

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 NSW Department of Family and Community Services with estate infrastructure costs at Newbrook and NSW Department of Family and Community Services is passing on savings to eligible purchasers at Newbrook.

What is the HAF Rebate?

At Newbrook the HAF rebate amount is \$20,000*. The rebate is available on nominated lots to any purchaser who meets the eligibility criteria.

When does the HAF Rebate apply?

Eligible Purchasers who buy a nominated HAF lot, or a house and land package where the land is a nominated HAF lot will receive a HAF rebate. The HAF lots are noted on the Sales Plan. The HAF rebate is not available on established homes and lots which are not nominated HAF lots.

Who is eligible for the HAF Rebate?

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

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

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

When is the HAF Rebate paid and what extra is required?

The rebate will be paid at settlement of the land provided the purchaser gives NSW Department of Family and Community Services prior to settlement a signed Statutory Declaration stating that:



An Australian Government Initiative

- (a) they are an Eligible Purchaser; and
- (b) they will provide a completed Sustainable and Accessible Housing Checklist to the Australian Government Department of Social Services, within three months of the dwelling being completed.

What is the Sustainable and Accessible Checklist?

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

Where can I get information on the Newbrook HAF Rebate?

Contact a Landcom Sales Representative on 9391 2998 or visit the Newbrook Sales Centre.

False claims and 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 will conduct investigations and compliance checks to ensure the HAF rebate is claimed by Eligible Purchasers for the Designated use. False and misleading declarations by purchasers may lead to criminal prosecution, withdrawal of the rebate, and/or a fine of \$10,000.

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