interest are defined in the *First Home Owner Grant (New Homes) Act 2000*.

Residence requirement

At least one applicant must reside in the home as their principal place of residence for a continuous period of at least six months commencing within 12 months of completion of the eligible transaction.

Residential property

Land in Australia on which there is a home which is lawfully occupied or suitable for occupation. This includes houses, townhouses, units, flats, duplexes, converted warehouses, fixed moveable homes and kit homes.

Small interest holder

A person whose ownership share in the home does not exceed 5 per cent. Where there is more than one small interest holder, the total ownership share of all small interest holders does not exceed 5 per cent. Small interest holders cannot be the spouse or de facto partner of the applicant

Spouse/partner

The person to whom the applicant is married or living with as a couple in a de facto relationship (including same sex relationships) as defined in the *Interpretation Act 1987*.

Note: There is no minimum period of cohabitation needed to establish a de facto relationship under the *Interpretation Act 1987*.

Substantially renovated home

A home is a substantially renovated home if:

- a) Has been created through renovations in which all, or substantially all of a building is removed or replaced (whether or not the renovations involve the removal or replacement of foundations, external walls, interior supporting walls, floors or staircases), and

- b) the home has not been previously occupied or sold as a place of residence, since the renovation. 'Substantial renovations' of a building are defined as renovations in which all, or substantially all, of a building is removed or replaced. The renovations may, but need not, involve the removal or replacement of foundations, external walls, interior supporting walls, floors, roof or staircases.

Terms contract

A contract for the sale of land where the purchaser has to make two or more payments (excluding the deposit) to the vendor after the contract is signed by all parties. The applicant, as the purchaser, must be in possession under the contract and cannot be registered on title until the final payment is made to the vendor.

Title search

A search on the land which shows the names of the registered owners. A title search can be obtained from www.lpi.nsw.gov.au/land_titles/information_brokers

Total value

Contract to purchase a new home, the total value is the greater of the following:

1. the consideration for the eligible transaction
2. the unencumbered value, as at the commencement date of the eligible transaction.

Contract to build, the total value is calculated by adding together:

1. The consideration for the eligible transaction, and
2. The value, at the commencement date of the relevant interest in the land on which the home is to be built

Owner builder, the total value is calculated by adding together:

1. The unencumbered value of the home at the date the transaction is completed, and
2. The value, at the date the transaction is completed, of the relevant interest in the land on which the home is built.

Unencumbered value

The total value of the property determined without regard to any encumbrance (e.g. mortgage) to which the property is subject, or any arrangement that results in the reduction of the value of the property (e.g. child purchasing home from parents at a reduced price). Please refer to the *First Home Owner Grant (New Homes) Act 2000* for the full definition of unencumbered value.

Vendor Statement

A statement from the vendor or vendors legal representative which states this is the first sale of the home and the home has never been previously occupied since the completion of construction.

Guide to completing the application

The first home owner grant application form has eight sections. These sections must be completed as follows:

01 Eligibility criteria

Answer questions 1 to 7 by crossing the relevant 'yes' or 'no' box. The answers are designed to establish that the applicant(s) for the grant meet the eligibility criteria.

All persons with a relevant interest (refer to terms used) in the property, and any spouse/partner of these persons, must be considered when answering these questions.

In exceptional circumstances, the Commissioner may use discretion in relation to the eligibility criteria. Please contact OSR for further information.

All decisions relating to the eligibility of an applicant are made by the Commissioner and are determined on the facts and circumstances as at the commencement date of the eligible transaction.

02 Applicant details

Detail the number of persons with a relevant interest. All persons who have, or will have, a relevant interest in the property must record their details in this section.

If there are more than two applicants, an additional application will need to be completed and attached to the application form.

If an applicant has a spouse/partner, there are two options. If your spouse/partner is an applicant, they must be recorded within this section. If your spouse/partner is not an applicant, they are required to complete the details in section 3 of the application form.

Please nominate a postal address for correspondence to be sent on behalf of all applicants.

03 Spouse/partner details

This section must be completed where the spouse/partner of an applicant has not been specified in section 2 as an applicant (and therefore will have no relevant interest in the residential property). If this section is required to be completed the spouse/partner must complete the declaration in section 7.

04 Property and transaction details

Provide the address and current title (folio identifier number) details of the property. The folio identifier number can be obtained from the transfer document, a title search or the contract for sale. If the folio identifier number is unavailable, enter the parent title folio identifier number.

Provide the expected date of occupancy as owner of the home. Estimate this date if you are unsure or leave blank if the Australian Defence Force residence.

