

**December 2019**

## *Merry Christmas!*

This Christmas, we will be closing at 5pm  
Friday 20 December 2019 and reopening at  
8:30am Monday 13 January 2020.

From all the team at Martel Wheatley, we  
wish you a safe and merry Christmas.

## **Meet Ethan!**



### **Cadet Accountant**

Originally from Queensland, our new recruit Ethan is now based in Dubbo where he recently completed his Higher School Certificate and has taken our gap year role here at Martel Wheatley.

Ethan enjoys social environments and is usually seen either with friends or at sporting events. He tends to either be cheering or participating in his favourite sport basketball. Alongside the sporting background, before school finished he enjoyed studying history and mathematics.

Ethan is looking forward to learning the fundamentals of accounting and excited to see what the new year holds for him.

## **FAQ: Can I buy property in my family trust?**

Yes, but family trusts will pay more land tax as they do not receive the threshold. They are taxed at a flat rate of 1% for amounts up to the premium land tax threshold and then at 2%. Primary production land is often exempt.

## **Calculating long service leave**

If you are calculating LSL for an employee we strongly recommended getting a second opinion. Sam and Bec recently attended a workshop run by NSW Industrial Relations which went in depth regarding the calculation of LSL. There are lots of tricks to the calculation and it is very unlikely your software will be doing it correctly.



*Please Note: Many of the comments in this publication are general in nature and anyone intending to apply the information to practical circumstances should seek professional advice to independently verify their interpretation and the information's applicability to their particular circumstances.*



Australian Government



National Housing Finance  
and Investment Corporation

# First Home Loan Deposit Scheme FACT SHEET



## What is the First Home Loan Deposit Scheme?

The Australian Government is introducing a First Home Loan Deposit Scheme (FHLDS) to support eligible first home buyers purchase a home sooner. It does this by providing a guarantee that will allow eligible first home buyers on low and middle incomes to purchase a home with a deposit of as little as 5 per cent.

The FHLDS will support up to 10,000 first home loan guarantees each financial year. Eligible borrowers can use the guarantee in conjunction with other government programs like the First Home Super Saver Scheme, state and territory First Home Owner Grants and stamp duty concessions.

The guarantee is not a cash payment.

## When does the First Home Loan Deposit Scheme start?

- The First Home Loan Deposit Scheme will start on 1 January 2020.  
***Applications for the Scheme are not yet open.***

## What type of property can be bought under the Scheme?

- An existing house, townhouse or apartment
- A house and land package
- Land together with a separate contract to build a home
- An off-the-plan apartment or townhouse.

## Who is eligible for the Scheme?

- Australian citizens who are at least 18 years of age. Permanent residents are not eligible.
- Singles with a taxable income of up to \$125,000 per annum and couples with a taxable income of up to \$200,000 per annum. Incomes will be assessed for the financial year preceding the financial year in which the loan is entered into.
- Couples are only eligible for the scheme if they are married or in a de-facto relationship. Other persons buying together, including siblings, parent/child or friends, are not eligible for the Scheme.
- Applicants must have a deposit of between 5 and 20 per cent of the property's value.
- Loans under the Scheme require scheduled repayments of the principal of the loan for the full period of the agreement.  
If the loan relates to the purchase of vacant land for the construction of a house on the land, the loan may be an eligible loan even if the terms of the loan agreement permit interest-only repayments for a specified period.
- Applicants must intend to move into and live in the property as their principal place of residence (i.e. they must be owner occupiers).
- Applicants must be first home buyers who have not previously owned or had an interest in a residential property either separately or jointly with someone else (this includes residential strata and company title properties, regardless of whether it was an investment or owner-occupied property and whether it was ever lived in).

## Do property price thresholds apply?

Yes, the purpose of the Scheme is to help in the purchase of a modest home and the value of the residential property must not exceed the price cap for the area in which the property is located. The price caps for capital cities, large regional centres and regional areas are:

State/territory	Capital city and regional centres	Rest of state	Other
NSW	\$700,000	\$450,000	
VIC	\$600,000	\$375,000	
QLD	\$475,000	\$400,000	
WA	\$400,000	\$300,000	
SA	\$400,000	\$250,000	
TAS	\$400,000	\$300,000	
ACT	\$500,000	-	
NT	\$375,000	-	
Jervis Bay Territory and Norfolk Island	-	-	\$450,000
Christmas Island and Cocos (Keeling) Islands	-	-	\$300,000

The capital city price thresholds apply to regional centres with a population over 250,000 (the Gold Coast, Newcastle and Lake Macquarie, the Sunshine Coast, Illawarra (Wollongong) and Geelong), recognising that dwellings in regional centres tend

to be significantly more expensive than other regional areas.

**Look up your suburb or postcode on the NHFIC website to see the property price threshold - [www.nhfc.gov.au/what-we-do/fhlds/eligibility/](http://www.nhfc.gov.au/what-we-do/fhlds/eligibility/)**

## How do I apply?

- Borrower applications and questions will be managed through a panel of participating lenders accessible on the NHFIC website - [www.nhfc.gov.au/what-we-do/fhlds/](http://www.nhfc.gov.au/what-we-do/fhlds/)
- Applications for the Scheme are not yet open.
- Once the Scheme commences, applications will be lodged through participating lenders and their brokers. NHFIC will not accept applications directly.

To find out more about the application process, please visit the NHFIC website at [www.nhfc.gov.au](http://www.nhfc.gov.au)

