

HomeBuilder Grant Application

The HomeBuilder Grant of \$25 000 is available to eligible owner-occupier(s) who build a new home, substantially renovate an existing home, or buy an off the plan/new home.

The HomeBuilder Grant is administered by the South Australian Government, with funding provided by the Australian Government.

You can receive the HomeBuilder Grant if you meet the eligibility criteria. If it is found that you received the HomeBuilder Grant but did not satisfy the eligibility criteria, you will be required to repay the total amount.

Before applying for the Homebuilder Grant, you are encouraged to read the **Guideline – Homebuilder Grant** on the RevenueSA website.

Eligibility for HomeBuilder Grant

You may be eligible for the HomeBuilder Grant of \$25 000 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 value of the 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;
- a *contract to buy an off the plan/new home* as your principal place of residence where construction had not commenced prior to 4 June 2020, where the value of the house and land does not exceed \$750 000 (inclusive of GST).

Construction must commence within three (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 three (3) months may be provided. See www.revenuesa.sa.gov.au/HomeBuilder for details.

For off the plan home/new home contracts, construction can have commenced prior to the date of the sales contract, however commencement must be on or after 4 June 2020.

Each applicant for the HomeBuilder Grant must be:

- a natural person (not a company or trust);
- aged 18 years or older at the time of entering into the eligible contract; and
- an Australian citizen.

Individuals and couples may apply for the HomeBuilder Grant. A couple must be a married couple, a couple in a de facto relationship or a registered relationship (as defined in the *Relationships Register Act 2016* (SA)).

Your income must be less than:

- \$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 Notices of Assessment issued by the Australian Taxation Office.

Note: For couples, each applicant should supply a notice of assessment for the same year.

If your circumstances do not require you to lodge a tax return, you will need to provide evidence of a nil tax return or non-lodgement advice.

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.

You can find additional information about eligibility on the RevenueSA website and the Australian Government's Treasury website. You should read this lodgement guide and form in conjunction with the websites to ensure you are fully informed.

When to apply for the HomeBuilder Grant

You should apply for the HomeBuilder Grant once you have entered into an eligible HomeBuilder contract and have supporting documentation required to evidence this. The *Required Documentation* sections of this form explains which supporting documents must be included with your application.

If you have not commenced construction when you apply and you meet all of the other eligibility criteria you may be provided conditional approval and will need to provide evidence that construction has commenced within three (3) months of the signing of the contract in order to receive final approval and payment.

When will the HomeBuilder Grant be paid?

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

- *new builds*, the HomeBuilder Grant will be paid after construction has commenced and evidence is submitted which shows that the first progress payment has been made to the builder
- *substantial renovations*, the HomeBuilder Grant will be paid after construction has commenced and evidence is submitted showing payments of a least \$150 000 of the contract price have been made to the builder
- *off the plan/new home contracts*, the HomeBuilder Grant will be paid after evidence is submitted showing that the property has been registered in your name on the certificate of title.

How to apply for the HomeBuilder Grant?

Apply using the HomeBuilder Grant Application.

You will need to attach supporting documentation. See the *Required Documentation* sections of this application.

Post to RevenueSA at **GPO Box 1353, Adelaide, SA 5001** or email to **homebuildergrant@sa.gov.au**

Applications must be submitted no later than **31 December 2020**.

Can my financial institution apply on my behalf?

You may authorise a financial institution (that is an **approved agent**) to send your application in (by email or post) on your behalf. See Part 5 of this application.

OFFICE USE ONLY

HBG UIN		Date Lodged	/ /	All evidence sighted		Date Paid	/ /
Accepted Property Value	\$	Officer Signature		Date		/ /	

PART 1: Applicant Details

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

Are you applying as an individual or a couple?

Individual

Couple

If you are applying as a couple, are you living as a couple on a genuine domestic basis (that is, a married or *de facto* couple or in a registered relationship)?

Yes

No

Are all applicants registered (or will be registered) on the certificate of title of the home that is subject of this HomeBuilder Grant application?