05 Payment details

Applicants must complete this section only if applying through OSR.

You must nominate an account to receive funds electronically (EFT). The account can belong to a person who is not an applicant.

Payment of the grant will be made into the nominated bank account. Provide details of the name of the financial institution, account name, BSB, and account number. Failure to provide correct details will cause delays in payment of the grant.

If you are applying through an approved agent, leave payment details blank.

06 Declaration by applicant

All applicants must sign the declaration and have read and understood all the details completed on the application form.

07 Declaration by spouse/partner

If an applicant's spouse/partner is not an applicant, they must sign this declaration and must have read and understood all details completed on the application form as they relate to them.

08 Supporting documentation checklist

Please supply the required documents with your application and check off the documents attached.

Failure to produce the relevant documentation will result in delays in processing.

Privacy statement

Information collected from you on this form is required by the Office of State Revenue (OSR) to determine your eligibility for the grant under the First Home Owner Grant scheme. By submitting this form, you consent to OSR using the information to process your application. The information will be stored on the First Home Owner Grant national database, and your application will be retained by either OSR or your approved agent. This information may be provided to third parties with your consent or as required or permitted by law. OSR will correct or update your personal information at your request.

New South Wales

Application Form for New Homes

Note:

- Use this form if you are purchasing or building a **new home** and the commencement date of the eligible transaction is on or after **1 July 2014**
- This application will not be accepted unless fully completed and all required supporting evidence is lodged. **All alterations must be initialised by the applicant(s) and declarations signed**
- Read the lodgement guide for explanations of the terms used in this application
- Applications must be lodged within 12 months of completion of the eligible transaction
- There are significant penalties for making a false or misleading statement, as well as possible prosecution
- Please answer all questions and cross ☒ the appropriate boxes.

OFFICE USE ONLY	
UIN	
Application reference	
Application received by	
Date lodged	/ /

SECTION 1 Eligibility criteria

Note:

- Eligibility is determined as at the commencement date of the eligible transaction
- All applicants and their spouse/partner must be considered when answering eligibility questions.

Eligibility checklist

1. Is this the first time each applicant and/or their spouse/partner will receive a first home owner grant in any state or territory of Australia?	Yes	No
2. Is each applicant and their spouse/partner a person who has never owned a residential property, either jointly, separately or with some other person before 1 July 2000 in any state or territory of Australia? Note: Applicants are not eligible for a grant if they or their spouse/partner have held a relevant interest in residential property prior to 1 July 2000, even if they have never occupied the property.	Yes	No
3. Is each applicant and their spouse/partner a person who has never occupied a residential property for a continuous period of at least six months in which they acquired a relevant interest on or after 1 July 2000 in any state or territory of Australia?	Yes	No
4. Is each applicant a natural person (ie not a company or trust) at least 18 years of age and whose interest in the property is not held subject to a trust?	Yes	No
5. Is at least one applicant a permanent resident or Australian citizen?	Yes	No
6. Will at least one applicant be occupying the home as their principal place of residence for a continuous period of at least six months commencing within 12 months of completion of the eligible transaction? Note: To apply for the Australian Defence Force residence exemption, please complete the Australian Defence Force residence exemption questions in Section 2.	Yes	No
7. Has each applicant on or after 1 October 2012 in respect of the home to which this application relates, either: - entered into a contract for the purchase of a new home in New South Wales OR - entered into a contract to have a home built in New South Wales OR - in the case of an owner builder, commenced construction of a home in New South Wales? (i.e. laying of foundations).	Yes	No

Determination of eligibility

If you answered 'Yes' to ALL of the above questions, you may be entitled to receive the First Home Owner Grant for a new home. The Chief Commissioner will determine your eligibility and advise you of his decision in writing.

Please attach additional information (where applicable) to support your eligibility for the grant.

SECTION 2 Applicant details

Note:

- All applicants must complete this section.
- If there are more than two applicants, please complete and attach an additional application form.
- Each applicant must sign the 'Declaration by applicant' at Section 6.

Number of applicants

How many people will have a relevant interest in the property?

Enter number of applicants

Related or associated party transactions

Are any of the applicants or their spouse/partner(s) related to or associated with the vendor or builder?

Yes



If 'Yes', please provide evidence of the consideration paid. (Refer to lodgement guide).

No

Indigenous Australian

This question is optional – the information will only be used for statistical purposes by Commonwealth and State Governments, and has no bearing on your application.

Are any of the applicants Aboriginal or Torres Strait Islander?

