



FIRST HOME OWNERS BOOST – COMMONWEALTH BUDGET 2009-10

In the 2009-10 Budget, the Australian Government has provided \$539 million to extend the First Home Owners Boost for six months until the end of December 2009.

The First Home Owners Boost will continue in its current form to 30 September 2009, providing eligible first home buyers with \$7,000 for established homes and \$14,000 for new homes. In combination with the existing \$7,000 First Home Owners Scheme grant, this means first home owners will receive \$14,000 for established homes and \$21,000 for new homes.

Between 1 October 2009 and 31 December 2009 (inclusive), the value of the grants will be halved to \$3,500 for established homes and \$7,000 for new homes. In combination with the existing \$7,000 First Home Owners Scheme grant, this will bring the value of grants in this period to \$10,500 for established homes and \$14,000 for new homes.

Table 1: Established homes – grant values and cut-off dates

	\$7,000 FHOB Grant	\$3,500 FHOB Grant
Established Homes		
Contract to purchase to be entered into:	from 14 October 2008 to 30 September 2009 (inclusive)	from 1 October 2009 to 31 December 2009 (inclusive)

Table 2: New homes – grant values and cut-off dates

	\$14,000 FHOB Grant	\$7,000 FHOB Grant
New Homes (Homes that have been built but not previously lived in)		
	Contract for purchase entered into from 14 October 2008 to 30 September 2009 (inclusive).	Contract for purchase entered into from 1 October 2009 to 31 December 2009 (inclusive).
Building contracts for new homes		
Sign contract for building	from 14 October 2008 to 30 September 2009 (inclusive).	from 1 October 2009 to 31 December 2009 (inclusive).
Commencement of building	Within 26 weeks of signing contract.	Within 26 weeks of signing contract.

Completion of building	Within 18 months of building commencement.	Within 18 months of building commencement.
New homes built by Owner-builders		
Commencement of building	Must lay foundations on or before 30 September 2009.	Must lay foundations on or before 31 December 2009.
Completion of building	Within 18 months of the commencement of building.	Within 18 months of the commencement of building.
Purchases of new homes 'off-the-plan'		
Sign purchase contract	from 1 July 2009 to 30 September 2009 (inclusive)	from 1 October 2009 to 31 December 2009 (inclusive)
Commencement of building	n/a	n/a
Completion of building	On or before 31 March 2011, as stipulated in contract. If the contract does not make this stipulation, then the actual completion of the home must occur on or before 31 March 2011.	On or before 30 June 2011, as stipulated in contract. If the contract does not make this stipulation, then the actual completion of the home must occur on or before 30 June 2011.
For off-the-plan purchase contracts signed from 14 October 2008 to 30 June 2009, the last date for completion of building will continue to be on or before 31 December 2010, as stipulated in the contract. If the contract does not make this stipulation, actual completion of the home must occur on or before 31 December 2010.		