

The First Home Owners Boost Scheme (the "Boost") is an Australian Government initiative to assist first home buyers purchase or build their first home.

The Boost applies to contracts entered into between 14 October 2008 and 31 December 2009 inclusive. Please refer to the 'Boost amount table' below for Boost amounts.

The scheme is administered by the South Australian Government and is in addition to the First Home Owner Grant of \$7 000 and the First Home Bonus Grant of up to \$4 000.

*This fact sheet has been prepared to assist you to comply with the requirements of the legislation administered by RevenueSA. It does not replace nor override the legislative requirements outlined in the relevant Act.*

*A reference to the Commissioner in this fact sheet is a reference to the Commissioner of State Taxation.*



## First Home Owners Boost benefits

### Established homes

First home buyers purchasing an established home may be eligible for the Boost benefit in addition to the existing \$7 000 grant (refer to the Boost amounts table for eligible amounts). This added to the potential eligibility for the First Home Bonus Grant may bring the total benefits to:

- ▶ \$18 000 for contracts entered into on or after 14 October 2008 and on or before 30 September 2009; or
- ▶ \$14 500 for contracts entered into on or after 1 October 2009 and on or before 31 December 2009.

### New homes

First home buyers building a new home or purchasing a newly constructed home may be eligible for the New Home Boost benefit in addition to the existing \$7 000 grant (refer to the Boost amounts table for eligible amounts). This added to the potential eligibility for the First Home Bonus Grant may bring the total benefits to:

- ▶ \$25 000 for contracts entered into on or after 14 October 2008 and on or before 30 September 2009; or
- ▶ \$18 000 for contracts entered into on or after 1 October 2009 and on or before 31 December 2009.

Where a newly constructed home is being purchased, that purchase must represent the first sale of that home. The home must also have never been previously occupied as a place of residence, including occupation by the builder, a tenant or other occupant.

A substantially renovated home may be considered as a new home. Where a substantially renovated home is being purchased, it must be the first sale of the home since it was substantially renovated. The home, since being substantially renovated, must also have never been previously occupied as a place of residence, including occupation by the builder, a tenant or other occupant and the sale of the property be treated by the vendor as a taxable supply of a new residential premises as defined in *A New Tax System (Goods and Services Tax) Act 1999*.

Substantial renovations of a building are renovations where the entire building, or substantially all of the building, has been removed or replaced.

Note: Where the consideration is less than the total benefit available, the applicant will be entitled to an amount equal to the value of the consideration. Consideration is the purchase price or the value of the construction contract or the construction costs of the home but does not include owner builders own labour.

## Boost amounts table

For contracts entered into between	Established Homes	New Homes
14 October 2008 and 30 September 2009	\$7 000	\$14 000
1 October 2009 and 31 December 2009	\$3 500	\$7 000

## Eligibility criteria

To be eligible for a First Home Owners Boost benefit, first home buyers must satisfy the requirements of the existing \$7 000 First Home Owner Grant and the additional First Home Owners Boost requirements.

## Existing First Home Owner Grant eligibility criteria

- ▶ An applicant must be a natural person (i.e. not a company or trust), at least 18 years of age and whose interest in the property is not held subject to a trust.
- ▶ At least one applicant is an Australian citizen or a permanent resident.
- ▶ All applicants must reside in the home as their principal place of residence for a continuous period of at least 6 months commencing within 12 months of completion of the eligible transaction.
- ▶ An applicant must not have previously received a First Home Owner Grant in any State or Territory of Australia.
- ▶ An applicant must not have previously owned or held a relevant interest in a residential property anywhere in Australia prior to 1 July 2000.
- ▶ An applicant must not have occupied for a continuous period of at least 6 months, a residential property in which they acquired a relevant interest on or after 1 July 2000 anywhere in Australia.

# Additional eligibility criteria for First Home Owners Boost

## *Established homes*

To be eligible for the Boost benefit for the purchase of an established home, first home buyers must have entered into a contract for the purchase of an established home between 14 October 2008 and 31 December 2009 (inclusive).