Yes

No

Australian Defence Force residence exemption

An exemption to the residence requirement, is only available to Australian Defence Force personnel.

Please leave questions blank if you are not entitled to the exemption.

Only complete the following questions if you are applying for the exemption.

1. Was at least one applicant a member of the permanent forces of the Australian Defence Force as at the commencement date of the eligible transaction?

Yes

No

If 'Yes', please indicate which branch they serve(d) in:

Regular Army

Permanent Navy

Permanent Air Force

2. If 'Yes' to question 1, were **all** the applicants enrolled on the NSW electoral roll as at the commencement date of the eligible transaction?

Yes

No

If you answered 'Yes' to questions 1 and 2, you may be eligible for the residence exemption.

To receive your exemption, please provide a copy of a document issued by the Australian Defence Force. This document must clearly show the applicant's name and that the applicant was a permanent member of the Australian Defence Force as at the commencement date of the eligible transaction.

Note: An exemption will not be granted if the document is not provided.

Approved Agent and OSR use only

Please cross this box if you have sighted the documentary evidence and a copy is attached to the application.

☐

Yes (Evidence provided)

Participation in First Home Benefits promotions

This question is optional – and has no bearing on your application.

The Office of State Revenue often promotes the First Home Benefits to increase awareness.

Please cross this box if you would like to assist in any future promotional activity.

Yes (I would like to assist in promotional activity)

You will be contacted by OSR prior to any promotional activity.

SECTION 2 Applicant details (cont)

	Applicant 1 (contact applicant)					Applicant 2				
Title	Mr	Mrs	Miss	Ms	Dr	Mr	Mrs	Miss	Ms	Dr
First name										
Middle name(s)										
Family name										
Name on birth certificate (if different from above)	First name					First name				
	Middle name(s)					Middle name(s)				
	Family name					Family name				
Have you ever used any name other than the name(s) declared above?	Yes ▶ list name(s) below No					Yes ▶ list name(s) below No				
Date of birth (dd/mm/yyyy)										
Place of birth	State/Territory					State/Territory				
	Country					Country				
Daytime phone number	()					()				
Email address										
Current residential address	Street no.					Street no.				
	Street name					Street name				
	Suburb/town					Suburb/town				
	State		Postcode			State		Postcode		
Address for service of notices (if different from above)	Street no.									
	Street name									
	Suburb/town									
	State		Postcode							
As at the commencement date of the eligible transaction, did you have a spouse/partner?	Yes	Note: If you are separated from your spouse, supply a statutory declaration (refer to Lodgement Guide 1B)				Yes	Note: If you are separated from your spouse, supply a statutory declaration (refer to Lodgement Guide 1B)			
	No					No				
If yes, will your spouse/partner have a relevant interest in the home?	Yes ▶	If 'Yes', your spouse/partner must complete the details as applicant 2 above.				Yes ▶	If 'Yes', your spouse/partner must complete the details as an applicant.			
	No ▶	If 'No', you must complete Section 3 — spouse/partner details.				No ▶	If 'No', you must complete Section 3 — spouse/partner details.			

SECTION 2 Applicant details (cont)

	Applicant 1 (Contact applicant)				Applicant 2			
Tick each of the States and/or Territories which you have lived	NSW	ACT	NT	QLD	NSW	ACT	NT	QLD
	TAS	SA	VIC	WA	TAS	SA	VIC	WA

SECTION 3 Spouse/partner details

Note:

- This section must be completed where the spouse/partner of an applicant has not been specified as an applicant in Section 2 of the application
- Applicant's spouse/partner must sign the spouse/partner declaration at Section 7.

	Spouse/partner of applicant 1					Spouse/partner of applicant 2					
Title	Mr	Mrs	Miss	Ms	Dr	Mr	Mrs	Miss	Ms	Dr	
First name											
Middle name(s)											
Family name											
Name on birth certificate (if different from above)	First name					First name					
	Middle name(s)					Middle name(s)					
	Family name					Family name					
Email address											
Has your spouse/partner ever used any name other than the name(s) declared above?	Yes	list name(s) below				No	Yes	list name(s) below			
No						No					
Date of birth (dd/mm/yyyy)											
Place of birth	State/Territory					State/Territory					
	Country					Country					
Daytime phone number	()					()					
Tick each of the States and/or Territories which you have lived	NSW	ACT	NT	QLD	NSW	ACT	NT	QLD			
	TAS	SA	VIC	WA	TAS	SA	VIC	WA			

SECTION 4 Property and transaction details

Address of the property

Lot no. (only use lot no. if street no. is not allocated)	Unit/ Street no.	Street name			
Suburb/town	State	N	S	W	Postcode
Date when occupation as a principal place of residence commenced or is intended to commence (if not known please estimate) (dd/mm/yyyy).					
Leave blank if Australian Defence Force residence exemption applies.					

