



First Home Owner Grant

First Home Owner Grant Act 2000

As at 17 May 2017

Introduction

If you are buying or building your first new home, you may be eligible to apply for the first home owner grant ('FHOG'). The FHOG scheme, which is administered by the Office of State Revenue, provides a one-off payment for eligible applications.

General FHOG Information

First home owners buying or building a new home may apply for a grant of up to \$10,000. Contracts signed between 1 January 2017 and 30 June 2017 may be eligible for an additional boost payment of \$5,000. See *Boost Payment Information* below.

First home owners entering into a contract to buy an established home on or after 3 October 2015 will not be eligible for the FHOG. However, first home owners buying an established or new home, or building a new home, may be eligible for the First Home Owner Rate ('FHOR') of duty. Please refer to the [First Home Owner Rate of Duty](#) fact sheet for further information.

There are no income or assets tests to qualify for the FHOG.

The current FHOG applies to new residential dwellings only and does not apply to established homes, vacant land, business premises, holiday houses or minor renovations to an existing home. Where a first home owner purchases a home that has undergone substantial renovations, they may be eligible to apply. Please refer to our [website](#) or contact the Office of State Revenue for more information on substantially renovated homes.

Boost Payment Information

Eligible first home buyers who enter into a contract between 1 January 2017 and 30 June 2017 to purchase or construct a new home, and owner builders who commence laying foundations of their home between those dates, will receive a boost of \$5,000 in addition to the \$10,000 FHOG.

For a contract to build a home, construction must commence within 26 weeks of entering into a building contract and be completed within 18 months after construction commences. For owner builders, construction must be completed by 30 June 2019.

The purchase of a new home 'off-the-plan' will only be eligible if construction is completed by 30 June 2019. As with the existing grant, the boost will be paid for homes up to the value of \$750,000 (or up to \$1 million if the home is located north of the 26th parallel).

How to Apply for the Grant

Form F-FHOG 1 'FHOG Application and/or Pre-approval for the First Home Owner Rate of Duty' can be obtained from an Approved Agent or from our [website](#). Most financial institutions are Approved Agents and a list of Approved Agents is available from our website.

An application for the FHOG and/or FHOR of duty can be made once a contract to purchase or build a home has been signed and dated by all parties to the contract and appropriately witnessed or, where the application is made as an owner builder, when the foundations have been laid.

An application **must be made within 12 months of completion**¹ of the eligible transaction, and may be lodged through an Approved Agent or with the Office of State Revenue.

If you are unsure where to lodge your form and are obtaining finance through a financial institution, please consult with them prior to lodgement to ensure your form is sent to the correct place.

How to Apply for the Boost

In addition to completing the [F-FHOG 1 application form](#), you are required to also complete form [F-FHOG 5 'Boost Payment - Addendum to the FHOG'](#).

Eligibility for the FHOG

To be eligible for the FHOG, applications must satisfy the following criteria:

- Each applicant must be a natural person (i.e. not a company or trust).²
- Each applicant must be 18 years of age or over at the date of making an application.³
- At least one of the applicants must be an Australian citizen or permanent resident at the date of making an application.
- Each applicant and/or their spouse⁴ cannot have previously received a FHOG or FHOR of duty under this scheme.
- Each applicant and/or their spouse cannot have owned residential property anywhere in Australia before 1 July 2000.
- Each applicant and/or their spouse cannot have previously owned residential property anywhere in Australia on or after 1 July 2000 and occupied that property as a place of residence before 1 July 2004.
- Each applicant and/or their spouse cannot have previously owned residential property anywhere in Australia on or after 1 July 2000 and occupied that property as a place of residence for a continuous period of at least six months that began on or after 1 July 2004.
- Each applicant must occupy 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.
- Each applicant must have entered into an eligible transaction on or after 1 July 2000. An eligible transaction is defined under section 14 of the *First Home Owner Grant Act 2000*, but is generally a contract for the purchase or construction of a home, or commencement of construction of a home as an owner builder.
- For eligible transactions commencing on or after 1 January 2010, the total value of the home must not exceed the cap amount. The cap amount is:
 - \$750,000 if the property is located south of the 26th parallel of south latitude; or
 - \$1,000,000 if located north of the 26th parallel of south latitude.

