

HomeBuilder application

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Introduction

The HomeBuilder grant is administered in the Northern Territory by the Territory Revenue Office (TRO), with funding provided by the Commonwealth government.

The grant is available to eligible owner-occupiers who: build a new home; substantially renovate an existing home; or purchase an off-the-plan home/new home between 4 June 2020 and 31 March 2021 (inclusive).

Applications must be received by 14 April 2021.

The amount of grant is:

- \$25,000 if the contract was signed between 4 June and 31 December 2020 (inclusive)
- \$15,000 if the contract is signed between 1 January and 31 March 2021 (inclusive).

The HomeBuilder grant is only available to individual applicants and couples. If you are the only person listed on the certificate of title as the owner of the property, you must apply as an individual applicant. If there are two people listed on the certificate of title, you must jointly apply for the grant as a couple, provided you meet the definition of a 'couple' (see [Key terms](#)).

You must meet all eligibility criteria to be considered for the grant. If you are awarded the grant but are later found not to satisfy the eligibility criteria, including non-compliance with any conditions under the criteria, you may be required to repay the grant.

Privacy statement

The information requested in this form is required to determine whether or not you are eligible for the HomeBuilder grant. Any information you provide is on a voluntary basis but is needed to process your application for the grant. You may review or correct any personal information provided by contacting the TRO.

Checklist for eligibility

| Applicants must answer Yes to the following questions to be eligible for HomeBuilder | | Yes | No |
|--|-------------------------------------|-------------------------------------|----|
| 1. Are you or will you be the sole owner of the property, as listed on the certificate of title? | <input type="checkbox"/> (To Q3) | <input type="checkbox"/> (To Q2) | |
| 2. Are you or will you be a joint owner of the property with your spouse or partner, as listed on the certificate of title? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3. Is each applicant a natural person (not a company or trust)? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 4. Was each applicant aged 18 years or older on the date of the contract? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 5. Is each applicant an Australian citizen on the date of application? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 6. Do you meet the relevant income cap? <ul style="list-style-type: none"> If applying as an individual applicant: your taxable income is below \$125,000 for either the 2018-19 or 2019-20 financial year. If applying as a couple: your combined taxable income is below \$200,000 for either the 2018-19 or 2019-20 financial year. | <input type="checkbox"/> | <input type="checkbox"/> | |
| 7. Have you entered into a contract between 4 June 2020 and 31 March 2021 (inclusive) in respect of: <ul style="list-style-type: none"> a comprehensive home building contract to build a new home as your principal place of residence where the value of the house and land does not exceed \$750,000 (inclusive of GST) a contract with a registered builder to substantially renovate your principal place of residence where the renovation contract is between \$150,000 and \$750,000 (inclusive of GST), and where the value of your existing house and land does not exceed \$1.5 million a contract to purchase an off-the-plan home/new home as your principal place of residence where the contract price does not exceed \$750,000 (inclusive of GST) and construction had not commenced before 4 June 2020? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 8. Will each applicant live in the home as their principal place of residence for a continuous period of at least six months on completion of construction, renovation or settlement? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 9. Is this the first time each applicant will receive the HomeBuilder grant in relation to any property owned individually or jointly with another person in any Australian state or territory? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 10. Is this the first time an application for the HomeBuilder grant has been made in relation to the home that is the subject of this application? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 11. Did each applicant enter into the contract on an arm's-length basis? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 12. Will construction commence within six months of the contract date? | <input type="checkbox"/> | <input type="checkbox"/> | |

Application form

1. Applicant details

All persons who are or will be registered owners on the certificate of title must be applicants for the grant.

| Applicant details | Applicant 1 (Primary contact) | Applicant 2 |
|---|-------------------------------|------------------------------|
| Title | | |
| First name | | |
| Middle name(s) | | |
| Family name | | |
| Date of birth | ___/___/___ | ___/___/___ |
| Daytime telephone | | |
| Email address | | |
| Have you ever used any name other than the name(s) declared above | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |
| | <input type="checkbox"/> No | <input type="checkbox"/> No |
| Current residential address | | |
| Unit/street number | | |
| Street name | | |
| Suburb/town | | |
| State | | |
| Postcode | | |
| Email | | |
| Address for notices (if different from residential address) | | |

