



HomeBuilder Grant Application Form and Lodgement Guide

The HomeBuilder Grant is administered by Revenue NSW, with funding provided by the Australian Government. The HomeBuilder Grant of \$25,000 is available to eligible owner-occupiers who build a new home, substantially renovate an existing home or buy an off the plan home/new home.

The HomeBuilder Grant is only available to individual applicants and couples. If you are the only person listed on the certificate of title as the owner of the property, you must apply as an individual applicant. If there is more than one person listed on the certificate of title, they must jointly apply for the HomeBuilder Grant as a couple, provided they meet the definition of a “couple”. See below for an explanation of key terms

You can receive the HomeBuilder Grant if you meet all eligibility criteria. If it is found that you received the HomeBuilder Grant but did not satisfy the eligibility criteria (including complying with any conditions under such criteria), you may be required to repay the grant.

Eligibility for HomeBuilder Grant

You may be eligible for the \$25,000 Grant if between 4 June 2020 and 31 December 2020 (inclusive) you enter into:

- **a comprehensive home building contract to build a new home** as your principal place of residence where the property value (house and land) does not exceed \$750,000 (inclusive of GST),
- **a contract with a registered builder to substantially renovate** your principal place of residence where the renovation contract is between \$150,000 and \$750,000 (inclusive of GST), and where the value of your existing house and land does not exceed \$1.5 million. If you own a property (house and land) and demolish the house to rebuild, this is treated as a substantial renovation, subject to the same values.
- **a contract to purchase an off the plan home/new home** as your principal place of residence where the contract price does not exceed \$750,000 (inclusive of GST) and construction had not commenced prior to 4 June 2020.

Construction must commence within 3 months of the contract date. Where commencement is delayed due to unforeseen factors outside the control of the parties to the contract, a maximum extension of an additional 3 months may be provided.

For off the plan home/new home contracts, construction can have commenced prior to the date of the sales contract, however not before 4 June 2020. You must also be registered on the certificate of title as the owner of the property by no later than 31 October 2022.

Each applicant must be:

- a natural person (not a company or trust)
- aged 18 years or older at the date of the contract and
- an Australian citizen at the date of the application

Applicant(s) must be below one of the following two income caps:

- \$125,000 per annum for an individual based on either your 2018-19 or 2019-20 taxable income, as shown on your notice of assessment issued by the Australian Taxation Office or
- \$200,000 per annum for a couple based on either your combined 2018-19 or 2019-20 taxable income, as shown on your notice of assessment issued by the Australian Taxation Office.

If you have entered into a contract on or after 4 June 2020 that replaces a contract made prior to 4 June 2020 to build the same or substantially similar home, you may not be eligible to receive the HomeBuilder Grant.

When to apply for the HomeBuilder Grant?

Applications must be received by no later than 31 December 2020.

You should apply for the HomeBuilder Grant once you have entered into an eligible HomeBuilder contract and have all supporting documentation. Part F of this form explains which supporting documents must be included with your application.

When will the HomeBuilder Grant be paid?

Once Revenue NSW is satisfied that you meet all the eligibility criteria, the timing of the payment of the Grant will depend on whether your application relates to

- A new build – the Grant will be paid after foundations have been laid and the first progress payment has been made to the builder
- A substantial renovation – the Grant will be paid after construction has commenced and evidence is submitted showing payments of at least \$150,000 of the contract price have been made to the builder
- An off the plan home/new home contract – the Grant will be paid after evidence is submitted showing that the property has been registered in your name on the certificate of title. You must be registered on the certificate of title as the owner of the property by no later than 31 October 2022.

How to apply for the HomeBuilder Grant?

Applications for HomeBuilder are to be lodged via the online portal which will be available shortly.

SAMPLE

Explanation of Key Terms

Applicant(s)

Each person whose name is or will be on the certificate of title must be an applicant for the grant.

The HomeBuilder Grant is only available to individual applicants and couples. If you are the only person listed on the certificate of title as the owner of the property, you must apply as an individual applicant. If there is more than one person listed on the certificate of title, they must apply jointly as a couple, provided they meet the definition of a couple in the relevant State or Territory.