Supporting Documentation

Each applicant and their spouse are required to submit proof of identity documents with an application for the FHOG. This will include evidence that at least one applicant is an Australian citizen or permanent resident.

Each application must be accompanied by documentary evidence of the eligible transaction. This may include a copy of the contract to purchase or build a home, or evidence of the costs incurred by an applicant to construct a home as an owner builder. In some cases the Commissioner may require a copy of a valuation of the home.

Please refer to the form [F-FHOG 1 'FHOG Application Form and/or Pre-approval for First Home Owner Rate of Duty'](#) for details of the requirements.

Residence Requirement

To be eligible for the FHOG and FHOR of duty, each applicant **must** occupy 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.

If you are unable to satisfy the residence requirement you must notify the Commissioner in writing. Where you can clearly demonstrate good reasons for being unable to satisfy the residence requirements, that are unforeseen or beyond your control, the Commissioner may consider a written application to:

- reduce the time you are required to live in the home to a period of less than six months;
- extend the time allowed for you to commence residing in the home to a period of longer than twelve months; or
- where there are two or more joint applicants, exempt an applicant from the residence requirement.

An [application form to vary the residence requirements](#) is available from our website. The Commissioner will make a determination of the application and advise you whether you are required to repay the FHOG.

Notification of your inability to satisfy the residence requirement must be given **within 30 days** of the expiration of the required twelve month residency take-up period, or the date it becomes apparent you will not be able to fulfil the requirement (whichever is the earlier).

Failure to advise the Commissioner in writing may result in you being required to repay the FHOG with penalties, and also being ineligible for a future FHOG.

Prosecution and Penalties

The Office of State Revenue conducts investigations and compliance checks to ensure that the FHOG is only given to those applicants who are entitled to receive it, and to ensure that applicants satisfy the residency requirements.

If you are found to have knowingly made false or misleading statements in connection with an application for a FHOG or FHOR, you may be prosecuted and penalties of up to \$20,000 may apply.

If you fail to reside in the property for six continuous months commencing within 12 months of completion of the eligible transaction, you may be required to repay the FHOG with penalties and other costs. This may also result in a duties tax liability as you may therefore not be eligible for the FHOR.

Objections

Where you are dissatisfied with the Commissioner's decision on an application, you may lodge a formal objection against the decision. Further details are available on our [website](#).

First Home Owner Rate of Transfer Duty

A person who qualifies for a FHOG, or a person who *would* qualify for a FHOG had the transaction been an eligible transaction, or is an Indian Ocean Territory resident, may be entitled to a FHOR of duty on the transfer, or agreement to transfer (i.e. the contract for sale), in respect of the acquisition of the home or vacant land. For further information on the FHOR, please refer to the [First Home Owner Rate of Duty Fact Sheet](#).

Further Information

Further information regarding the FHOG, including frequently asked questions, may be found at www.finance.wa.gov.au or obtained by phoning the FHOG enquiry line on 08 9262 1299.

¹ Completion of the eligible transaction is when an applicant is entitled to possession of the home under the contract or the building is ready for occupation as a place of residence, and the applicant is registered on the Certificate of Title.
² The Commissioner may consider an application where it is held under a trust for a person with a legal disability.
³ The Commissioner may consider an exemption from this requirement in certain cases.
⁴ A spouse is someone to whom the applicant is legally married, or a de facto partner of 2 years or more, at the commencement date of the eligible transaction.

