



FIRST HOME OWNERS GRANT

First up, can we get something off our chest here please?

The First Home Owners Grant – otherwise known as the FHOG – cannot be doubled or, indeed, tripled. This one-off payment from the WA State Government, is a set amount currently fixed at \$10,000. That's \$10,000, free, gratis, 'on the house' as it were, towards the cost of your first home. **Awesome.**

WANT TO KNOW SOMETHING ELSE THAT'S REALLY GREAT ABOUT THE FHOG?

It's not means tested. If you're eligible, there are no income or assets tests to qualify. Subject to a few conditions, you can qualify for the grant simply by being a first homebuyer. That's \$10,000 just for making the decision to buy your own pad. To quit renting. To fly the nest. To buy somewhere you and your young family can really call your own. To take that all-important first step onto the property ladder.

COUNT ME IN! HOW DO I APPLY?

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Applying for the FHOG is quite a detailed process, but it's nothing the Step One advisors haven't done countless times before. They'll make it as easy as pressing play on Netflix.

First things first. Can you answer 'yes' to the following questions?

- Are you a person? (No, this isn't a trick question. They simply want to make sure you're not a company or a trust)
- Are you aged 18 years or over?
- Are you (or the person you're applying with) an Australian citizen or permanent resident?
- If your application is successful, will this be the first time you have received the FHOG?
- Will you live in your new home for at least 6 months straight, starting within a year of getting the keys?

There are also a few questions about whether you've applied before, how long you plan to live in your new home and whether you've previously owned property in Australia.

It can all feel a bit daunting at first, but it doesn't need to be. Simply give our Step One advisors a quick call and they will soon have you heading in the right direction. They're experts on everything to do with the FHOG, not to mention home loans, house designs, building contracts and where to get great coffee.

And don't forget ... as a first homebuyer you're likely to be exempt from paying any stamp duty on your block of land. That's roughly \$7,000 - \$12,000 that you don't have to find. **Double awesome.**

!! Remember there's no stamp duty to pay on the cost of actually building your home (the portion you pay your builder) either. Just think! You could be free and clear of any stamp duty when you build your first home.



Anything else I need to know about the FHOG?

- The FHOG currently applies to new homes only, not established homes.
- Construction of your new home must start within 26 weeks of entering into a building contract and be completed within 18 months. (Don't worry. The Step One team has you well and truly covered on this one.)
- You can apply for the FHOG once you have entered into a contract to build a home, not before.
- You must submit your FHOG application within 12 months of signing your building contract.



**SO WHO'S GOT THE
FHOG FORM?
YOU CAN GET FORM
F-FHOG 1 FROM YOUR
STEP ONE ADVISOR.
TOO EASY!**

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FIRST STEP.
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