Title details

Lot no.

Section no.

Plan type*

Plan no.

*Enter DP for Deposited Plan; SP for Strata Plan; Other if not DP or SP and enter the other details under Plan no.

Transaction details

What type of transaction does this application refer to?

Please select your transaction type and answer the questions for that transaction. Please refer to terms used in the lodgement guide.

Transaction type (please tick applicable boxes)

New Home purchase

1. Is this the first sale of the home?

Yes



If 'Yes', attach vendor's statement.
Refer to definitions on page 12.

No

2. Did you purchase the home from the builder?

Yes



If 'Yes', attach vendor's statement.
Refer to definitions on page 12.

No

3. Are you/will you be the first occupant(s) of the home?

Yes



If 'Yes', attach vendor's statement.
Refer to definitions on page 12.

No

4. Are you purchasing a substantially renovated home?

Yes

No

Off the Plan (New Home purchase)

1. Is this the first sale of the home?

Yes



If 'Yes', attach vendor's statement.
Refer to definitions on page 12.

No

2. Did you purchase the home from the builder?

Yes



If 'Yes', attach vendor's statement.
Refer to definitions on page 12.

No

3. Are you/will you be the first occupant(s) of the home?

Yes



If 'Yes', attach vendor's statement.
Refer to definitions on page 12.

No

4. Are you purchasing a substantially renovated home?

Yes

No

Contract to build

1. Are you building a home to replace demolished premises?

Yes

No

2. If 'Yes', did an applicant occupy the demolished home as a place of residence before the demolition?

Yes



If 'Yes', you are not eligible for the grant as an owner of the new home cannot have occupied the demolished premises as a place of residence before demolition.

No

Owner builder

1. Are you /will you be building a home to replace demolished premises?

Yes

No

2. If 'Yes', did an applicant occupy the demolished home as a place of residence before the demolition?

Yes



If 'Yes', you are not eligible for the grant as an owner of the new home cannot have occupied the demolished premises as a place of residence before demolition.

No

SECTION 4 Property and transaction details (cont.)

Purchase or construction price

Required for all transaction types:

- Contract to purchase – Enter consideration shown on contract
- Contract to build – Enter consideration shown on contract
- Owner builder – Enter cost of construction. Do not include own labour costs.

Required when you are building your home under a Contract to Build.

Unencumbered value (land only)

- Enter the unimproved land value,
 - Cross the appropriate box below for the type of evidence used.
 - Attach a copy of the evidence of the market value of the land at the time of signing the building contract (where more than one document type is available, please provide the most recent).
- Note:** Rates and council valuations are not acceptable.

A copy of a current valuation by a suitably qualified valuer (includes bank valuation)

A copy of the stamped contract or transfer for the purchase of the land.

Required for Related Party transactions or Owner Builders.

Unencumbered value (house and land)

Evidence of the property's total value dated within the last 12 months is required if you are purchasing your home from a related or associated party or you built your home as an Owner Builder.

- Enter the total value of the house and land,
- Cross the appropriate box below for the type of evidence used, and
- Attach a copy of the evidence.

Stamped agreement of sale or transfer when the property was purchased which shows the dutiable amount within the stamping details (Related Party transactions only) OR

Property Valuation by a suitably qualified valuer OR

Financial institution's property valuation obtained for loan approval OR

Market appraisal by a registered real estate agent.

APPROVED AGENT AND OSR USE ONLY

All evidence sighted ☐ Name of person sighting the evidence

Payment eligibility date (Enter settlement, completion or first draw down date only) (dd/mm/yyyy)

Note: For contracts to purchase only enter the settlement date specified in the exchanged contract or the actual date booked for settlement.

Date of contract (or if owner builder, date the foundations were laid) (dd/mm/yyyy)

Date of settlement (or if building, date of completion) (dd/mm/yyyy)

Note: If lodging with an approved agent, please estimate

SECTION 5 Payment details

Note:

- If applying with OSR, the grant will be paid by electronic funds transfer into the account nominated below.
- If you are applying with an approved agent, please **do not** complete the account details below as the grant will be paid through the approved agent in accordance with your agreement.

