

# First Home Owner Boost



Queensland  
Government  
Treasury

## Information sheet

### First Home Owner Boost Scheme

The First Home Owner Boost Scheme is an Australian Government initiative to assist first home buyers purchase or build their first home. The scheme is administered by the Queensland Government and is in addition to the \$7,000 First Home Owner Grant.

- Extra \$7,000 for buying an established home
- Extra \$14,000 for buying or building a new home

For contracts made on or after 14 October 2008 and on or before 30 June 2009

#### Established homes

First home buyers purchasing an established home may be eligible for the \$7,000 boost in addition to the existing \$7,000 grant, bringing the total grant payable to \$14,000.

#### New homes

First home buyers building a new home or purchasing a newly constructed home may be eligible for the \$14,000 boost in addition to the existing \$7,000 grant, bringing the total grant payable to \$21,000.

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

Substantially renovated homes may be considered 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 by the builder, a tenant or other occupant.

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

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.

#### Eligibility criteria

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

#### Existing First Home Owner Grant eligibility criteria

- This be the first time **each** applicant and/or their spouse could receive a grant under the *First Home Owner Grant Act 2000* in any State or Territory of Australia.
- **Each** applicant and their spouse 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.
- **Each** applicant and their spouse/de facto a person has **never** owned and occupied a residential property (other than the property to which this application relates), either jointly, separately or with some other person **on or after** 1 July 2000, in any State or Territory of Australia.
- **Each** applicant is a natural person (that is, a person not a company or trust).
- At least **one** applicant a permanent resident or Australian citizen.
- **All** applicants will be occupying the established home as their principal place of residence within 12 months of either settlement or completion of construction.

#### Additional eligibility criteria for the First Home Owner Boost

##### Established homes

To be eligible for the \$7,000 boost for the purchase of an established home, first home buyers must be party to a contract for the purchase of an established home that has been executed on or after 14 October 2008 and on or before 30 June 2009.

##### New homes being purchased under a contract

To be eligible for the \$14,000 boost for the purchase of a newly constructed home, first home buyers must be party to a contract for the purchase of a newly constructed home that has been executed on or after 14 October 2008 and on or before 30 June 2009.

## New homes being built under a building contract

To be eligible for the \$14,000 boost for building a new home, first home buyers must be party to a contract for building a home that has been executed on or after 14 October 2008 and on or before 30 June 2009. In addition:

- construction must commence within 26 weeks of the contract
- 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.

The construction completion date is the actual date completed or date stated in the contract. If the completion date is not specified in the contract, you cannot apply unless construction is completed within 18 months.

## New homes being purchased 'off the plan'

To be eligible for the \$14,000 boost for purchasing a new home 'off the plan', the contract must be executed on or after 14 October 2008 and on or before 30 June 2009 and the contract must specify a completion date on or before 31 December 2010. If the contract does not specify a completion date, construction must be completed by 31 December 2010.

Payment of the First Home Owner Boost will not be made until construction has been completed and the Title for the home has been registered in the applicants name with the Department of Natural Resources and Water.

## New homes being built by an owner builder

To be eligible for the \$14,000 boost for building a new home as an owner builder, construction (i.e. laying foundations) must commence on or after 14 October 2008 and on or before 30 June 2009 (inclusive) and construction must be completed within 18 months of the construction commencing.

The construction completion date is the actual date construction of the home was completed. You cannot apply unless construction is completed.

## Ineligible first homes

The First Home Owner Boost scheme will not apply when a:

- Contract to purchase or build a home replaces a contract executed before 14 October 2008 to purchase the same home or to build the same, or a substantially similar, home.
- Contract was executed, or in the case of owner builders construction commenced, before 14 October 2008.
- Contract was executed or, in the case of owner builders construction commenced, on or after 1 July 2009.

## How do I apply for the First Home Owner Boost?

To apply for the \$7,000 First Home Owner Boost for an established home, first home owners will need to:

- Complete the \$7,000 First Home Owner Grant application form
- Complete the Addendum for Age Restriction, disqualifying arrangements and Residency Requirements and
- Provide all certified copies of supporting documentation

To apply for the \$14,000 First Home Owner Boost for building a new home or purchasing a newly constructed home, first home owners will need to:

- Complete the \$7,000 First Home Owner Grant application form
- Complete the Addendum for Age Restriction, disqualifying arrangements and Residency Requirements
- Complete the Addendum for First Home Owner Boost Scheme and
- Provide all certified copies of supporting documentation

Applications for both the First Home Owner Grant and First Home Owner Boost can be downloaded from the Office of State Revenue's(OSR) website or obtained by contacting our Client Contact Centre.

## False claims and penalties

There are substantial penalties for knowingly making false or misleading statements in connection with an application for the First Home Owner Boost. OSR conducts investigations and compliance checks to ensure First Home Owner Grant and Boost are only given to applicants entitled to receive them.

OSR audits applications with current and historical data held by other state and territory agencies and commercial organisations.

## More information

**Web:** [www.osr.qld.gov.au](http://www.osr.qld.gov.au)

**Phone:** 1300 300 734 (8:00am–5:00pm Monday to Friday)

**Email:** [firsthomeownergrant@osr.treasury.qld.gov.au](mailto:firsthomeownergrant@osr.treasury.qld.gov.au)