



Buying your First Home is now easier!

The First Home Plus and First Home Owner Grant Scheme

How you could save up to \$26,531.00
on your first home purchase

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Established 1891



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About this Brochure

We have designed this brochure for the use of clients of Baldock Stacy & Niven to enable them to make decisions about buying a first home.

About Us - Baldock Stacy & Niven

Who are we?

Baldock Stacy & Niven is a firm of lawyers with offices in Western Sydney and in Central Western New South Wales. We have a heritage going back more than 110 years to the firm's founding by Herbert Henry Lee in 1891.

What is our aim?

Over a century after the firm's founding our focus remains unchanged: a belief in the importance of understanding our client's needs, of adapting to the continuing challenges of business, and of delivering quality professional services in a timely and cost effective manner.

Who are our clients?

Baldock Stacy & Niven has a wide range of city and country clients from various industries and lifestyles. We offer a broad legal practice offering professional legal advice and service in many varied areas.

How do you arrange to see us?

If Baldock Stacy & Niven are already your solicitors, please ring and speak to the solicitor you normally deal with.

If Baldock Stacy & Niven are not already your solicitors, please ring and the Receptionist will connect you to the appropriate solicitor.

The material in this guide is not a replacement for legal advice and is only general in nature. No person should act or not act solely based on this information sheet. It is not legal advice and your possession of this information sheet does not create a client/lawyer relationship. If you would like to discuss your particular circumstances please contact Baldock Stacy & Niven and we would be pleased to be of assistance to you

What are the two schemes?

There are schemes in place from both the Federal government and the NSW which assist first time home buyers:

1. **First Home Owner Grant Scheme** – This is a federal government scheme which assists people buying or building their first home by providing them with a grant of \$7,000.00
2. **First Home Plus** – This is a NSW government scheme which provides stamp duty relief to first home or land buyers in NSW.



First Home Owner Grant Scheme - \$7,000

The First Home Owner Grant Scheme is a Commonwealth-State Government initiative designed to assist first home buyers in offsetting the impact of the Goods and Services Tax (GST) on the purchase or building of their first home.

What does the scheme provide?

- \$7,000.00 for first home buyers/builders
- to offset the impact of the GST
- first home of any value
- not means tested

Am I eligible?

You are eligible if you meet the following criteria:



1. This must be the first time you and/or your spouse/de facto have received a grant under this scheme (ie. you cannot benefit under the scheme more than once)
2. You and/or your spouse/de facto must not have previously **owned** a residential property, jointly or by yourself anywhere in Australia prior to 1 July 2000.
3. You and/or your spouse/de facto must not have **owned and occupied** a residential property, jointly or by yourself any where in Australia after 1 July 2000.
4. You must be purchasing the property as individuals, not as a company or trust
5. Each applicant must be at least 16 years of age
6. At least one of the applicants must be a permanent resident or Australian citizen
7. At least one applicant must occupy the home as their principal place of residence within 12 months of becoming the owner
8. You must have entered into a contract to purchase the property after 1 July 2000.

There is no means test!

What is a “first home”?

The home must be affixed to the land (ie. it cannot be a caravan or similar dwelling) and the Stamp Duties Office must regard the home as being a suitable building for use as a place of residence.

How will the \$7,000 be paid to me?

Where you are borrowing funds from a financial institution the grant is paid by electronic funds transfer to a nominated bank, credit union or building society account:

1. in the case of a house being purchased on settlement
2. in the case of a house being built when the house is ready for occupation.

Applications lodged through your financial institution will be available on settlement.

Are there penalties for false claims?

The First Home Owner Grant Act 2000 provides fines for persons caught making false claims.

What if I am not eligible for the grant? Can I still get the stamp duty concession?

Yes, you can still get a stamp duty concession under the First Home Plus scheme (see following pages) even if you are not eligible for the grant of \$7,000.00 as the rules are more relaxed.

First Home Plus Scheme – Up to \$17,990 in stamp duty savings

What is First Home Plus?

First Home Plus is a scheme provided by the NSW government. It provides exemptions or concession on stamp duty (for transfer and mortgages) for first home or land buyers and builders in NSW.

How does it work?