Payment reference (optional): This reference will be shown on the account statement, to assist in identifying the payment.

Account name (e.g. John & Jane Citizen)

Name of financial institution and branch

BSB number (must have 6 numbers)

Account number (maximum of 9 numbers)

* DO NOT include dashes or spaces

IMPORTANT – Please confirm the account details provided above are correct before lodging your application with OSR.

SECTION 6 Declaration by applicant(s)

1. I have completed the application form and I declare that all copies of documents attached in support of this application are a true copy of the original document.
2. I declare that I have not previously received and retained the grant under the *First Home Owner Grant (New Homes) Act 2000*, or a corresponding Act in another State or Territory, either alone or together with any other person or persons.
3. I declare that I have not owned a home or had a relevant interest in a residential property within Australia prior to 1 July 2000.
4. I declare that I have not owned and occupied, for a continuous period of at least six months, a residential property within Australia in which I acquired a relevant interest on or after 1 July 2000.
5. I declare that the interest I hold in the property is not held subject to a trust.
6. I declare that at the commencement date of the eligible transaction at least one applicant for the grant was a permanent resident or an Australian citizen.
7. I declare that at least one applicant will be residing in the home that is the subject of this application as their principal place of residence for a continuous period of at least six months commencing within 12 months of completion of the eligible transaction, or the residence requirement does not apply as an applicant was as at the commencement date of the eligible transaction a member of the permanent forces of the Australian Defence Force and all applicants were enrolled on the NSW electoral roll.
8. I undertake to notify the Commissioner of any notifiable event in writing relevant to the requirements under the *First Home Owner Grant (New Homes) Act 2000* within 14 days from the occurrence of that notifiable event.
9. I have read and understood the information prepared by OSR relating to the conditions of eligibility. I accept that if the conditions are not met, I may not be entitled to receive or retain the grant.
10. I authorise OSR to collect, access and exchange information about me to verify my proof of identity information and to determine my eligibility for the First Home Owners Grant with the approved agent (where applicable), document issuing authorities, other State, Territory and Australian Government agencies and commercial organisations as permitted by law.
11. I understand that the approved agent is not authorised by OSR to offer any advice or assistance on the conditions of eligibility for the grant, or on the completion of this application.
12. I authorise the approved agent to hold the grant until completion of the eligible transaction and to repay the grant to the Commissioner if the transaction is not completed within 28 days of the date specified.
13. I declare that the total value of the property does not exceed the cap amount as at the commencement date of the eligible transaction for Contracts to Purchase and Contracts to Build or as at the completion date of the eligible transaction for a home built by an Owner Builder.
14. I authorise the Commissioner to address all correspondence relating to this application to Applicant 1 at the address nominated.
15. I acknowledge that I may be required to repay the grant, be liable for penalties and may also be prosecuted for making a false or misleading statement in or in connection with this application for the grant.
16. **I authorise OSR to deposit the grant into the account nominated in Section 5 (ensure account details are correct) or into the approved agent's nominated account when lodged with the approved agent.**

I declare that I have read and understood the above information and that the information provided in this application is true and correct.

IMPORTANT – Only sign and date declaration after you have entered into the eligible transaction e.g. signed and dated your contract.

Applicant 1		Applicant 2	
Name			
Signature			
Date (dd/mm/yyyy)			
Before me (signature of witness)*			
Full name and address of witness	Signature		Signature
	Name		Name
	Street no.		Street no.
	Street name		Street name
	Suburb/town		Suburb/town
	State		State
	Postcode		Postcode

*Witness must not be an applicant or spouse/partner of an applicant and must not be related to the applicant or spouse/partner

IMPORTANT – If you are lodging your application directly with OSR, please check that the account details provided in Section 5 are correct before you sign your declaration.

SECTION 7 Declaration by spouse/partner(s)

1. I declare that the spouse/partner details in Section 3, in so far as they relate to me, are true and correct.
2. I declare that I have not previously received and retained the grant under the *First Home Owner Grant (New Homes) Act 2000* or a corresponding Act in another State or Territory, either alone or together with any other person or persons.
3. I declare that I have not owned a home or had a relevant interest in a residential property within Australia prior to 1 July 2000.
4. I declare that I have not owned and occupied for a continuous period of six months a residential property within Australia in which I acquired a relevant interest on or after 1 July 2000.
5. I authorise OSR to collect, access and exchange information about me to verify my proof of identity information and to confirm other details with the approved agent (where applicable), document issuing authorities, other State, Territory and Australian Government agencies and commercial organisations as permitted by law. I recognise that these checks may affect the applicant's eligibility for the First Home Owners Grant.
6. I acknowledge that I may be prosecuted and fined for making a false or misleading statement on or in connection with this application for the grant.