Contact the Office of State Revenue

Office	Office of State Revenue 200 St Georges Terrace PERTH WA 6000	Telephone	08 9262 1299
Postal	Office of State Revenue GPO Box T1600 PERTH WA 6845	Enquiry	1300 363 211 (WA country callers only – local call charge)
		Website	www.osr.wa.gov.au/FhogEnquiry www.finance.wa.gov.au

Note: The information contained in this FHOG FACT SHEET is issued for guidance purposes only. It is not an exhaustive explanation of the provisions of the *First Home Owner Grant Act 2000*. Reference should be made to the Act for complete details.



Boost Payment - Addendum to the FHOG Application Form

Claiming the \$5,000 Boost for New Homes

Lodgement Guide

When does the additional \$5,000 boost payment apply?

The boost provides an additional \$5,000 to the existing \$10,000 first home owner grant for the construction or purchase of eligible new homes where the contract is made (or in the case of owner builders, where construction commences) **on or after 1 January 2017** and **on or before 30 June 2017**.

Where the *consideration* is less than \$15,000, 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 an owner builder's own labour.

What is a new home?

To be considered a new home, the home must have never been previously occupied as a residence, including occupation by the builder, a tenant or other occupant. Where a home is being purchased, it must be the first sale of that home.

Eligibility

To be eligible for the \$5,000 boost, you must satisfy:

- all eligibility requirements for the existing \$10,000 first home owner grant. Please see form F-FHOG 1 'FHOG Application and/or Pre-approval for the First Home Owner Rate of Duty' for details; and
- the additional eligibility requirements in either Part A, B, C or D of this addendum.

This addendum will be considered with the information contained in form [F-FHOG 1 'FHOG Application and/or Pre-approval for the First Home Owner Rate of Duty'](#).

The boost is only available for the purchase or construction of new homes.

You are not eligible to claim the boost if your contract replaces a rescinded contract made on or before 31 December 2016 and is a contract to purchase the same home or to build the same or a substantially similar home.

Penalties

In administering the *First Home Owner Grant Act 2000* ('the Act'), the Office of State Revenue conducts investigations to ensure applicants comply with the conditions of the Act. If an applicant receives the grant and boost when they are not entitled to, or do not comply with the residence requirement, penalties of up to 100 per cent may be imposed.

Providing false or misleading information to the Office of State Revenue is a criminal offence. If it is determined an applicant has provided false or misleading information to obtain, or attempt to obtain the grant, prosecution action may be undertaken.

How to complete this addendum form

Only complete **one** of the following parts:

- Part A - to be completed by applicants who have entered into a contract to **build** a new home
- Part B - to be completed by applicants who have entered into a contract to **buy** a new home
- Part C - to be completed by applicants who are **owner builders** constructing a new home
- Part D - to be completed by applicants who have contracted to **buy** a new home **off the plan**

Lodging

How to lodge this application

If you have not yet made an application for the first home owner grant – lodge this addendum with form [F-FHOG 1 'FHOG Application and/or Pre-approval for the First Home Owner Rate of Duty'](#) with any [approved agent](#) or directly with the Office of State Revenue.

If payment of the first home owner grant has already been approved – lodge this addendum directly with the Office of State Revenue, providing the UIN as advised in your approval letter/email.

NOTE: Most major financial institutions are approved agents. Please contact your financial institution to confirm their participation or visit our [website](#) for a complete list of approved agents.

Contact the Office of State Revenue

Office	Office of State Revenue 200 St Georges Terrace PERTH WA 6000	Telephone	08 9262 1299
		Enquiry	1300 363 211 (WA country callers only – local call charge)
Postal	Office of State Revenue GPO Box T1600 PERTH WA 6845	Website	www.osr.wa.gov.au/FhogEnquiry www.finance.wa.gov.au

PRIVACY STATEMENT

The information in this form is required by the Office of State Revenue to determine your eligibility for this application. By submitting this form you consent to the Office of State Revenue using the information to process your application.

The information provided is stored on the First Home Owner Grant National Database and your application will be retained either by the Office of State Revenue or your *Approved agent*. Information will only be used and disclosed as required or permitted by law, or with your consent. An individual may review and update personal information held by the Office of State Revenue by contacting this office.

