

First Home Owner Grant

Information sheet

To offset the impact of the GST, the States and Territories assist first home buyers through the administration of a uniform First Home Owner Grant (FHOG). The scheme commenced on 1 July 2000 and applies to people who are buying or building their first home.

The Office of State Revenue administers the scheme in Queensland.

The grant is not means tested.

For further information:

Correspondence
First Home Owner Grant
GPO Box 953
Brisbane Qld 4001



Queensland
Government
Treasury

How much is the grant?

The amount of the first home owner grant is the lesser of:

- the amount paid for buying or building the home; or
- \$7000

When is the grant payable?

A first home owner grant is payable if:

- each applicant complies with the eligibility criteria; and
- the transaction for which the grant is sought is an eligible transaction, being one of the following:
 - a contract made on or after 1 July 2000 for the purchase of a home in Queensland;
 - a comprehensive building contract made on or after 1 July 2000 by the owner of land in Queensland to have a home built; or
 - the building of a home in Queensland by an owner builder if the building work starts on or after 1 July 2000; and
 - a fully completed application including all required supporting documentation is lodged within 12 months of the completion of the eligible transaction.

All owners of the home need to be a party to an application for a grant.

Only one first home owner grant is payable per application. For example, joint applicants will be restricted to a single application for a single eligible transaction and only one grant will be paid on that application.

Who is eligible?

- The applicant must be at least 18 years of age on the date of entering into the contract.
- The applicant for a first home owner grant must be a natural person (i.e not a company or a trust).
- At least one of the applicants needs to be either:
 - an Australian citizen; or
 - a permanent resident.
- The applicant or the applicant's spouse must not have previously owned an interest in land in Australia that had a home on it, including an investment home, prior to 1 July 2000.
- The applicant or the applicant's spouse have not, on or after 1 July 2000, owned an interest in residential property in Australia and occupied that property.
- The applicant or the applicant's spouse must not have previously received or have been eligible to receive a grant under this scheme in Queensland, or a corresponding law of any other State or Territory.

- All applicants must occupy the home as their principal place of residence within 1 year of completion of the eligible transaction and remain in continuous occupation for a period of at least 6 months. For the most common eligible transaction types, completion occurs:
 - for the purchase of a home – when the purchaser’s title is registered; or
 - for the construction of a home – when the building is ready for occupation and any prescribed completion requirements are complied with.

For completion of other eligible transactions please contact this Office on 1300 300 734.

How and where can an application be made?

An application must be made on an approved application form and be supported by the required supporting documentation within 1 year of completion of the eligible transaction.

Applications for the grant may be made directly to the Office of State Revenue (OSR), or to an approved agent of the Commissioner of State Revenue. A list of approved agents can be found on our website.

Disqualifying arrangements

Where there is a disqualifying arrangement, the Commissioner will refuse to pay or will recover a grant already paid.

You need to fill out the Addendum to the Application Form which relates to disqualifying arrangements.

Possible disqualifying arrangements include:

- where a related person (who is not eligible for the grant) provides financial help to the applicant to purchase or build a home, and the related person will live in the home frequently or to a significant extent
- where there is an arrangement the sole or main purpose of which is to obtain the grant rather than acquire a home

How and where can an application be made?

An application must be made on an approved application form and be supported by the specified evidence.

Applications for the assistance may be made direct to the Office of State Revenue (OSR), or to an approved agent of the Commissioner of State Revenue. A list of approved agents can be found on our website

Who can be paid?

- The first home owner grant will be paid to the account nominated on the approved application form.
- The grant will be paid through electronic funds transfer.

Telephone
1300 300 734

Website
www.osr.qld.gov.au

Email address
FirstHomeOwnerGrant@osr.treasury.qld.gov.au