Spouse/partner of Applicant 1

Spouse/partner of Applicant 2

Name

Signature

Date (dd/mm/yyyy)

Before me
(signature of witness)*

Signature

Signature

Full name and address
of witness

Name

Name

Street no.

Street no.

Street name

Street name

*Witness must not be an applicant or spouse/partner of an applicant and must not be related to the applicant or spouse/partner

Suburb/town

Suburb/town

State

Postcode

State

Postcode

Providing false or misleading information in this application

Providing false or misleading information to OSR is a criminal offence. If it is determined that an applicant has provided false or misleading information to obtain, or attempt to obtain the grant, then prosecution action may be commenced.

Penalties

OSR, as part of its role in administering the *First Home Owner Grant (New Homes) Act 2000*, conducts investigations to ensure that applicants comply with the conditions of the Act. If applicants receive the grant when they are not entitled, or do not comply with the residence requirement, penalties of up to 100 per cent may be imposed.

Lodgement of your application

- **Lodge with the approved agent who is providing your finance.**
If you need the grant for settlement or first draw down/progress payment, you must lodge your application with an approved agent.
- **Lodge with the Office of State Revenue (OSR)**
Payment will not be made until after settlement or if building after the home is completed.

Note: Applications cannot be lodged with OSR until after the completion of the eligible transaction.

If lodging with OSR, please post to:

Wollongong
Office of State Revenue
PO Box 666, Wollongong NSW 2500

SECTION 8 Supporting documentation checklist

Note:

- Please complete the checklist to ensure you have attached the required supporting documentation defined in the lodgement guide. Attach these papers to this page.
- Your application may be returned to you if not fully completed or all the required supporting documentation is not attached.
- Additional documents may be requested after lodgement of your application.

Supporting documentation checklist

Note: Refer to the lodgement guide for the documentation required. Do **not** send original documents, **only send copies.**

**Applicant
to cross if
attached**

**Approved
agent or
OSR use
only**
Cross when
sighted

Proof of identity of all applicants and their spouse/partner

Category 1	Type of document submitted	_____ / _____
Category 2*	Type of document submitted	_____ / _____
Category 3*	Type of document submitted	_____ / _____
Category 4*	Type of document submitted	_____ / _____

Additional evidence

- Change of name – type of document submitted _____
- Separated – statutory declaration and supporting evidence _____

Australian Defence Force residence exemption

Document confirming membership of the permanent forces

Transaction type

Contract to purchase a *new home*

- a copy of your Contract for Sale, dated and signed by the vendor.
- a title search showing the applicant(s) as the registered proprietors*.
- evidence – first sale, never occupied.
- list of renovations if substantially renovated.

Where there is no contract, or the sale of the *property* is between family members or related or associated parties also attach:

- a copy of the transfer, dated and signed by all parties
- evidence that consideration has been paid*
- evidence of total value of property (house and land).

Contract to build a home

- a copy of your contract to build, dated and signed by all parties
- a title search showing the applicant(s) as the registered proprietor(s)*
- a copy of the final inspection report or occupation certificate*
- evidence of the unencumbered value (land only).

Owner builder

- a title search showing the applicant(s) as the registered proprietor(s)
- a copy of the initial inspection report or approval from Council for the laying of foundations
- a copy of the final inspection report or occupation certificate
- a copy of receipts for the home totaling more than the grant amount
- evidence of the total value of property (house and land).

* Not required if your application is lodged with an approved agent

APPROVED AGENT AND OSR USE ONLY

Name of person sighting the documentation above

Name of employer

Signature

Date

MORE INFORMATION



www.osr.nsw.gov.au



first.home.benefits@osr.nsw.gov.au



1300 130 624*



Office of State Revenue
PO Box 666
Wollongong NSW 2500
DX 5245 Wollongong
In Person:
The Lang Centre
132 Marsden Street
Parramatta



Phone enquiries
8.30 am – 5.00 pm,
Monday to Friday

*Interstate clients please call (02) 9689 6200.
Help in community languages is available.

Office of State Revenue:
ISO 9001 – Quality Certified

Department of Finance, Services & Innovation

© State of New South Wales through the
Office of State Revenue, 2017. This work
may be freely reproduced and distributed for
most purposes, however some restrictions apply.
Read the copyright notice at www.osr.nsw.gov.au
or contact OSR.