Arm's Length

This means the contract must be made by two parties acting freely and independently of each other, and without offering favour as a result of some special relationship, such as being related to one another. The terms of the contract should be commercially reasonable, and the contract price should not be inflated compared to the fair market price.

Australian Citizen

All applicant(s) must be Australian citizens

Commencement of Construction

In relation to a new home, commencement of construction means the commencement of excavation and site preparation works.

In relation to a substantial renovation, commencement of construction is when works under the renovation contract commence.

In relation to an off the plan purchase, commencement of construction means the commencement of excavation and site preparation works.

Couple

Two people that are legally married, in a registered domestic relationship, or living as a couple on a genuine domestic basis, excluding people related to each other, ie siblings.

Contract to Build

A comprehensive building contract where a builder agrees to build a home, from commencement to completion of construction so that it is ready for occupation

Income Cap

\$125,000 per annum for an individual or \$200,000 per annum for a couple based on either the 2018-19 or 2019-20 taxable income

New Home

A contract for the purchase of a home that has not previously been sold or occupied as a place of residence and where construction commenced on or after 4 June 2020

Off the Plan

A contract for the purchase of a home on a proposed lot in an unregistered plan of a subdivision of land, i.e. the purchase of a unit before it is built or before the strata plan is registered, and where construction commenced on or after 4 June 2020

Owner

The person or person(s) listed on the certificate of title of the freehold property.

Partner

A person is a partner of another if they are in a registered domestic relationship or living as a couple on a genuine domestic basis.

Principal Place of Residence

The home you primarily reside in.

Spouse

A person is a spouse of another if they are legally married to each other.

Substantial Renovation

The renovation substantially alters the existing dwelling and improves the accessibility or safety or liveability of the property.

If you own a property (house & land) and knock the house down to rebuild this will be counted as a substantial renovation

Examples of renovation work that does not qualify includes, standalone granny flats, swimming pools, tennis courts, and structures that are not connected to the property (i.e. outdoor spas, saunas, sheds or standalone garages)

Value

In relation to a new build, off the plan home/new home the value of the property (i.e. house and land) cannot exceed \$750,000 (inclusive of GST)

In relation to a substantial renovation the value of the home (i.e. house and land) prior to renovation cannot exceed \$1.5 million

HomeBuilder Grant Application Form

Part A – Applicant Eligibility

All applicants must be considered when answering eligibility questions

Eligibility Criteria	Yes	No
1. Are you or will you be the sole owner of the property, as listed on the certificate of title?	<input type="checkbox"/>	<input type="checkbox"/>
	Go to Q3	Go to Q2
2. Are you or will you be a joint owner of the property with your spouse/partner, as listed on the certificate of title?	<input type="checkbox"/>	<input type="checkbox"/>
3. Is each applicant a natural person (not a company or trust)?	<input type="checkbox"/>	<input type="checkbox"/>
4. As at the date of the contract was each applicant aged 18 years or older?	<input type="checkbox"/>	<input type="checkbox"/>
5. As at the date of the application was each applicant an Australian Citizen?	<input type="checkbox"/>	<input type="checkbox"/>
6. Does each applicant meet one of the following two income caps? <ul style="list-style-type: none"> ▪ If applying as an individual applicant, your taxable income for either the 2018-19 or 2019-20 financial year, is below \$125,000? ▪ If applying as a couple, your combined taxable income for either the 2018-19 or 2019-20 financial year, is below \$200,000? 	<input type="checkbox"/>	<input type="checkbox"/>
7. Has each applicant entered into a contract between 4 June 2020 and 31 December 2020 (inclusive) in respect of? <ul style="list-style-type: none"> ▪ a comprehensive home building contract to build a new home as your principal place of residence where the value (house and land) does not exceed \$750,000 (inclusive of GST) or ▪ a contract with a registered builder to substantially renovate your principal place of residence where the renovation contract is between \$150,000 and \$750,000 (inclusive of GST), and where the property value of your existing house and land does not exceed \$1.5 million or ▪ a contract to purchase an off the plan home/new home as your principal place of residence where the contract price does not exceed \$750,000 (inclusive of GST) and construction had not commenced prior to 4 June 2020. 	<input type="checkbox"/>	<input type="checkbox"/>
8. Will each applicant live in the home as their principal place of residence for a continuous period of at least 6 months on completion of construction, renovation or settlement?	<input type="checkbox"/>	<input type="checkbox"/>
9. Is this the first time each applicant(s) will receive the HomeBuilder Grant in relation to any property owned individually or jointly with another person in any Australian State or Territory?	<input type="checkbox"/>	<input type="checkbox"/>
10. Is this the first time an application for the HomeBuilder Grant has been made in relation to the home that is the subject of this application?	<input type="checkbox"/>	<input type="checkbox"/>
11. Did each applicant(s) enter into the contract on an arm's length basis?	<input type="checkbox"/>	<input type="checkbox"/>

