

Home owner assistance schemes

Home owner assistance

The Territory Revenue Office (TRO) administers the following schemes to encourage home ownership in the Northern Territory. The schemes are available to home buyers and owner builders.

For more detailed information including the full eligibility criteria, please refer to the relevant guide and application form on the TRO website at www.revenue.nt.gov.au or contact TRO on 1300 305 353.

First home owner grant (FHOG)

FHOG provides eligible first home buyers purchasing or building a new home in the Territory with a one-off grant of \$10 000.

FHOG is not means tested and there is no cap on the value of the property.

Territory home owner discount (THOD)

THOD provides eligible persons buying a new or established home (or land on which to build a home), with a concession of up to \$18 601 off the stamp duty payable on the purchase. The concession represents the duty payable on the first \$430 000 of the purchase price of the property.

The THOD is not means tested, however eligibility ceases if the purchase price exceeds \$650 000 for a home or land on which a home is to be built.

Senior, pensioner and carer concession (SPCC)

The SPCC provides eligible senior citizens, pensioners and carers purchasing a home (or land on which to build a home) with a concession of up to \$10 000 off the stamp duty payable on the purchase contract. The concession represents the duty payable on the first \$292 300 of the purchase price of the property.

The SPCC is not means tested, however eligibility ceases if the purchase price exceeds \$750 000 for a home or \$385 000 for land on which a home is to be built (there is no limit to the construction cost of the home).

Occupancy requirements

To be eligible for FHOG, THOD or SPCC, at least one of the applicants must occupy the home as their principal place of residence for a continuous period of at least six months commencing:

- in the case of the purchase of a home (including off-the-plan), within 12 months after being entitled to take possession of the home
- or in the case of building a home, for:
 - FHOG: within 12 months after construction is completed
 - or THOD and SPCC : the earlier of:

- five years after being entitled to take possession of the land
- or 12 months after construction is completed.

In the case of the SPCC, the occupying applicant must be at least 60 years of age or the holder of a Northern Territory Pensioner and Carer Concession card.

Meaning of a 'home'

A 'home' is a building (suitable for use as a place of residence) that is permanently affixed to land and is able to be lawfully used as a place of residence.

Where a building is within a Building Control Area (BCA) within the meaning of the Building Act 1993, it must have the requisite approvals for residential use. If the building is outside of a BCA, it must:

- be structurally sound
- contain the essential facilities expected in a home
- be connected in a permanent, proper and safe manner to essential utilities including permanent water supply and sewerage or reasonable waste disposal facilities.

Structures that are not permanently affixed to land, such as freestanding demountables or vehicles such as caravans, are not 'homes' for the purpose of the home incentive schemes.

For further information refer to Commissioner's Guideline [CG-HI-006](#): Meaning of a 'home'.

Meaning of a 'new home'

A new home is defined as a home that has not been previously occupied or sold as a place of residence.

Where a home has previously been sold, but not occupied since its construction, the Commissioner may declare the home to be a new home. In limited circumstances, a 'substantially renovated' home may also be considered a new home.

For further information refer to Commissioner's Guideline [CG-HI-011](#): What is a 'new home'?

Applications and payment

For the FHOG, you may apply directly to TRO or through the financial institution that is providing your finance.

If purchasing a home and you are applying through a financial institution, the FHOG can be made available for settlement. If building a home through a builder, the FHOG can be paid after progress payments (excluding the deposit) totalling at least the amount of the FHOG have been paid. In all other cases, the FHOG is payable after the transaction has been completed.

For THOD and SPCC, you can apply directly to TRO or through an approved conveyancer or solicitor that is authorised to assess the duty payable on the purchase contract. For the purchase of a home, the concession can be applied at the time of assessment. For the purchase of land, the concession can only be applied at the time of assessment if there is evidence (for example, a building contract) that building is to commence, otherwise application must be made to TRO for a refund of duty when such evidence becomes available.

Obligation to notify and repay

Applicants receiving the grant or concession who are not eligible for it, or do not satisfy the occupancy requirements, must notify TRO in writing and repay the grant or concession.

Investigations

TRO conducts regular inquiries (pre and post approval) to confirm whether applicants have satisfied the eligibility criteria for the home incentives schemes and have met the occupancy requirements.

Documentation you should retain

If you have claimed a grant or concession it is important to retain any relevant documentary evidence in support of your application.

At a minimum you should retain:

- contracts and receipts associated with the purchase of the property and/or building costs
- evidence of occupation of the home and the timeframe of that occupation.

Refer to the relevant Application Forms and Guides available on our website for more information.

More Information

The information in this brochure is intended for use as an overview only. Where there are special reasons, the Commissioner may exempt or vary compliance with some of the eligibility criteria.

For further details, refer to Commissioner's Guideline [CG-HI-003](#): Commissioner's discretion to exempt or vary compliance with the eligibility criteria. The information in this brochure does not constitute a ruling and if any uncertainty exists, please contact TRO or seek professional advice.

All information is current as at 7 May 2019.

How to contact TRO

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