Yes

No

Applicant 1

First Name

Middle Name(s)

Family Name

Date of Birth

D	D	M	M	Y	Y	Y	Y
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Residential Address

Unit No

Street No

Street name

Suburb/Town

State

Postcode

Phone

Email Address

What is your taxable income shown on either your 2018-19 or 2019-20 Notice of Assessment? For joint applicants, each applicant should supply a Notice for the same year.

\$

If your circumstances do not require you to lodge a tax return, you will need to provide evidence of a nil tax return or non-lodgement advice.

Applicant 2

First Name

Middle Name(s)

Family Name

Date of Birth

D	D	M	M	Y	Y	Y	Y
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Residential Address

Unit No

Street No

Street name

Suburb/Town

State

Postcode

What is your taxable income shown on either your 2018-19 or 2019-20 Notice of Assessment? For joint applicants, each applicant should supply a Notice for the same year.

\$

If your circumstances do not require you to lodge a tax return, you will need to provide evidence of a nil tax return or non-lodgement advice.

PART 2: Applicant Eligibility

All applicants must be considered when answering eligibility questions

Eligibility Criteria	Yes	No
Is each applicant a natural person (not a company or trust)?	<input type="checkbox"/>	<input type="checkbox"/>
Was each applicant aged 18 years or older on the contract date?	<input type="checkbox"/>	<input type="checkbox"/>
Is each applicant an Australian Citizen?	<input type="checkbox"/>	<input type="checkbox"/>
Does each applicant meet one of the following two income caps? <ul style="list-style-type: none"><i>If applying as an individual applicant</i>, your taxable income as shown on either your 2018-19 or 2019-20 notice of assessment, is below \$125 000.<i>If applying as a couple</i>, your combined taxable income as shown on either your 2018-19 or 2019-20 notices of assessment, is below \$200 000. Note: For couples, each applicant should supply a Notice for the same year. If your circumstances do not require you to lodge a tax return, you will need to provide evidence of a nil tax return or non-lodgement advice.	<input type="checkbox"/>	<input type="checkbox"/>
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 with a registered builder to build a new home as your principal place of residence where the value of the house and land does not exceed \$750 000 (inclusive of GST); ora 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; ora contract to buy an off the plan/new home as your principal place of residence where construction had not commenced prior to 4 June 2020 and where the value of the house and land does not exceed \$750 000 (inclusive of GST)?	<input type="checkbox"/>	<input type="checkbox"/>
Will each applicant live in the home as their principal place of residence for a continuous period of at least six (6) months: <ul style="list-style-type: none"><i>(for new builds)</i> commencing within 12 months of completion of construction, or<i>(for substantial renovations)</i> commencing immediately on completion of the substantial renovation, or<i>(for buying new homes or off the plan homes)</i> commencing within 12 months from the date of being listed on the certificate of title?	<input type="checkbox"/>	<input type="checkbox"/>
Is this the first time each applicant will receive the HomeBuilder Grant in relation to any property owned individually or jointly with another person?	<input type="checkbox"/>	<input type="checkbox"/>
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 HomeBuilder Grant Application?	<input type="checkbox"/>	<input type="checkbox"/>

PART 3: Details of the HomeBuilder Grant Property

Land ID Details					
Lot No. or Volume	<input type="text"/>	DP/SP or Folio	<input type="text"/>		
Unit No	<input type="text"/>	Street No	<input type="text"/>		
Street name	<input type="text"/>				
Suburb/Town	<input type="text"/>	State	<input type="text" value="S"/> <input type="text" value="A"/>	Postcode	<input type="text" value="5"/> <input type="text"/> <input type="text"/> <input type="text"/>

Contract Details	
What type of eligible contract has been entered into?	
<input type="checkbox"/> A comprehensive home building contract to build a new home	<input type="button" value="Go to A"/>
<input type="checkbox"/> A substantial renovation contract	<input type="button" value="Go to B"/>
<input type="checkbox"/> A contract to buy an off the plan/new home	<input type="button" value="Go to C"/>

A: Building a new home

Will this home be your principal place of residence?