2. Property and contract details

| Address of property | | | |
|---|--|--------------------|--|
| Lot number | | Unit/street number | |
| Street name | | Suburb/town | |
| State | | Postcode | |
| Title reference | | | |
| Volume If current title unavailable, enter parent title number | | Folio | |

| Contract type |
|---|
| What type of eligible contract has been entered into? |
| <input type="checkbox"/> A comprehensive home building contract to build a new home (complete 2.1 Building a new home) |
| <input type="checkbox"/> A substantial renovation contract (complete 2.2 Substantial renovation) |
| <input type="checkbox"/> An off-the-plan home/new home contract (complete 2.3 Off-the-plan/new home) |

2.1 Building a new home

| Contract details | |
|--|---|
| Date the comprehensive home building contract was signed | ___/___/20___ |
| Total value of the comprehensive home building contract | \$ |
| Value of the vacant land on which the home will be built | \$ |
| Date construction did or will commence | ___/___/20___ |
| Has the first progress payment under the building contract been made to the builder? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Builder's name | |
| Builder's registration number | |

2.2 Substantial renovation

| Contract details | |
|--|---|
| Date the renovation contract was signed | ___/___/20___ |
| Total value of the renovation contract | \$ |
| Total value of existing property (house and land) before renovation | \$ |
| Date construction did or will commence | ___/___/20___ |
| Has at least \$150,000 of the contract price been paid to the builder? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Builder's name | |
| Builder's registration number | |

2.3 Off-the-plan/new home

| Contract details | |
|--|---|
| Date the contract of sale was signed | ___/___/20___ |
| Total value of the property under the sales contract | \$ |
| Date construction did or will commence | ___/___/20___ |
| Are you or will you be registered on the certificate of title as the owner of the property by 30 April 2023? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Builder's name | |
| Builder's registration number | |

3. Account details

The HomeBuilder grant will be paid by electronic funds transfer into the account nominated below. The grant will be paid when TRO is satisfied all eligibility criteria have been met. This account must be an Australian account (for example, a savings account, loans account, debit account).

| Account details | |
|-----------------------------------|--|
| Financial institution and branch | |
| Account name | |
| BSB | |
| Account number | |
| Payment reference (if applicable) | |

4. Acknowledgements, authorisations and declarations

| Unattested declaration | | |
|--|-------------------------------|---------------|
| <p>I, _____, do solemnly and sincerely declare:</p> <p style="text-align: center;">[name(s)]</p> | | |
| <ol style="list-style-type: none"> I have read and understood this application form, including the explanation of key terms and eligibility criteria attached to this application, and I accept that if the conditions of eligibility are not met, I may not be entitled to receive or retain the HomeBuilder grant. I understand that all the statements set out in the Key terms and Eligibility criteria in this application are incorporated into and shall be read as one with this declaration. I am aware that I can only receive one grant and I have not made and will not make, individually or jointly, any other applications for the grant in relation to any other home in any Australian state or territory. No other application for the grant has been or will be made in relation to the home that is the subject of this application. I acknowledge and agree that if I am ineligible for the grant or do not satisfy a condition for its payment, I must notify TRO in writing within thirty (30) days of that event and repay the grant. I acknowledge and agree that if I do not comply with item 5 above, that I must pay interest at the statutory rate as detailed in Part 5 of the <i>Taxation Administration Act 2007</i> from the date it was due to be repaid to the date it was repaid. I authorise TRO to pay the HomeBuilder grant to the account nominated at Account details. I authorise TRO to access and exchange information about me to verify my eligibility for the grant with my conveyancer/solicitor, other state, territory and Commonwealth government agencies, and commercial organisations. I understand that providing false or misleading information to TRO is an offence. If it is determined that I have provided false and misleading information to obtain, or attempt to obtain the grant, prosecution action may be undertaken and penalties may apply. <p>This declaration is true and I know it is an offence to make a declaration knowing it is false in a material particular.</p> | | |
| <p>Declared at: _____ On the ____ day of ____ 20____.</p> <p style="text-align: center;">[location, for example Darwin, Alice Springs] [day] [month] [year]</p> | | |
| <p>❗ Important</p> <p>Section 119 of the <i>Criminal Code Act 1993</i> makes it a crime punishable by a penalty of up to three years imprisonment for any person who makes an unattested declaration provided for in the <i>Oaths, Affidavits and Declarations Act 2010</i> that is to his or her knowledge false in any material particular.</p> | | |
| Applicant details | Applicant 1 (Primary contact) | Applicant 2 |
| Name | | |
| Signature | | |
| Date | ___/___/20___ | ___/___/20___ |