Addendum to the First Home Owner Grant

Claiming the \$5,000 Boost for New Homes

Note:

- This addendum must be lodged with your first home owner grant application
- The application must be lodged within 12 months of the new home being completed or purchased
- Refer to form [F-FHOG 1 'FHO Application and/or Pre-Approval for the First Home Owner Rate of Duty'](#) for an explanation of terms used and other conditions.

Application Form

UIN – if known	<input style="width: 95%;" type="text"/>
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Applicant 1 First name:	Surname:
Applicant 2* First name:	Surname:
Address of new home:	
Suburb:	Postcode:

* If applicable

Part A Contract to build a new home

Eligibility criteria

- You must have entered into a contract to build a new home on or after 1 January 2017 and on or before 30 June 2017.
- Construction of the new home must have commenced within 26 weeks after the date of the contract. You must provide a copy of an original document which clearly shows the construction commencement date.
- The contract must specify a completion date for building work within 18 months of the construction commencing, or construction must be completed within 18 months of the construction commencing.

I state that the eligibility criteria has, or will be, satisfied and the details are:

	D	D	M	M	Y	Y	Y	Y
Contract date					2	0	1	7

Construction start date*					2	0		
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* Laying of foundations

Construction completion date					2	0		
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Note: The construction *completion* date is the date the building is ready for occupation as a place of residence. You will not be eligible unless construction is completed within 18 months.

Part B Contract to buy a new home

Eligibility criteria

- You must have entered into a contract to buy a new home on or after 1 January 2017 and on or before 30 June 2017.
- This contract must be for the first sale of the home.
- You must be the first occupant(s) of this home.

I state that the eligibility criteria has, or will be, satisfied and the details are:

	D	D	M	M	Y	Y	Y	Y
Contract date					2	0	1	7

Settlement date					2	0	1	
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Part C Owner builder

Eligibility criteria

- You must have commenced building a *new home* on or after 1 January 2017 and on or before 30 June 2017.
- You must have completed construction on or before 30 June 2019.

I state that the eligibility criteria have been satisfied and the details are:

	D	D	M	M	Y	Y	Y	Y
Construction commencement date*					2	0	1	7

* Laying of foundations

Construction completion date					2	0	1	
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Note: The construction *completion* date is the date the building is ready for occupation as a place of residence. You will not be eligible unless construction is completed on or before 30 June 2019.

Part D Off the plan

Eligibility criteria

- You must have entered into a contract to buy a new home *off the plan* on or after 1 January 2017 and on or before 30 June 2017
- The contract specified a *completion* date of on or before 30 June 2019.

I state that the eligibility criteria have been satisfied and the details are:

	D	D	M	M	Y	Y	Y	Y
Contract date					2	0	1	7

Completion date					2	0	1	
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Note: The *completion* date is when the *applicant* is entitled to possession of the *home*. This is generally the date of settlement. You will not be eligible unless the contract is completed on or before 30 June 2019.

Declaration

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

I understand that this addendum forms part of my application for the first home owner grant.

I understand that I must have proof that the above information is correct and must provide evidence of such proof if requested.

I declare that the contract referred to in this application does not replace a contract made on or before 31 December 2016 which was for the purchase of the same home or to build the same or a substantially similar home.

I undertake to notify the Commissioner of State Revenue if any of the eligibility criteria, as declared in this application, are not met. I accept that if the conditions are not met, I may not be entitled to receive or retain the boost payment.

Applicant 1		Applicant 2	
Full name (please print)		Full name (please print)	
Signature	Date / / 2017	Signature	Date / / 2017

Witness*		Witness*	
Full name (please print)		Full name (please print)	
Signature	Date / / 2017	Signature	Date / / 2017

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

Office use only	All evidence sighted <input type="checkbox"/>
Name _____	Signature _____