

Housing Affordability Fund Fact Sheet



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 has assisted Landcom with estate infrastructure costs at Talana and Landcom is passing on savings to 115 eligible new home buyers at Talana.

WHAT IS THE HAF REBATE?

At Talana the HAF Rebate is \$17,000* and is available to the 115 eligible lots (HAF Lot). The \$17,000* Rebate is available to any purchaser who meets the eligibility criteria.

WHEN DOES THE HAF REBATE APPLY?

Eligible Purchasers who buy a HAF lot, or a house land package where the land is a HAF lot owned by Landcom will receive a HAF Rebate. The HAF lots are shown on the Landcom Sales Plan. Established homes and any lot not designated a HAF lot are not eligible for the Rebate.

WHO IS ELIGIBLE FOR THE HAF REBATE?

Eligible Purchasers are those people who purchase a lot at Talana with the bona fide intention of constructing, or procuring the construction of a dwelling:

- in which the purchaser will reside; or
- in which the purchaser will make the property available for rent within 12 months of the dwelling being constructed and title of the property being transferred to the purchaser, whichever is the latter.

Eligible purchasers include an individual or individuals, but exclude companies and other registered business entities**. A purchaser can only receive a HAF rebate once at Talana.

WHEN IS THE HAF REBATE PAID & WHAT EXTRA IS REQUIRED?

The Rebate will be paid at settlement of the land provided the purchaser gives Landcom prior to settlement:

1. a signed copy of the Statutory Declaration form stating that they are an Eligible Purchaser; and
2. a completed Sustainable & Accessible Housing Checklist to the Department of Families, Housing, Community Services and Indigenous Affairs within 3 months of the dwelling being completed.

WHAT IS THE SUSTAINABLE & ACCESSIBLE CHECKLIST?

The Sustainable & Accessible Housing Checklist has been developed as a basis to provide information to the Department of Families, Housing, Community Services and Indigenous Affairs on housing design which exceeds minimum requirements across Australia for energy and water efficiency.

WHERE CAN I GET INFORMATION ON TALANA HAF REBATE?

Information is available at the Talana Sales Office Ph 98259544 or visit website www.landcom.com

FALSE CLAIMS & PENALTIES

The HAF Rebate is provided to Eligible Purchasers in accordance with the HAF Funding Guidelines for the Designated Use under the Programme.

The Australian Government and/or independent auditors appointed under the HAF Funding Agreement will conduct investigations and compliance checks to ensure the HAF Rebate is transferred to Eligible Purchasers for the Designated Use. False and misleading declarations by purchasers may lead to criminal prosecution, and withdrawal of the Rebate, together with a fine of \$10,000.

* Rebate of \$17,000 is in accordance with the Australian Government's Housing Affordability Fund agreement with Landcom. Information correct as at 15 March 2010 and subject to change without notice.

** Charitable Housing organisations are eligible under the terms of the Agreement to purchase lots/dwellings.