Part B – Applicant Details

All persons who are or will be registered owners on the certificate of title must be applicants for the Grant.

Applicant Details	Applicant 1	Applicant 2
Title		
First Name		
Middle Name(s)		
Family Name		
Date of Birth	DD/MM/YYYY	DD/MM/YYYY
Have you ever used any name other than the name(s) declared above	<input type="checkbox"/> Yes (list name(s) below) <input type="checkbox"/> No	<input type="checkbox"/> Yes (list name(s) below) <input type="checkbox"/> No

Current Residential Address

Unit No		
Street No		
Street Name		
Suburb		
State		
Postcode		
Email (mandatory)		
Phone (mandatory)		

Part C – Details of the Grant Property

Land ID Details

Lot or Volume	DP/SP or Folio
Unit/Street No.	Lot No. (only if no street no. allocated)
Street Name	
Suburb	State Postcode

Contract Details

What type of eligible contract has been entered into?

- A comprehensive home building contract to build a new home – complete section C1
- A substantial renovation contract – complete section C2
- An off the plan home/new home contract - Complete section C3

C1 - Building a new home

On what date was the comprehensive home building contract signed?	DD/MM/YYYY
What is the total value of the comprehensive home building contract?	\$
What is the value of the vacant land the home will be built on?	\$
On what date did, or will, construction commence? If this date is more than 3 months after the contract was signed, you are required to provide reasons explaining the delay in commencement as part of your supporting information	DD/MM/YYYY
Has the first progress payment under the building contract been made to the builder?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Builder's name	
Builder's registration/licence number	

C2 - Substantial Renovation

On what date was the renovation contract signed?	DD/MM/YYYY
What is the total value of the renovation contract?	\$
What was the total value of your existing property (house and land) before you commenced the renovation?	\$
On what date did, or will, construction commence? If this date is more than 3 months after the contract was signed, you are required to provide reasons explaining the delay in commencement as part of your supporting information	DD/MM/YYYY
Has at least \$150,000 of the contract price been paid to the builder?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Builder's name	
Builder's registration/licence number	

C3 - Off the plan home/new home

On what date was the sales contract signed?	DD/MM/YYYY
What is the total value of the property under the sales contract?	\$
On what date did, or will, construction commence? If this date is more than 3 months after the contract was signed, you are required to provide reasons explaining the delay in commencement as part of your supporting information	DD/MM/YYYY
Are you or will you be registered on the certificate of title as the owner of the property by 31 October 2022?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Builder's name	
Builder's registration/licence number	

Part D – Payment Details

The grant will be paid into the applicant(s) nominated bank account. This must be an Australian cheque or savings account.

Name of financial institution and branch	
Account name (e.g. John & Jan Citizen)	
BSB number	Account number

Part E – Declaration by Applicant(s)

Applicant 1	Applicant 2
<input type="checkbox"/> I declare	<input type="checkbox"/> I declare

- I have read, understand and agree to the conditions of this grant.
- All information disclosed in this application is true, complete and correct.
- I am aware that I can only receive one Grant and I have not made and will not make, individually or jointly, any other applications for the Grant in relation to any other home in any Australian State or Territory
- No other application for the Grant has been or will be made in relation to the home that is the subject of this application
- I understand that providing false or misleading information to Revenue NSW is an offence. If it is determined that I have provided false and misleading information to obtain, or attempt to obtain the grant, prosecution action may be undertaken, and penalties may apply.
- I understand that if it is found that I received the HomeBuilder Grant but did not satisfy the eligibility criteria (including complying with any conditions under such criteria), I may be required to repay the grant
- I consent for the HomeBuilder Grant to be paid to the nominated account
- I understand Revenue NSW will access and exchange information about me to verify my eligibility for the HomeBuilder grant with other State, Territory and Australian Government agencies, document issuing authorities and commercial organisations as permitted by law.
- I give consent Revenue NSW to provide information in relation to my application to the Australian Government upon their request.

