



First Home Owners Boost



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Am I eligible?

If you are a first home buyer you may be eligible for additional support from the Australian Government through the First Home Owners Boost.

To be eligible for the Boost, you must enter into a contract to purchase an existing home, construct or purchase a new home or buy 'off the plan' between 14 October 2008 and 30 June 2009 inclusive, and:

- be at least 18 years of age
- be an Australian citizen or permanent resident
- not have previously received the [First Home Owners Scheme](#) grant or have a spouse (or de facto) who has previously received the grant
- generally not have previously owned and lived in a home, or have a spouse (or de facto) who has previously owned and lived in a home in Australia and
- live in the home for a continuous period of at least 6 months, commencing within 12 months after completion or settlement.

Purchasing an existing home

If you are a first home buyer who purchases an existing home, you may receive a total payment of \$14,000 (\$7000 First Home Owners Scheme grant + \$7000 First Home Owners Boost).



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Purchasing a new home

If you are a first home buyer who purchases a new home, you may receive a total payment of \$21,000 (\$7000 First Home Owners Scheme grant + \$14,000 First Home Owners Boost).

The Boost is not means tested and can be used to buy a property of any value.

How do I apply for the Boost?

The First Home Owners Boost is part of the Australian Government's Economic Security Strategy and is administered by state and territory governments.

Application forms for the Boost are available on [state and territory revenue office websites](#) and must be lodged within 12 months of completion or settlement.

Need more information?

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How much will I receive?

Eligible first home buyers who sign a contract to purchase an existing home between 14 October 2008 and 30 June 2009 inclusive will receive an extra \$7000, taking the total lump sum payment to \$14,000 (\$7000 First Home Owners Scheme grant + \$7000 First Home Owners Boost).

Eligible first home buyers who sign a contract to purchase or construct a new home between 14 October 2008 and 30 June 2009 inclusive will receive an extra \$14,000, taking the total lump sum payment to \$21,000 (\$7000 First Home Owners Scheme grant + \$14,000 First Home Owners Boost).

http://www.facs.gov.au/internet/facsinternet.nsf/family/ess_fhob_info.htm#1



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What if I purchase an existing home?

If you are a first home buyer and enter into a contract to purchase an existing home between 14 October 2008 and 30 June 2009 inclusive, you may be eligible for the Boost.

If you are a first home buyer who entered into a contract to purchase an existing home prior to 14 October 2008, you will not be eligible for the Boost. This applies even if you have not yet taken ownership of the home (or settled). You will still be able to apply for the existing [First Home Owners Scheme](#) grant.

What if I purchase or construct a new home?

If you are a first home buyer and sign a contract to purchase or construct a new home between 14 October 2008 and 30 June 2009 inclusive, you may be eligible for the Boost.

In the case of owner-builders, construction must have commenced during this period.

The Boost for newly constructed homes will be payable to first home buyers contracting to build where:

- building starts within 26 weeks of signing the contract and
- the building contract stipulates that the home will be completed within 18 months of the date of commencement. If the contract does not make this stipulation, then the actual completion of the home must be within 18 months.

For owner-builders, completion of the home must be within 18 months of commencement.

For a new home purchased 'off the plan' (for example a unit in a large complex), the contract must stipulate that the home will be completed by 31 December 2010. If the contract does not make this stipulation, then the actual completion of the home must occur by 31 December 2010.

If you are a first home buyer who entered into a contract or commenced construction prior to 14 October 2008, you will not be eligible for the Boost. You will still be able to apply for the existing [First Home Owners Scheme](#) grant.

What is a new home?

A new home is a home that has never been sold before nor occupied by any person.

This includes:



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- contracts to build a home
- homes bought 'off the plan'
- homes constructed by owner-builders
- purchase of homes that have been built but never sold or occupied, for example display homes.

A residence that undergoes substantial renovation or the replacement of a demolished premises may qualify as a new home, but only if the sale of the property is treated by the vendor as the taxable supply of new residential premises as defined in *A New Tax System (Goods and Service Tax) Act 1999*.

How will I be paid?

For a new home, the Boost will be paid in a lump sum, together with the [First Home Owners Scheme](#) grant, upon completion. In most cases, this is when a certificate of occupancy is provided.

For an existing home, the Boost will be paid in a lump sum, together with the [First Home Owners Scheme](#) grant, on settlement.

If you provide express consent, the Boost could also be used to offset against statutory levies and charges, for example stamp duty.

Is there any other financial help available for first home buyers?

In addition to the Australian Government's Boost and [First Home Owners Scheme](#) grant, there may be additional support offered for first home buyers through state and territory governments, such as extra grants or stamp duty concessions. Visit your state or territory revenue office website for more information.

Contact Information

For more information about the First Home Owners Boost, call **1800 222 282**, or contact the revenue office in your state or territory.

Australian Capital Territory

02 6207 0028

[ACT Revenue Office website](#)

New South Wales

1300 130 624

[NSW Government - Office of State Revenue website](#)



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Department of Families, Housing,
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Northern Territory

1300 305 353

[Northern Territory Government website](#)

Queensland

1300 300 734

[Queensland Government - Office of State Revenue website](#)

South Australia

1800 637 778

[Revenue SA website](#)

Tasmania

03 6233 2927

[Department of Treasury and Finance, Tasmania website](#)

Victoria

13 21 61

[State Revenue Office Victoria website](#)

Western Australia

1300 363 211

[Western Australia Department of Treasury and Finance website](#)