

HAF
FACT SHEET
(NEW HOME
CONSTRUCTION)
REBATE

What is the Housing Affordability Fund (HAF)?

The Housing Affordability Fund is an Australian Government initiative aimed at reducing the cost of new homes. The Australian Government, through the Housing Affordability Fund, has assisted NSW Department of Family and Community Services with estate infrastructure costs at Hillcroft and NSW Department of Family and Community Services is passing on savings to eligible purchasers at Hillcroft.

What is the HAF (New Home Construction) Rebate?

At Hillcroft, the HAF (New Home Construction) Rebate amount is \$20,000*. The rebate is available to any purchaser who meets the eligibility criteria.

When does the HAF (New Home Construction) Rebate apply?

Eligible purchasers, who buy a nominated HAF lot, will receive a HAF (New Home Construction) Rebate.

Who is eligible for the HAF (New Home Construction) Rebate?

Eligible Purchasers are those people who comply strictly with the following criteria:

- purchase a nominated HAF lot at Hillcroft with the bona fide intention of constructing or procuring the construction of a dwelling; and
- genuinely intend to reside in the dwelling as the purchaser's principal place of residence after it is complete; or
- genuinely intend to make the dwelling available for rent within 12 months of its construction being completed, or 12 months after settlement of the Contract for Sale of Land (whichever is the later); and
- provide to the vendor a completed and executed Statutory Declaration to that effect prior to settlement.

Eligible Purchasers must be an individual or individuals, but exclude companies and other registered business entities[^].

When is the HAF (New Home Construction) Rebate paid and what extra is required?

The rebate will be paid at settlement of the land provided the purchaser provides a Statutory Declaration confirming that they are eligible, in accordance with the terms of the Contract for Sale of Land. The form of Statutory Declaration is in the Contract for Sale of Land.

Where can I get information on the HAF (New Home Construction) Rebate?

Refer to the Contract for Sale of Land for the terms & conditions relating to the HAF (New Home Construction) Rebate.

False claims and penalties

The HAF (New Home Construction) Rebate is provided to Eligible Purchasers in accordance with the HAF Funding Guidelines under the programme. The Australian Government and/or independent auditors will conduct investigations and compliance checks to ensure the HAF rebate is claimed by Eligible Purchasers. Severe penalties may apply for false and misleading declarations by purchasers. Proudly supported by the Australian Government Department of Social Services.

*The rebate of \$20,000 is in accordance with the Australian Government's Housing Affordability Fund Agreement with NSW Department of Family and Community Services. Information correct as at 1 March 2015 subject to change without notice. Purchasers must make and rely on their own enquiries relating to the HAF Rebate and their eligibility. Landcom & FACS rely on the terms of the Contract for Sale of Land. The terms & conditions of the HAF Rebate are in the Contract for Sale of Land.

[^] Charitable Housing organisations may be eligible under the terms of the Agreement to purchase lots/dwellings. Landcom proudly prints on recycled paper using vegetable based links.