



F A C T S H E E T

First Home Plus

July 2004

This factsheet relates to contracts executed on or after 1 July 2004.

- **help for first home and land buyers in NSW**
- **exemptions or discounts on duty**
- **no income or assets test to qualify**

How First Home Plus works

First Home Plus, the NSW Government's duty concession scheme for first home buyers, provides exemptions or discounts on transfer duty and mortgage duty for first home buyers in NSW.

Homes valued up to \$500 000 are duty-free for first home buyers. Discounts on duty are available on homes valued between \$500 000 and \$600 000.

First home buyers purchasing a vacant block of residential land will pay no duty on land valued up to \$300 000. Discounts on duty are available on vacant land valued between \$300 000 and \$450 000.

The new exemptions and discounts apply equally to first home buyers anywhere in NSW.

Who is eligible?

The following eligibility criteria are effective from 1 July 2004.

- All of the applicants must not have, at any time, owned a residential property in any State or Territory within Australia

(either solely or with someone else).

In addition, the purchaser's spouse or de facto must not have previously owned residential property in any State or Territory within Australia. Residential property includes investment properties.

- All applicants or their spouse or de facto partner must not have previously been party to an approved First Home Plus application.
- You and all other applicants buying the property must occupy the property as your principal place of residence continuously for at least six months starting from within 12 months of completion of the agreement.
If, after having an application approved, you do not satisfy the residential requirements you must notify OSR and pay the relevant duty.
- These conditions do not apply to a person acquiring an interest in the property solely for the purpose of assisting the eligible applicants in obtaining finance for the acquisition.



- Each applicant must be aged 16 years or over. The Chief Commissioner may allow an exemption from this requirement. Contact OSR for more information.
- At least one of the applicants must be an Australian citizen or a permanent resident.

from OSR or the OSR website, your solicitor or conveyancer.

You submit your First Home Plus application at the same time you lodge your purchase agreement for stamping by OSR.

You must have already exchanged contracts to purchase your first home or vacant land.

You will need to consult your lender about the discount on mortgage duty. Please note your application must be accompanied by all supporting documents.

Discounts on duty

Under First Home Plus, the amount of transfer duty and mortgage duty you pay on your contract and mortgage is determined by the purchase price for your home or its value, whichever is higher.

Use our online calculators at www.osr.nsw.gov.au to help you calculate the transfer and mortgage duty under First Home Plus.

False claims

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

How to apply

You will need to complete a First Home Plus application available

OSR audits claims with current and historical data held by other State and Territory agencies.

1 Calculating the discounts on duty

(a) Homes

You do not have to pay duty on the purchase of a home up to \$500 000. To calculate the First Home Plus duty on a home between \$500 000 and \$600 000 multiply the purchase price by 0.2249 and subtract \$112 450. Example calculations:

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

(b) Vacant land

You do not have to pay duty on the purchase of vacant land up to \$300 000.

To calculate the First Home Plus duty on land between \$300 000 and \$450 000, multiply the purchase price by 0.1049 and then subtract \$31 470.

Example calculations:

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	11 690	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

2 Calculating the discounts on mortgage duty

(a) If the property has a private dwelling built on it:

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 less than \$600 000	25%

(b) If the property is a vacant block of residential 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 less than \$450 000	25%

Other First Home Assistance

First home buyers or builders may also be eligible for a grant of \$7000 under the First Home Owner Grant scheme. The scheme is a Commonwealth-State Government initiative designed to assist first home buyers purchase or build their first home. The scheme does not apply to vacant land.

For more information read our First Home Owner Grant factsheet at www.osr.nsw.gov.au or call 1300 130 624.



First Home Plus

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More information

If you have any questions about First Home Plus or would like an application form, please contact our service staff.

Phone: 1300 139 814*
Fax: (02) 9689 6464
Email: duties@osr.nsw.gov.au
Internet: www.osr.nsw.gov.au

Postal address
GPO Box 4042
Sydney NSW 2001

Office locations

Parramatta (Head office)
Lang Centre
Cnr Hunter and Marsden Streets
DX: 456 Sydney

Sydney
Level 3, 55 Hunter Street
(counter services only)

Newcastle
Level 2, 97 Scott Street
Post: PO Box 511
Newcastle NSW 2300
DX: 7860 Newcastle

Wollongong
Level 6, 90 Crown Street
Post: PO Box 666
Wollongong NSW 2520
DX: 5245 Wollongong

Hours
Phone enquiries: 8.30am – 5.00pm
Counter enquiries: 8.30am – 4.30pm

*1300 numbers free call
within NSW. Interstate clients call
(02) 9689 6200.

Help in community languages is
available.

www.osr.nsw.gov.au



Office of State Revenue
NSW TREASURY