5. Attachment checklist

This schedule details the information required to support your application depending on your circumstances.

| Type of transaction | Information requirements | Tick if attached | Office use |
|--------------------------|--|--------------------------|--------------------------|
| Building a new home | 1. Copy of the comprehensive home building contract signed between 4 June 2020 and 31 March 2021. | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2. Copy of the contract of sale for land if less than 12 months from date of this application. If more than 12 months, a copy of valuation undertaken by a financial institution, licensed valuer or an appraisal from a real estate agent should be provided otherwise TRO may use the unimproved capital value of the land determined by the Valuer-General. | <input type="checkbox"/> | <input type="checkbox"/> |
| | 3. Copy of birth certificate or Australian Citizenship certificate or current Australian passport. | <input type="checkbox"/> | <input type="checkbox"/> |
| | 4. Evidence of a change of name (for example, change of name certificate) is required if the name on any of the documents presented is different to the name of the applicant. | <input type="checkbox"/> | <input type="checkbox"/> |
| | 5. Copy of either the 2018-19 or 2019-20 Notice of Assessment issued by the Australian Taxation Office for each applicant, or evidence of nil tax return or non-lodgement advice if not required to lodge a tax return. You should remove or block out (redact) your Tax File Number (TFN). | <input type="checkbox"/> | <input type="checkbox"/> |
| | 6. Copy of both invoice/s and receipt/s showing that first progress payment (excluding the deposit) has been made to the builder under the contract. | <input type="checkbox"/> | <input type="checkbox"/> |
| | 7. Evidence of construction commencement (for example, first inspection certificate). | <input type="checkbox"/> | <input type="checkbox"/> |
| | 8. A copy of the builder's licence or registration showing a licence or registration date prior to 4 June 2020 (or before 29 November 2020 if the eligible contract is signed on or after 29 November 2020). | <input type="checkbox"/> | <input type="checkbox"/> |
| Renovating existing home | 1. Copy of the building contract for substantial renovations signed between 4 June 2020 and 31 March 2021. | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2. Copy of birth certificate or Australian Citizenship certificate or current Australian passport. | <input type="checkbox"/> | <input type="checkbox"/> |
| | 3. Evidence of a change of name (for example, change of name certificate) is required if the name on any of the documents presented is different to the name of the applicant. | <input type="checkbox"/> | <input type="checkbox"/> |

[illegible]

Frequently asked questions

When can I apply?

You should apply for the HomeBuilder grant once you have entered into an eligible contract and have all supporting documentation. See [Supporting documentation](#) for information about what to include with your application.

Applications must be received by the TRO no later than **14 April 2021**.

When will HomeBuilder be paid?

TRO must confirm you meet all eligibility criteria. The timing of the payment of your grant will depend on whether your application relates to:

- **a new build:** your grant will be paid after foundations have been laid and the first progress payment has been made to the builder.
- **a substantial renovation:** your grant will be paid after construction has commenced and evidence is submitted showing payments of at least \$150,000 of the contract price have been made to the builder
- **an off-the-plan home/new home contract:** your grant will be paid after evidence is submitted showing the property has been registered in your name on the certificate of title. You must be registered on the certificate of title as the owner of the property by no later than 30 April 2023.

How do I lodge my application?

Applications must be received by the TRO no later than **14 April 2021**.

Contact details

Email is the preferred method of lodgement. You should attach PDFs or images of your completed application form and supporting documents to your email.

ntrevenue@nt.gov.au

In person:

Level 14, Charles Darwin Centre
19 The Mall, Darwin

Mail to:

Territory Revenue Office
GPO Box 154
Darwin NT 0801

Partially completed applications will not be accepted. Supporting documentation must be submitted with your application.

You also have the option of applying online. The application portal is available on the TRO [HomeBuilder website](#).

Key terms

Applicant(s) – Each person whose name is or will be on the certificate of title must be an applicant for the grant.

The HomeBuilder grant is only available to individual applicants and couples. If you are the only person listed on the certificate of title as the owner of the property, you must apply as an individual applicant. If there is more than one person listed on the certificate of title, you must apply jointly as a couple, provided you meet the definition of a couple.