Yes No

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 was the comprehensive building contract signed?

What is the actual or expected date of construction commencement?

If construction has not commenced at the time of the application you may be provided conditional approval and will need to provide evidence of the date that construction commenced to obtain final approval.

Is the commencement date of construction more than three (3) months after the date that the contract was signed?

Yes No

If commencement was or will be more than three (3) months after the date the contract was signed please provide a detailed explanation as to the reasons for the delay.

Has the first progress payment under the building contract been made to the builder?

Yes No

Builder's name

Builder's registration / licence number

Are the parties dealing with each other at arm's length?

Yes No

This means that the contract must be made by the two parties freely and independently of each other, and without the contract having been influenced by a special relationship between the parties.

Required documentation

If you have not provided all of the required documentation at the time of the application – you may be provided **conditional approval**. Final approval and payment **can not** be confirmed until all necessary documentation has been provided.

If you are building a new home	Required for	
	Conditional approval	Final approval
Copy of the certificate of title for the property (if available)		<input type="checkbox"/>
Copy of the schedule of particulars of the comprehensive home building contract signed between 4 June 2020 and 31 December 2020	<input type="checkbox"/>	<input type="checkbox"/>
Copy of contract of sale for land if purchased prior to the building contract or separate from a house and land contract.	<input type="checkbox"/>	<input type="checkbox"/>
Copy of birth certificate, Australian Citizenship certificate or current Australian passport	<input type="checkbox"/>	<input type="checkbox"/>
Copy of the latest Notice of Assessment issued by the Australian Taxation Office for 2018-19 and 2019-20 (if available) for each applicant, or evidence of nil tax return or non-lodgement advice if not required to lodge a tax return.	<input type="checkbox"/>	<input type="checkbox"/>
You must black out (redact) your tax file number(s) before you upload your notice(s) of assessment.		
Evidence of construction having commenced (Statutory Declaration or Mandatory Notification to Council by the registered builder – refer to RevenueSA eligibility)		<input type="checkbox"/>
Copy of both invoices and receipts showing that first progress payment has been made to the builder under the contract		<input type="checkbox"/>
Copy of the builder's registration/licence	<input type="checkbox"/>	<input type="checkbox"/>

B: Substantially renovating your home

Is this home your principal place of residence or will it be your principal place of residence after the substantial renovations are completed?

Yes No

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 was the renovation contract signed?

Is the commencement date of construction more than three (3) months after the date that the contract was signed?

Yes No

If commencement was or will be more than three (3) months after the date the contract was signed please provide a detailed explanation as to the reasons for the delay.

Has at least \$150 000 of the contract price been paid to the builder?

Yes No

Builder's name

Builder's registration / licence number

Are the parties dealing with each other at arm's length?

Yes No

This means that the contract must be made by the two parties freely and independently of each other, and without the contract having been influenced by a special relationship between the parties.

Required documentation

If you have not provided all of the required documentation at the time of the application – you may be provided **conditional approval**. Final approval and payment **can not** be confirmed until all necessary documentation has been provided.

If you are renovating your existing home	Required for	
	Conditional approval	Final approval
Copy of the certificate of title for the property (if available)		<input type="checkbox"/>
Building contract for substantial renovations signed between 4 June 2020 and 31 December 2020	<input type="checkbox"/>	<input type="checkbox"/>
Copy of birth certificate, Australian Citizenship certificate or current Australian passport	<input type="checkbox"/>	<input type="checkbox"/>
Copy of the latest Notice of Assessment issued by the Australian Taxation Office for 2018-19 and 2019-20 (if available) for each applicant, or evidence of nil tax return or non-lodgement advice if not required to lodge a tax return. You must black out (redact) your tax file number(s) before you upload your notice(s) of assessment.	<input type="checkbox"/>	<input type="checkbox"/>
Evidence of construction having commenced (Statutory Declaration or Mandatory Notification to Council by the registered builder – refer to RevenueSA eligibility)		<input type="checkbox"/>
Copy of both invoices and receipts showing that \$150 000 has been paid to the builder		<input type="checkbox"/>
Copy of the builder's registration/licence	<input type="checkbox"/>	<input type="checkbox"/>

C: Buying an off the plan/new home

Will this home be your principal place of residence?

