



NSW New Home Buyers Supplement

MORE INFORMATION



www.osr.nsw.gov.au



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8:30 am – 5:00 pm
Monday to Friday



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Help in community languages is available.

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- Extra \$3000 for buying or building a new home
- For contracts made between 11 November 2008 and 10 November 2009

First home buyers in NSW who qualify for the First Home Owner Grant and are buying or building their first home will be eligible for an additional payment known as the NSW New Home Buyers Supplement.

The \$3000 New Home Buyers Supplement is in addition to the \$7000 First Home Owner Grant and the Australian Government's \$14 000 First Home Owner Boost. With the NSW Government's New Home Buyers Supplement Scheme, first home buyers of new homes will receive maximum benefits of up to \$24 000 for contracts made between 14 October 2008 to 30 September 2009 (inclusive).

Both the First Home Owner Grant and the New Home Buyers Supplement are fully funded by the NSW Government.

Eligibility

Applicants for the NSW New Home Buyers Supplement must meet the same eligibility criteria as those for the First Home Owner Grant. They must be building a new home or purchasing a newly constructed home and must have entered into a contract between 11 November 2008 and 10 November 2009 (inclusive).

A new home is a home which has never been occupied as a place of residence, including occupation by the builder, a tenant or other occupant. Where the home is being purchased, it must be the first sale of that home. A new home includes new units and apartments.

How do I claim the NSW New Home Buyers Supplement?

To apply for the \$3000 NSW New Home Buyers Supplement for building a new home or purchasing a newly constructed home, first home owners will need to complete:

- the Addendum for First Home Owner Boost and NSW New Home Buyers Supplement Schemes (OFH 002) **and**
- the \$7000 First Home Owner Grant application form. (OFH 001)

Applications for the First Home Owner Grant, First Home Owner Boost and NSW New Home Buyers Supplement Schemes can be downloaded from the OSR website or obtained by contacting OSR (see 'More information' for contact details).



What am I entitled to if I am purchasing a New Home?

Benefit	Eligible transaction date	Eligible transaction type	Construction commencement	Construction completion
NSW New Home Buyers Supplement (\$3000)	Between 11 November 2008 and 10 November 2009 (inclusive)	Contract to purchase	N/A	N/A
		Contract to purchase 'Off the Plan'	N/A	Contract states a completion date by, or the contract is completed by, 10 May 2011
		Contract to build	Within 26 weeks from date of contract	Within 18 months of commencing the laying of foundations
		Owner builder	On or after 11 November 2008 and on or before 10 November 2009	Within 18 months of commencing the laying of foundations
NSW First Home Owner Grant (\$7000)	On or after 1 July 2000	All homes	N/A	N/A
First Home Owner Boost – New home (\$14 000)	Between 14 October 2008 and 30 September 2009 (inclusive)	Contract to purchase a new home	N/A	N/A
		Contract to build	Within 26 weeks from date of contract	Within 18 months of commencing the laying of foundations
		Owner builder	On or after 14 October 2008 and on or before 30 September 2009	Within 18 months of commencing the laying of foundations
	'Off the Plan' between 14 October 2008 to 30 June 2009 (inclusive)	Contract to purchase 'Off the Plan'	N/A	Contract states a completion date by, or the contract is completed by, 31 December 2010
	'Off the Plan' between 1 July 2009 to 30 September 2009 (inclusive)	Contract to purchase 'Off the Plan'	N/A	Contract states a completion date by, or the contract is completed by, 31 March 2011
First Home Owner Boost – New home (\$7000)	Between 1 October 2009 to 31 December 2009 (inclusive)	Contract to purchase a new home	N/A	N/A
		Contract to build	Within 26 weeks from date of contract	Within 18 months of commencing the laying of foundations
		Owner builder	On or after 1 October 2009 and on or before 31 December 2009	Within 18 months of commencing the laying of foundations
		Contract to purchase 'Off the Plan'	N/A	Contract states a completion date by, or the contract is completed by, 30 June 2011

Other First Home Benefits

In addition to the First Home Owner Grant, the New Home Buyers Supplement and the First Home Owner Boost benefits, the NSW Government provides Stamp duty exemption or concessions for first home owners under the First Home Plus Scheme. Please refer to the first home benefits section of the OSR website for more information on all benefits available to first home owners in NSW.

False claims and penalties

There are substantial penalties for knowingly making false or misleading statements in connection with an application for the first home benefits. OSR conducts investigations and compliance checks to ensure first home owner grant, supplement and boost benefits are only given to applicants entitled to receive them.

OSR audits applications with current and historical data held by other State and Territory agencies and commercial organisations.