## *New homes being purchased under a contract*

To be eligible for the Boost benefit for the purchase of a newly constructed home, first home buyers must have entered into a contract for the purchase of a newly constructed home between 14 October 2008 and 31 December 2009 (inclusive).

## *New homes being built under a building contract*

To be eligible for the Boost benefit for building a new home, first home buyers must have entered into a contract to build a home between 14 October 2008 and 31 December (inclusive). In addition:

- ▶▶ construction must commence within 26 weeks of the contract; and
- ▶▶ the contract must specify a completion date for building work within 18 months of the construction commencing or construction must actually be completed within 18 months of the construction commencing.

## *New homes being purchased 'off the plan'*

To be eligible for the Boost benefit for purchasing a new home 'off the plan' either:

- ▶▶ the contract must be made between 14 October 2008 and 30 June 2009 (inclusive) and the contract must:
  - specify a completion date on or before 31 December 2010; or
  - in any other case the eligible transaction must be completed on or before 31 December 2010.
- ▶▶ the contract must be made between 1 July 2009 and 30 September 2009 (inclusive) and the contract:
  - must specify a completion date on or before 31 March 2011; or
  - in any other case the eligible transaction must be completed on or before 31 March 2011.
- ▶▶ the contract must be made between 1 October 2009 and 31 December 2009 (inclusive) and the contract:
  - must specify a completion date on or before 30 June 2011; or
  - in any other case the eligible transaction must be completed on or before 30 June 2011.

## *New homes being built by an owner builder*

To be eligible for the Boost benefit for building a new home as an owner builder, construction (i.e. laying foundations) must commence between 14 October 2008 and 31 December 2009 (inclusive) and construction must be completed within 18 months of the construction commencing.

## *Ineligible first homes*

The First Home Owners Boost scheme will not apply when:

- ▶▶ a contract to purchase or build a home replaces a rescinded contract made before 14 October 2008 to purchase the same home or to build the same, or a substantially similar, home;
- ▶▶ a contract to purchase or build a home was made, or in the case of owner builders construction commenced, before 14 October 2008; or
- ▶▶ a contract to purchase or build a home was made or, in the case of owner builders construction commenced, on or after 1 January 2010.

**Note: The existing \$7 000 First Home Owner Grant will continue to be available to first home owners after 1 January 2010.**

# How do I apply for the First Home Owners Boost benefits

## *First Home Owners Boost benefit for an established home*

To apply, first home owners will only need to complete the \$7 000 First Home Owner Grant application form.

## *First Home Owners Boost for building a new home or purchasing a newly constructed home*

To apply, first home owners will need to complete:

- ▶▶ the \$7 000 First Home Owner Grant application form; and
- ▶▶ the Addendum to the First Home Owner Grant Application - Application form to claim the First Home Owners Boost for New Homes.

The Application for the First Home Owner Grant and the Addendum for the First Home Owners Boost benefits can be downloaded from [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au) or obtained by contacting RevenueSA (see 'further information' below).

## False claims and penalties

There are substantial penalties for dishonestly providing incorrect or misleading information in connection with an application for the first home benefits. RevenueSA conducts investigations and compliance checks to ensure first home owner grant and boost benefits are only provided to applicants entitled to receive them.

RevenueSA audits applications with current and historical data held by other State and Territory agencies and commercial organisations.

## Further information

Further information can be obtained from RevenueSA.

Location	RevenueSA State Administration Centre 200 Victoria Square East ADELAIDE SA 5000 9.00am – 5.00 pm (Monday – Friday)
Postal	Commissioner of State Taxation RevenueSA GPO Box 1353 ADELAIDE SA 5001
DX	DX 179 Adelaide
Telephone	(08) 8226 3750 8.30 am – 5.00 pm (Monday – Friday)
Facsimile	(08) 8226 3737
Email	<a href="mailto:fhog.support@saugov.sa.gov.au">fhog.support@saugov.sa.gov.au</a>
Website	<a href="http://www.revenuesa.sa.gov.au">www.revenuesa.sa.gov.au</a>