Arm's length – The contract must be made by two parties acting freely and independently of each other, and without offering favour as a result of some special relationship, such as being related to one another. The terms of the contract should be commercially reasonable, and the contract price should not be inflated compared to the fair market price.

Australian citizen – All applicant(s) must be Australian citizens.

Commencement of construction – In relation to a new home, commencement of construction is when excavation and site preparation works have started.

In relation to a substantial renovation, commencement of construction is when works under the renovation contract have started.

In relation to an off-the-plan purchase, commencement of construction is when excavation and site preparation works have started.

Construction must commence within six months of the contract date. The Commissioner of Territory Revenue does not have discretion to provide an extension to this timeframe.

Contract to build – A comprehensive building contract where a builder agrees to build a home, from start to finish so it is ready for occupation.

Couple – Two people legally married or in a de facto relationship living together on a genuine domestic basis, excluding people related to each other, for example siblings.

Home – A building affixed to land in the Territory that may be lawfully used as a place of residence.

Income cap – \$125,000 per annum for an individual or \$200,000 per annum for a couple based on either their 2018-19 or 2019-20 taxable income.

New home – A home that has not previously been sold or occupied as a place of residence and where construction commenced on or after 4 June 2020.

Off-the-plan – A contract for the purchase of a home on a proposed lot in an unregistered plan of a subdivision of land – that is, the purchase of a unit before it is built or before the strata plan is registered – and where construction commenced on or after 4 June 2020.

Owner – The person or persons listed on the certificate of title of the freehold property.

Partner – A person is a partner of another if they are in a de facto relationship living together on a genuine domestic basis.

Principal place of residence – The home in which you primarily reside.

Spouse – A person is a spouse of another if they are legally married to each other.

Substantial renovation – The work substantially alters the existing dwelling and improves the accessibility, safety or liveability of the property. If you own a property (house and land) and knock the house down to rebuild, this will be a substantial renovation.

Examples of renovation work that do not qualify include: standalone granny flats, swimming pools and structures that are not connected to the property (for example, outdoor spas, sheds or standalone garages and carports).

Value – In relation to a new build and off-the-plan home/new home, the value of the property (that is, house and land) cannot exceed \$750,000 (inclusive of GST).

In relation to a substantial renovation, the value of the home (that is, house and land) prior to renovation cannot exceed \$1.5 million.

Eligibility criteria explained

You may be eligible for the grant if, between the respective periods, you enter into:

- **a comprehensive home building contract to build a new home** as your principal place of residence where the value of the house and land does not exceed \$750,000 (inclusive of GST).
- **a contract with a registered builder to substantially renovate** your principal place of residence where the renovation contract is between \$150,000 and \$750,000 (inclusive of GST), and where the value of your existing house and land does not exceed \$1.5 million. If you own a property (house and land) and knock the house down to rebuild, this is treated as a substantial renovation, subject to the same values.
- **a contract to purchase an off-the-plan home/new home** as your principal place of residence where the contract price does not exceed \$750,000 (inclusive of GST) and construction had not commenced before 4 June 2020.

Construction must commence within six months of the contract date. This requirement applies to all contracts signed on or after 4 June 2020 up to and including 31 March 2021.

For off-the-plan home/new home contracts, construction can have commenced prior to the date of the contract of sale, but not before 4 June 2020. You must also be registered on the certificate of title as the owner of the property by no later than 30 April 2023.

Each applicant must be:

- a natural person (not a company or trust)
- aged 18 years or older at the date of the contract
- an Australian citizen at the date of the application.

Applicant(s) must be below the relevant income cap:

- **\$125,000 per annum for an individual** based on either your 2018-19 or 2019-20 taxable income, as shown on your notice of assessment issued by the Australian Taxation Office
- **\$200,000 per annum for a couple** based on either your combined 2018-19 or 2019-20 taxable income, as shown on your notice of assessment issued by the Australian Taxation Office.

You may not be eligible to receive the HomeBuilder grant if you entered into a contract on or after 4 June 2020 and on or before 31 March 2021 that replaces a contract made prior to 4 June 2020 to build the same or a substantially similar home.

Your builder must have a valid licence or registration with the Building Practitioners Board dated prior to 4 June 2020, or before 29 November 2020 if the eligible contract is signed on or after 29 November 2020.