

# Legalquotes News

PROVIDED BY RANKIN NATHAN LAWYERS

## NSW PROPERTY UPDATE

In this article we take a brief look at some of the recent developments surrounding buying property in NSW.

### **NSW Housing Construction Acceleration Plan – stamp duty concession for newly constructed homes:**

The NSW State Government has introduced the Housing Construction Acceleration Plan (“HCAP”) which provides a 50% reduction in stamp duty on eligible purchases of newly constructed homes. Here are some of the key points regarding HCAP:

- ✓ To be eligible, you must be purchasing a new home – i.e. the home has not previously been occupied or sold as a place of residence or the home has been “substantially renovated”.
- ✓ Contracts or Transfers of a new home must be entered into after 1 July 2009 and before 1 January 2010.
- ✓ There is no limit on the number of new homes you can purchase under HCAP.
- ✓ HCAP only applies to properties up to the value of \$600,000.00.
- ✓ “Off the plan” purchases are eligible but the contract must be completed before 30 June 2011.
- ✓ HCAP does not apply to purchases of vacant land.
- ✓ You don’t have to be a first home buyer to be eligible.
- ✓ There are other eligibility requirements and an application form must be completed and submitted to the Office of State Revenue.

### **First Home Owner Grants Scheme – some recent changes:**

- 1 Cap on FHOOG – from 1 January 2010 a cap on eligibility will apply to the First Home Owner Grant



Scheme. The cap is currently set at \$750,000.

- 2 *Boost to be scaled back* – the full boost ends on 30 September 2009. Contracts made for the purchase of homes on or after 1 October 2009 are eligible for the boost but reduced by 50%. At this stage, the boost scheme will finish altogether on 31 December 2009.
- 3 *NSW Government supplement of \$3,000.00 extended* – the additional \$3,000.00 which applies to first home buyers of new homes or newly constructed homes was due to finish on 10 November 2009. The supplement now applies to Contracts made between 11 November 2008 and 30 June 2010

If you would like assistance with the Purchase or Sale of a home in NSW, please contact one of our Property Lawyers on 02 4929 9333. We’d be happy to discuss your particular circumstances with you.



**Rankin Nathan Lawyers**  
**1300 727 813**

NEWCASTLE • SYDNEY • PERTH • CANBERRA

© Rankin Nathan Lawyers 2009