Yes No

What is the total value of the property (house and land) under the sales contract?

\$

On what date was the sales contract signed?

On what date did construction of the off the plan/new home development commence?

Is the commencement date of construction more than three (3) months after the date that the contract was signed?

Yes No

If commencement was or will be more than three (3) months after the date the contract was signed please provide a detailed explanation as to the reasons for the delay.

Are you or will you be registered on the certificate of title as the owner of the property?

Yes No

Builder's name

Builder's registration / licence number

Are the parties dealing with each other at arm's length?

Yes No

This means that the contract must be made by the two parties freely and independently of each other, and without the contract having been influenced by a special relationship between the parties.

Required documentation

If you have not provided all of the required documentation at the time of the application – you may be provided **conditional approval**. Final approval and payment **can not** be confirmed until all necessary documentation has been provided.

If you are buying an off the plan/new home	Required for	
	Conditional approval	Final approval
Copy of the certificate of title for the property (if available)		<input type="checkbox"/>
Practical completion certificate from the builder		<input type="checkbox"/>
Schedule of the sales contract for the purchase of a new home/off the plan home signed between 4 June 2020 and 31 December 2020	<input type="checkbox"/>	<input type="checkbox"/>
Copy of birth certificate, Australian Citizenship certificate or current Australian passport	<input type="checkbox"/>	<input type="checkbox"/>
If house and land package, copy of contract of sale for land	<input type="checkbox"/>	<input type="checkbox"/>
Copy of the latest Notice of Assessment issued by the Australian Taxation Office for 2018-19 and 2019-20 (if available) for each applicant, or evidence of nil tax return or non-lodgement advice if not required to lodge a tax return.	<input type="checkbox"/>	<input type="checkbox"/>
You must black out (redact) your tax file number(s) before you upload your notice(s) of assessment.		
Evidence of construction having commenced after 4 June 2020 (Statutory Declaration or Mandatory Notification to Council by the registered builder – refer to RevenueSA eligibility)		<input type="checkbox"/>
Copy of the builder's registration/licence	<input type="checkbox"/>	<input type="checkbox"/>

Part 4: Payment Details

The HomeBuilder Grant will be paid into your nominated financial institution account when all eligibility criteria have been met. This account must be an Australian account (e.g. a savings account, loans account, debit account).

Name of financial institution and branch

Account name (e.g. John & Jane Citizen)

BSB Number (must have 6 numbers)

DO NOT include dashes or spaces

Account number (maximum of 9 numbers)

DO NOT include dashes or spaces

Part 5: Financial institution if sending to RevenueSA on behalf of the applicant

Name of financial institution

Name of approved agent acting on behalf of the applicant(s)

Phone

Email Address

Part 6: Applicant(s) Declaration

I declare:

- I have read, understand and agree to the criteria and conditions of this HomeBuilder Grant. This includes having read, understood and agreeing to the information on the RevenueSA website (HomeBuilder page).
- All information provided in this application is to my knowledge true, complete and correct.
- I acknowledge that I may be prosecuted for dishonestly making a false or misleading statement on or in connection with this application. Maximum penalty: \$20 000 or two years imprisonment (Section 38 of the *First Home and Housing Construction Grants Act 2000*).
- I acknowledge that I may be required to repay the HomeBuilder Grant, be liable for penalties, and may also be prosecuted for dishonestly making a false or misleading statement in or in connection with this application for the HomeBuilder Grant.
- I understand RevenueSA may 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 to RevenueSA to provide information in relation to my application to the Australian Government upon their request.
- I understand that I am responsible for the accuracy of the information in this application and that providing consent for an approved agent (financial institution) to send this application in on my behalf does not diminish my obligations in responsibility to my application.

Applicant 1

Name

Signature

Applicant 2

Name

Signature