



HOUSING CONSTRUCTION GRANT PROGRAM

The Rockhampton Housing Construction Grant program is a Rockhampton Regional Council initiative to provide local residents an incentive and support to build a new house in the Rockhampton Local Government Area in order to increase the number of new homes within the Region, stimulate activity across the building and construction industries and facilitate future population growth.

The value of the grant is \$5,000 and applies to contracts dated on or after 1 August 2019, with construction to be completed by 31 March 2021.

Only one grant is payable per new home and only one grant per person is available.

The number of approved applications under the program are limited to 200 with applications assessed and approved according to the time and date of their receipt.

You can buy off the plan or choose to build yourself.

This Fact Sheet will explain applying for a home construction grant, and your obligations.

ELIGIBILITY

To be eligible for the grant:

- You must be at least 18 years of age.
- You must be an Australian citizen or permanent resident (or applying with someone who is).
- You must live in the Rockhampton Local Government Area at the time of applying for the grant and at the time of payment of the grant (or applying with someone who is).
- You must be building a brand new home that is situated in the Rockhampton Local Government Area. To check the Local Government Area map visit www.rrc.qld.gov.au/HCG

Refer over the page for full details in relation to eligibility criteria and your obligations when applying for this grant.

HOW AND WHEN TO APPLY

The program will open on 1 August 2019 and close on 30 June 2020, (or when the funding is fully committed, whichever comes first).

Applications are accepted online at www.rrc.qld.gov.au/HCG

Applications that have been correctly completed and have included all the relevant supporting documentation will be processed within ten (10) days of lodgement.

PAYMENT OF THE GRANT

The grant is paid at practical completion of the construction of your new home (upon lodgement with Rockhampton Regional Council of a Form 21 – Final Inspection Certificate).

The grant is paid per new home and not to multiple applicants for the same home.

CHANGES TO THE GRANT

Rockhampton Regional Council reserves the right to:

- vary the terms and conditions, the eligibility criteria or any other documented rule or procedure relating to the housing construction grant program at any time without notice; or
- accept or reject any application for participation in the program in its absolute discretion.

ENQUIRIES

If you have any questions about the Housing Construction Grant program, your eligibility or the application process, contact Council to discuss: bookings@rrc.qld.gov.au or 07 4932 9000.



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CHECK YOUR ELIGIBILITY

If you meet the following criteria, you might be eligible for a housing construction grant.

Unless you are an owner builder, you must have a signed contract to build a new home before applying and the contract must be dated on or after 1 August 2019.

If you are an owner builder, you must have received an owner builder permit issued on or after 1 August 2019 and provide Rockhampton Regional Council with a copy.

AGE

You (and any co-applicants for the grant) are natural persons aged 18 years of age or older.

CITIZENSHIP

You must be an Australian citizen or permanent resident (or applying with someone who is).

If you are applying for the grant as a joint applicant—for example, you are not a permanent resident but your spouse is an Australian citizen—you may be eligible for the grant if you meet the other eligibility requirements.

A permanent resident holds a permanent visa, or is a New Zealand citizen with a special category visa, as defined by the *Migration Act 1958 (Cwlth)*. You should check your visa conditions before you apply.

NEW HOME

To be eligible for the housing construction grant you must be building a new home. A new home is a brand new single-detached dwelling (i.e. house) constructed on a single lot.

The grant is NOT available for the construction of:

- Dual occupancy premises containing two (2) dwellings on one lot (whether or not attached) for separate households;
- Multiple dwelling premises (containing three or more dwellings for separate households);
- Caretaker's accommodation (a dwelling provided for a caretaker of a non-residential use on the same lot/premises);
- New homes built in a retirement facility;
- Short-term accommodation (premises used to provide short-term accommodation for tourists or travellers for a temporary period of time - not exceeding three consecutive months - and which is self-contained);
- Rooming accommodation (premises used for the accommodation of more than one household where each resident has a right to occupy one or more rooms, does not have a right to occupy the whole of the premises in which the rooms are situated, may be provided with separate facilities for private use,

or may share communal facilities or communal space with one or more of the other residents).

- Sheds or other structures already existing on a lot and converted to a dwelling;
- Established homes that have undergone substantial renovations; or
- New homes that have been moved from one site to another.

Any approvals or legislative/regulatory requirements for the construction of your new home must be obtained prior to payment of the grant.

RESIDENCE REQUIREMENTS

Evidence must be provided that at least one of the applicants live in the Rockhampton Local Government Area at the time the application is lodged and again prior to payment of the grant.

DISQUALIFYING CRITERIA

Even if you meet the eligibility criteria, there are some circumstances that may stop you from getting the grant. For example:

- you are a trust or company (i.e. not an individual);
- you enter into an arrangement to get the grant, but don't use it to buy a new home;
- where Council is satisfied that your contract replaces an earlier contract made before 1 August 2019 and that earlier contract was a comprehensive home building contract to build the same or substantially similar home;
- where Council is satisfied that your contract does not constitute a genuine construction of a new home.

If there is a disqualifying arrangement or transaction, Rockhampton Regional Council will not pay the grant.

UNDERSTAND YOUR OBLIGATIONS

Anyone who will own any part of your new home must be included on the original application for the home construction grant. You only need one application for your new home, regardless of the number of applicants, because one grant is payable per new home.

You must submit the original application and it must be:

- signed by all applicants
- completed in full
- accompanied by supporting documentation (e.g. proof of identity, proof that at least one applicant lives in the Rockhampton Local Government Area, your building contract, final inspection certificate).