Applicant 1	Applicant 2
Full Name	Full Name
Date DD/MM/YYYY	Date DD/MM/YYYY

Part F - Supporting Documentation

If you are building a new home

- Copy of the certificate of title for the property
- Copy of the comprehensive home building contract signed between 4 June 2020 and 31 December 2020
- Copy of the front & execution pages of the contract of sale for land if less than 12 months from date of this application. If more than 12 months a copy of valuation undertaken by a bank or licenced independent valuer
- Copy of birth certificate or Australian Citizenship certificate or current Australian passport
- Evidence of a change of name (e.g. change of name certificate, statutory declaration) is required if the name on any of the documents presented is different to the name of the applicant
- Copy of either the 2018-19 or 2019-20 Notice of Assessment issued by the Australian Taxation Office for each applicant, or evidence of nil tax return or non-lodgement advice if not required to lodge a tax return. You should remove or block out your Tax File Number (TFN)
- Evidence showing that foundations have been laid and copies of both invoice/s & receipt/s showing that first progress payment has been made to the builder under the contract

- Evidence of construction commencement (copy of the notice of commencement as required under the *Environmental Planning & Assessment Act 1979*)
- If applicable, a statement confirming reasons for the delays in construction commencement, with supporting evidence.

If you are renovating your existing home

- Copy of the certificate of title for the property
- Copy of the building contract for substantial renovations signed between 4 June 2020 and 31 December 2020
- Copy of birth certificate or Australian Citizenship certificate or current Australian passport
- Evidence of a change of name (e.g. change of name certificate, statutory declaration) is required if the name on any of the documents presented is different to the name of the applicant
- Copy of either the 2018-19 or 2019-20 Notice of Assessment issued by the Australian Taxation Office for each applicant, or evidence of nil tax return or non-lodgement advice if not required to lodge a tax return. You should remove or block out your Tax File Number (TFN)
- Copy of valuation from bank or licenced independent valuer to show the value of the property (house and land) within the three months before commencement of renovation
- Evidence of construction commencement, including first invoice issued for work carried out under the renovation contract and receipt/s to show that \$150,000 has been paid to the builder
- If applicable, a statement confirming reasons for the delays in construction commencement, with supporting evidence.


If you are buying an off the plan home/new home

- Copy of the certificate of title for the property
- Copy of the front & execution pages of the sales contract for the purchase of an off the plan home/new home signed between 4 June 2020 and 31 December 2020
- Copy of birth certificate or Australian Citizenship certificate or current Australian passport
- Evidence of a change of name (e.g. change of name certificate, statutory declaration) is required if the name on any of the documents presented is different to the name of the applicant
- Copy of either the 2018-19 or 2019-20 Notice of Assessment issued by the Australian Taxation Office for each applicant, or evidence of nil tax return or non-lodgement advice if not required to lodge a tax return. You should remove or block out your Tax File Number (TFN)
- Evidence of construction commencement (copy of the notice of commencement as required under the *Environmental Planning & Assessment Act 1979*)
- If applicable, a statement confirming reasons for the delays in construction commencement, with supporting evidence.

Privacy statement

Information collected from you on this form is required by Revenue NSW to determine if you have a liability or entitlement. The information may be provided to third parties with your consent or as required or permitted by law. Revenue NSW will correct or update your personal information at your request. Read more about privacy at www.revenue.nsw.gov.au


Contact details

 1300 130 624* (Monday – Friday, 8.30 am – 5.00 pm)

*Interstate clients please call (02) 7808 6200

 www.revenue.nsw.gov.au

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 Help in community languages is available