



BRIEF SUMMARY OF THE GOVERNMENT GRANTS

\$25,000 Australian Government HomeBuilder grant

- Available to contracts entered between 4th June 2020 to 31st December 2020.
- You must be an Australian citizen.
- You must be over 18 years old.
- This grant is income means tested. You must meet one of the following income caps:
 1. \$125,000 per annum for an individual applicant based on your 2018-19 taxable income or later.
 2. \$200,000 per couple based on both 2018-2019 taxable income or later.
- Cap of build/purchase price of \$750,000.
- The property must be principle place of residence.
- Can be used alongside **First Home Buyer Grant and Stamp Duty Concessions**.
- Constructions must **start within 3 months** of signed contract date (we are assuming builders/developers will have to supply 'claim for slab in relation to start date).
- Not eligible if main construction has already started on a development/build.
- Not eligible to investors.
- An application form is available at <https://www.wa.gov.au/government/publications/building-bonus-grant-and-homebuilder-grant-application-form>

\$20,000 Western Australian Building Bonus grant

- Available to contracts entered between 4th June 2020 to 31st December 2020.
- Construction must start within 6 months of signed contract date (we are assuming builders/developers will have to supply 'claim for slab down payment' in relation to start date).
- Who can apply:
 - Owner occupiers.
 - Investors.
 - Natural person, corporations and trustees.

* You do not need to be living in WA to access the grant.
- Must be for single tier build: Townhouse, Single Storey Home, Villa (Apartment developments do not qualify).
- Can be used alongside: First Home Buyer Grant.
- No cap on the purchase price or build contract price.
- You can apply for more than one \$20,000 New Home Construction Grant – must be on separate titles.
- Not eligible if main construction has already started on a development.
- An application form is available at <https://www.wa.gov.au/government/publications/building-bonus-grant-and-homebuilder-grant-application-form>



BRIEF SUMMARY OF THE GOVERNMENT GRANTS

\$10,000 First Home Buyer Grant

- You must be over 18 years old, unless an exemption is granted.
- At least one of the applicants must be an Australian citizen or a Permanent Resident.
- You must be purchasing/building a new home.
- The home must be your primary place of residence.
- You must live in the property for a continuous period of at least 6 months within the first 12 months of purchase/completion.
- Cap of purchasing/building price (dependant on location of property \$750,000 - \$1,000,000).
- The First home buyer grant can be lodged on your behalf by an approved agent (ie broker providing your finance).
- The grant is not means tested.
- You can not apply if your spouse/de factor partner has already received a First Home Buyer Grant.
- You can not apply: as an investor, a corporations or as a trustees.
- If the grant is required for settlement is must be lodged with an approved agent in the lead up to settlement.

75% Off the Plan Stamp Duty Concession

- Available to pre-construction contracts between 23 October 2019 and 23 October 2021 (inclusive) to purchase a new residential unit or apartment.
- Available to contracts between 4 June 2020 to 31st December 2020 to purchase a new unit or apartment under construction.
- Who can apply:
 - Owner occupiers.
 - Investors.
 - Natural person, corporations and trustees.
 - International Buyers. You do not need to be living in WA to access the grant.
- Eligible for multi-tiered apartment developments.
- Available to investors (including international investors).
- Rebate is capped at \$50,000 on pre-construction apartments.
- The 75% rebate is also applicable to the Foreign Buyers Duty on pre-construction apartments. Transfer Duty and Foreign Buyers duty is combined together to be capped at a total rebate of \$50,000.
- Rebate is capped at \$25,000 on under -construction apartments.
- The 75% rebate is also applicable to the Foreign Buyers Duty on under construction apartments. Transfer Duty and Foreign Buyers duty is combined together to be capped at a total rebate of \$25,000.
- There is no cap on the purchase price.
- Multiple rebates can be paid to the same buyer on separate transactions.