

First Home Owners Grant

A guide to the NSW First Home Owners Grant

What is the First Home Owners Grant?

The First Home Owners Grant (FHOG) is a **\$7,000 grant** available to people who are either buying or building their first home.

Your eligibility is determined on the facts and circumstances as at the commencement date of the eligible transaction. This is the date of the contract to purchase or build a home or, for an owner builder the date the foundations commenced to be laid.

How do you qualify for the First Home Owners Grant?

To qualify for the FHOG you must meet the following eligibility criteria:

- Each applicant is a natural person and not a company or trust
- At least one applicant is a permanent resident or Australian citizen
- Each applicant must be at least 18 years of age
- All applicants and/or their spouse/de facto have not owned a residential property, jointly, separately or with some other person, in any State or Territory of Australia before July 2000.
- The total value of the property does not exceed the cap amount for eligible transactions which commenced on or after 1st January 2011. The cap amount is reviewed annually and the cap applicable to your application is determined by the commencement date of the eligible transaction.

What is the cap amount for the total value of the property?

Eligibility Commencement Dates and Cap Amount		
From	To	Cap Amount
1 st January 2011	Onwards	\$835,000
1 st January 2010	31 st December 2010	\$750,000
1 st July 2000	31 st December 2009	No cap applicable

How do you apply for the First Home Owners Grant?

You can apply for the FHOG either through your financial institution or the Office of State Revenue (OSR). Applications lodged through a financial institution will have the grant available for settlement or for the first draw down on contracts to build.

Applications can only be lodged with the OSR after completion and when you are registered on title. Applications must be lodged within 12 months of completion or settlement of your home. For more information visit www.osr.nsw.gov.au

Note that there are no income or assets tests to qualify for the benefits, however Business premises, a holiday house or renovations to an existing home do not qualify.

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