

Build Bonus

Frequently Asked Questions

What is a new home?

A new home is a home that has not been previously occupied or sold as a residence. Commissioner's Guideline CG-HI-010 "*What is a new home?*" provides further detail.

For the purposes of the BuildBonus, duplexes are regarded as houses and units are generally regarded as three or more attached dwellings.

Do I have to occupy the home?

Yes – at least one applicant must occupy the home as their principal place of residence for at least 12 months with occupancy commencing within 12 months of settlement (if purchasing a new home) or completion of construction (if building a new home).

What date is taken to be the commencement of construction?

In relation to a new home, commencement of construction generally means laying of the foundations.

In relation to a new unit in a unit development, commencement of construction is the earlier of the laying of the foundations or laying of a slab for a carpark.

Commencement of construction does not include site clearing.

Is the BuildBonus grant means tested?

No. BuildBonus is not means tested.

I entered into a contract to purchase (or build) a new home prior to the commencement date of BuildBonus. Am I eligible for the grant?

No, the contract must be entered into on or after 8 February 2019.

I am entering into a contract to purchase a unit off-the-plan and construction of the unit complex commenced prior to the commencement date of BuildBonus. Am I eligible for the grant?

No, construction of the unit complex must commence on or after 8 February 2019.

I am building a duplex am I entitled to the BuildBonus?

Where the home being built is part of a duplex, BuildBonus will be payable in respect of each home in the duplex only after:

- the homes have been issued with separate titles and
- the duplexes are held subject to different ownership. Different ownership is required as applicants are not able to receive the BuildBonus grant in respect of more than one home or unit.

I have entered into a contract purchase or building contract on or after 8 February 2019 that replaced a contract entered into before 8 February 2019. Am I eligible for the grant?

No. You are not eligible to claim the BuildBonus grant if:

- the purchase or building contract entered into on or after 8 February 2019 replaces a contract made before 8 February 2019 to purchase a new home or to build the same or a substantially similar home, or
- in purchasing a new home, you had an option to purchase the home granted before 8 February 2019 or the vendor had an option to require you to purchase the home which was granted before 8 February 2019.

My partner and I are buying the property together, do we both get the grant?

No, only one BuildBonus grant is payable per property.

I am not a Territorian, am I still eligible for BuildBonus?

Yes. The BuildBonus scheme is open to all people looking to purchase a new home to purchase in the Northern Territory however to be eligible for the grant, at least one applicant must live in the property as their principal place of residence for at least 12 months commencing within 12 months of completion.

I am a first homebuyer, am I entitled to BuildBonus?

Yes, subject to meeting the eligibility criteria for both, first homebuyers are entitled to BuildBonus **in addition to** the \$26 000 First Home Owner Grant and \$2000 Household Goods Grant.

I already own a home, am I still eligible for the BuildBonus?

Yes the BuildBonus scheme is open to all people looking to purchase a new home to purchase in the Northern Territory however to be eligible for the grant, at least one applicant must live in the property as their principal place of residence for at least 12 months commencing within 12 months of completion.

I received the BuildBonus under a previous home incentive scheme. Am I still eligible to apply for the current grant?

Yes. If you have received homeowner incentives under previous schemes, you can still apply for the current BuildBonus scheme. However applicants must not have received a BuildBonus grant under the current scheme (whether alone or together with someone else), in relation to another transaction.

I want to build an investment property to rent out. Am I still eligible for the BuildBonus?

No. The grant is only available to applicants who build a home to live in as their principal place of residence. You must occupy the home as your principal place of residence within 12 months of the construction or purchase of your home and the minimum period of occupancy is 12 continuous months.

I have entered into a contract to build in the name of my company. Am I eligible for the BuildBonus?

No. Applicants must be natural persons, not a company or a trust.

Can government bodies and organisations receive the BuildBonus?

No. Government bodies and organisations are not eligible to apply for the BuildBonus grant.

What happens if I cannot complete construction within a reasonable time?

The grant is conditional on completion of construction within 18 months of commencement. If construction is not completed within this time, you may be required to repay the grant. The Territory Revenue Office has discretion to extend the time for completion in special circumstances.

What happens if I move out of my home in the first 12 months?

If you have lived in your home for a continuous period of 12 months, you may keep the grant, but if you move out before this time, you will be required to repay the grant unless you can demonstrate exceptional circumstances.

When should I apply for BuildBonus?

The grant is limited to the first 600 applications. An application will be said to have been received by the TRO when the application and all the supporting information has been submitted.

- If you are building a new home you can make application at any time after the laying of the slab has been completed.
- If you are purchasing a new home you can make application at any time after the contract has been executed.

An application that is submitted without all the supporting information will not be accepted and will be returned to the applicant.

Information on what supporting documentation must be lodged with your application is contained at section 5 of the [Guide to the Application](#) form.

How much is the grant?

The grant is \$20 000

When is the grant payable?

The date the grant is paid depends on whether you are purchasing a new unit or building a new house. The table below details the earliest dates that the grant will be paid for the various transaction types. Payment will be made by electronic funds transfer to your nominated bank account, generally within ten business days of lodging the application, providing the application is fully completed and all supporting information is provided.

For the purchase of a new home or unit, the grant can be made available for settlement by arrangement with your conveyancer or solicitor. The grant will be deposited to the trust account of your conveyancer or solicitor within five business days of the scheduled settlement date or within ten business days of lodgement of the application form together with relevant supporting information, whichever is the later.

Type of transaction	When will payment be made
Contract to build	If the contract states that construction will be completed within eighteen (18) months of commencement, when the laying of foundations has been completed.
Purchase of a new unit	When your name is registered on the title.
Owner builder	When you have completed construction of the home (generally when an occupancy permit is issued).

I am building a 'granny flat' for a relative to live in. Am I eligible for the grant?

Under the planning laws, a unit may be built on a property for the use of a relative or other person. These are classified as an 'independent unit' and regarded as being ancillary to an existing single dwelling. As such, they are not a home for BuildBonus. In addition, the BuildBonus grant is only payable where the home to which an application relates is the only home on that land title.

I am looking to buy a new transportable house to be put on my land, would I be eligible for BuildBonus?

Yes, provided relevant building approvals are granted so that it can be lawfully occupied as a place of residence or, if outside the building zone, you must provide documentation to show that it is suitable for use as a place of residence.

The BuildBonus grant will only be payable for a new transportable house where that house is the only home on the land title on which it is built.

I already owned my block of land before the BuildBonus scheme commenced. Am I eligible for the grant?

Yes, so long as your contract to build your home on that land was executed on or after 8 February 2019

I am building a shed to live in, would I be eligible for BuildBonus?

No, the building must be able to be lawfully used as, and be suitable for use as, a place of residence, so sheds and dongas are not eligible for BuildBonus (applies to dwellings in and out of regulated building zones). For further information, please refer to Commissioner's Guideline CG-HI-006 "*meaning of a home*".

I am a registered builder and am building a house for my own occupation. Am I eligible for the grant?

Yes, but you are not eligible for the grant in relation to houses you build for sale or use for rental purposes. You must occupy the home as your principal place of residence for a continuous period of 12 months with occupancy commencing within 12 months of the home being completed.