First home buyers will not pay any transfer or mortgage stamp duty on homes costing up to \$500,000.00 anywhere in NSW. Discounts on stamp duty will be on a sliding scale between \$500,000.00 and \$600,000.00

An exemption from duty will be provided for first home buyers purchasing a vacant block of land valued up to \$300,000.00 with concessions on a sliding scale up to \$450,000.00.



Am I eligible?

You are eligible if you meet all of the following criteria:

1. All of the applicants must not have, at any time, owned a residential property in and state or territory within Australia. In addition, the purchaser's spouse or de facto must not have previously owned such a property.
2. The exemptions and concessions apply to first home or land contracts signed on or after 1 July 2000.
3. All applicants and their spouses or de factos must not have previously received a benefit under the First Home Plus Scheme
4. All applicants must occupy the property as your principal place of residence continuously for at least 6 months within 12 months of completion of the purchase
5. Companies, partnerships or trustees do not qualify
6. All applicants must be over 16 years of age
7. At least one applicant must be an Australian citizen or permanent resident

The above conditions do not apply to a person acquiring an interest in the property solely for the purpose of assisting eligible applicants in obtaining finance for the purchase.

What if I have already owned an investment property?

You qualify as an individual if you have never owned a residential property or vacant land in Australia. This means you still qualify if you have owned an investment property that is not residential (i.e. a shop or other commercial investment property).

How do I apply?

You will need to complete a First Home Plus application. If Baldock Stacy & Niven are acting for you we will be able to make this application for you.

False Claims

The Taxation Administration Act 1996 provides penalties for knowingly giving false or misleading information. Substantial penalties can be imposed.

How much will I save?

The tables below show how to calculate the First Home Plus concessions for stamp duty.

Houses or Units

Purchase Price	Usual duty	First Home Plus Duty	Savings
\$250,000	\$7,240	\$0	\$7,240
\$300,000	\$8,990	\$0	\$8,990
\$350,000	\$11,240	\$0	\$11,240
\$400,000	\$13,490	\$0	\$13,490
\$450,000	\$15,740	\$0	\$15,740
\$500,000	\$17,990	\$0	\$17,990
\$510,000	\$18,440	\$2,249	\$16,191
\$520,000	\$18,890	\$4,498	\$14,392
\$530,000	\$19,340	\$6,747	\$12,593
\$540,000	\$19,790	\$8,996	\$10,794
\$550,000	\$20,240	\$11,245	\$8,995
\$560,000	\$20,690	\$13,494	\$7,196
\$570,000	\$21,140	\$15,743	\$5,397
\$580,000	\$21,590	\$17,992	\$3,598
\$590,000	\$22,040	\$20,241	\$1,799
\$600,000	\$22,490	No discount	\$0

Vacant Land

Purchase Price	Usual duty	First Home Plus Duty	Savings
\$100,000	\$1,990	\$0	\$1,990
\$200,000	\$5,490	\$0	\$5,490
\$300,000	\$8,990	\$0	\$8,990
\$310,000	\$9,440	\$1,049	\$8,391
\$320,000	\$9,890	\$2,098	\$7,792
\$330,000	\$10,340	\$3,147	\$7,193
\$340,000	\$10,790	\$4,196	\$6,594
\$350,000	\$11,240	\$5,245	\$5,995
\$360,000	\$5,245	\$6,294	\$5,396
\$370,000	\$12,140	\$7,343	\$4,797
\$380,000	\$12,590	\$8,392	\$4,198
\$390,000	\$13,040	\$9,441	\$3,599
\$400,000	\$13,490	\$10,490	\$3,000
\$410,000	\$13,940	\$11,539	\$2,401
\$420,000	\$14,390	\$12,588	\$1,802
\$430,000	\$14,840	\$13,637	\$1,203
\$440,000	\$15,290	\$14,686	\$604
\$450,000	\$15,740	No discount	\$0

Mortgage Stamp Duty Savings

House or unit

Purchase Price	Discount on duty
Less than \$500,000	100%
More than \$500,000 but not more than \$535,000	75%
More than \$535,000 but not more than \$565,000	50%
More than \$565,000 but not more than \$600,000	25%
More than \$600,000	Nil

Vacant land

Purchase Price	Discount on duty
Less than \$300,000	100%
More than \$300,000 but not more than \$350,000	75%
More than \$350,000 but not more than \$400,000	50%
More than \$400,000 but not more than \$450,000	25%
More than \$450,000	Nil