



## HomeBuilder Program

<b>Eligible</b>	Eligible owner-occupiers and first home buyers
<b>Ineligible</b>	Owner builders and homes that are investment properties
<b>Amount</b>	Tax free grant of \$25 000 to build a new home or substantially renovate an existing home.
<b>Commencement</b>	4 June 2020 to 31 December 2020

Criteria		Check
	<ul style="list-style-type: none"> <li>• Natural person (not a company or trust)</li> <li>• Aged 18 years or older</li> <li>• Australian citizen</li> <li>• Assessable income caps (<i>yet to be determined as there is some inconsistent guidance</i>) based on 2018-19 tax return or later:               <ul style="list-style-type: none"> <li>- \$125 000 for an individual applicant</li> <li>- \$200 000 for a couple</li> </ul> </li> <li>• Enter a building contract between 4 June 2020 and 31 December 2020 to either:               <ul style="list-style-type: none"> <li>- Build a new home up to a limit of \$750 000 (house and land value) as a principal place of residence; OR</li> <li>- Substantially renovate your existing home as a principal place of residence where the renovation work contract is between \$150 000 and \$750 000 and where the value of the property does not exceed \$1.5 Million (prior to renovations)</li> </ul> </li> <li>• Construction must commence within three months of the contract date</li> <li>• Building contracts must be at arm's length and commercially reasonable</li> <li>• Work must be undertaken by a registered or licensed building service 'contractor' and named as a builder on the building licence or permit</li> <li>• Work must be to improve the accessibility, safety or liveability and cannot be for additions such as pools, tennis courts, spas and saunas, sheds or garages (need to be attached to the home)</li> </ul>	



<b>Implementation</b>	<ul style="list-style-type: none"><li>• Through the signing of National Partnership Agreement between the Commonwealth and State and Territory Governments</li><li>• Applicants will need to monitor the State or Territory revenue office website for launch date</li><li>• Applications will be back dated to 4 June 2020</li></ul>
<b>Likely proof for State or Territory Revenue office</b>	<ul style="list-style-type: none"><li>• Proof of identity</li><li>• Copy of the building contract</li><li>• Copy of the builder's registration or licence's</li><li>• Copy of 2018-19 or later) tax return</li><li>• Council approval, occupational certificates, evidence of land value</li></ul>
<b>Integrity measures</b>	<ul style="list-style-type: none"><li>• Strict eligibility criteria, price caps and assessable income caps</li><li>• Owner builders and investment properties are ineligible</li><li>• Contracts must be at arm's length and commercially reasonable</li><li>• Work must be to improve the accessibility, safety or liveability and cannot be for additions such as pools, tennis courts, spas and saunas, sheds or garages</li><li>• Valuations need to be obtained on an urgent basis</li></ul>

**Disclaimer:**

*The information in this document is for general information only. This is the IPA's interpretation only as legislation is pending. This may or may not align with the views of the ATO. Until our understanding has been confirmed by legislation and the ATO, this remains the IPA's interpretation only.*

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*There is confusion around some of the criteria i.e. assessable or taxable income or adjusted taxable income and eligibility can be manipulated by either lodging or not lodging tax returns.*

*HomeBuilder is a time limited grant program to help residential construction market.*