



# NSW New Home Grant Scheme

- Commences 1 July 2012
- Applies to new homes not exceeding \$650 000 in value
- Applies to vacant land not exceeding \$450 000 in value

## About the NSW New Home Grant Scheme

The NSW New Home Grant Scheme has been introduced to stimulate the construction of new homes in NSW. The scheme provides a grant of \$5000 towards the purchase of new homes, homes off the plan and vacant land on which a new home will be built.

For purchasers to be eligible to receive the grant, the value of the new home must not exceed \$650 000 and the value of vacant land must not exceed \$450 000.

The following types of agreement or transfer are eligible for the grant:

- a) A new home purchase. That is an agreement or transfer for the purchase of land that is the site of a new home that is complete and ready for occupation.
- b) An off the plan purchase. That is an agreement or transfer for the purchase of land intended to be used as the site of a new home, which is to be built before completion of the agreement.
- c) A vacant land purchase. That is an agreement or transfer for the purchase of vacant land that is intended to be used as the site of a new home and which is not an off the plan purchase.

Under the scheme the purchasers can be any entity, including natural persons, a company, or trustee of a trust. It is available for investors as well as owner occupiers.

There are no restrictions on the number of times a purchaser can apply for the grant.

Where the grant has been approved for the purchase of a property, no further grant can be paid in respect of that property, unless that previously approved grant has been revoked.

There are no residency requirements, however for vacant land purchases, construction of the home by way of the laying of foundations must commence within 26 weeks of the completion of the purchase (or within a longer period allowed by the Chief Commissioner). There is no time limit on the completion of construction.

The grant will not be available for transactions that are eligible for a duty exemption/concession under the First Home—New Home Scheme, or a grant under the First Home Owner Grant Scheme (First Home Owner Grant (New Homes) Scheme from 1 October 2012).

The grant will not be available for the purchase of an existing home to knock down and build a new home on the land.

## Eligibility requirements for transactions

1. Agreements for sale or transfers of vacant land or a new home will be eligible for consideration under the scheme where they are entered into on or after 1 July 2012.
2. A new home is a home that has not previously been occupied or sold as a place of residence, and includes a substantially renovated home.
3. An agreement or transfer is eligible if it is for the acquisition of a new home that is complete and ready for occupation.
4. For vacant land, construction must commence with the laying of foundations within 26 weeks after the agreement or transfer is completed, or within any longer period allowed by the Chief Commissioner.
5. Applications for the grant must be made within three months of the date of the agreement (or transfer when there is no preceding agreement).
6. The agreement or transfer must be for the whole of the land. If the land is a parcel of land on which two or more homes are built or being built, the agreement or transfer must be for that part of the land that is an exclusive occupancy.

## Ineligible transactions

1. A transfer made on or after 1 July 2012 that is in conformity with an agreement or transfer entered into prior to 1 July 2012 will not be eligible.
2. An agreement or transfer of a new home is not eligible if it replaces an agreement or transfer made before 1 July 2012 that was for substantially the same property.
3. An agreement or transfer will not be eligible if the new home or the land on which the new home is located, or is to be built, is intended to be used, or made available for use, for any purpose that is not ancillary to the use and occupation of the land for residential purposes (e.g. for a commercial, industrial or professional purpose).
4. An agreement or transfer that is eligible for a duty exemption/concession under the First Home—New Home Scheme or a grant under the First Home Owner Grant Scheme, is not eligible for the grant.

## Payment of the grant

The payment of the grant will be administered by way of applying the amount of the new home grant as a credit against liability for duty on the agreement or transfer.

Where the duty payable (including the duplicate and transfer) is greater than \$5000, only the difference between the duty payable and the \$5000 is required to be paid.

Where the duty payable (including the duplicate and transfer) is less than \$5000, no duty is required to be paid and a payment of the difference between the \$5000 grant and the duty payable will be issued by way of a cheque.

However, if the total amount of duty payable (whether greater or less than \$5000) is paid, the grant payment will be issued by way of a \$5000 cheque.

Any payment will only be made upon completion of the purchase (i.e. the registration of the change of title).

## MORE INFORMATION



[www.osr.nsw.gov.au](http://www.osr.nsw.gov.au)



1300 139 814  
8:30 am – 5:00 pm  
Monday to Friday



[duties@osr.nsw.gov.au](mailto:duties@osr.nsw.gov.au)

Help in community languages is available.

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## How to apply

Submit your grant application together with your agreement or transfer for stamping. Applications must be received within three months of the date of the first execution of the agreement or of the transfer (where there is no agreement).

A separate application is required for each eligible agreement or transfer.

These forms are available from [www.osr.nsw.gov.au](http://www.osr.nsw.gov.au)

Initially, applications for the grant must be lodged at an OSR office. Our Electronic Duties Return system is currently being developed to enable the processing of grant applications and will be available in the near future.

OSR may require documentary evidence to substantiate your claim for the grant.

## False claims

There are substantial penalties for knowingly making false or misleading statements in connection with an application for the grant. OSR conducts investigations and compliance checks to ensure the grant is given only to those applicants who are entitled to receive it. OSR audits claims with current and historical data held by other State and Territory agencies and commercial organisations.