



**Aboriginal
Housing
Office**



AHO Aboriginal Home Buyer Saver Grant Program – summary

AHO Aboriginal Home Buyer Saver

The AHO Aboriginal Home Buyer Saver offers one-off financial assistance grant/s for Aboriginal people who have pre-approval from a home loan provider and who are ready to take the next step towards home ownership.

The AHO grants that are available include:

1. **Home Buyer Booster Grant** – this grant supports eligible Aboriginal people with Home Ownership expenses associated with buying a home.
2. **Deadly Deposit Grant** – this grant matches eligible Aboriginal people's savings, dollar for dollar towards the purchase of the property.
3. **AHO Tenancy Plus Grant** – this grant is for eligible long term AHO tenants which is matched at a higher rate of co-contribution.

Eligible Aboriginal people can apply for a combination of either:

- The Home Buyer Booster Grant and Deadly Deposit Grant, or
- The Home Buyer Booster Grant and the AHO Tenancy Plus Grant.

Home Buyer Booster Grant

The AHO Home Buyer Booster Grant is a one-off financial assistance grant for eligible Aboriginal people with Home Ownership expenses associated with buying a home.

Funding available

The maximum available is \$2,500. This grant can be used toward:

- legal fees including the administrative costs of buying a property
- property valuations
- preparing a will
- home and contents insurance
- surveying costs
- pest and building inspections
- stamp duty (for non-housing tenants. Aboriginal people in social housing are exempt from Stamp Duty as per Section 278 of the [Duties Act 1997](#) (NSW)).

- any unspent funds can be used towards other associated costs with buying a home such as moving costs.

Who can apply for this grant?

This grant is open to all eligible Aboriginal people living in NSW and purchasing in NSW and has pre-approval from a lender. To be eligible for this grant you must:

- have your Confirmation of Aboriginality form via a Local Aboriginal Lands Council or an Aboriginal Registered Organisation
- not exceed an annual income of \$200,000 for individual or combined applicants
- have saved at least \$1,000 towards the deposit
- currently live in NSW and purchasing a property in NSW
- does not currently own any other residential property, with the exception of owning land
- have not qualified for the Indigenous Business Australia (IBA) Remote Indigenous Home Loan package.

How does the grant get processed?

If your application is successful, the AHO will process the grant into your solicitor's or conveyancer's trust account prior to settlement of the property, where it will be held in trust. Your solicitor or conveyancer, on the day of settlement, will then use these funds towards the expenses.

Deadly Deposit Grant

The Deadly Deposit Grant is a one-off financial assistance grant for eligible Aboriginal people living in NSW and purchasing in NSW.

Funding available

This grant matches people's existing savings towards the purchase of a property, on a \$1:\$1 basis to a maximum of \$10,000.

This is based on the amount of savings listed on the application form. Savings may be made up of money in the bank, cash, inheritance, and other sources. The final amount of contribution will be confirmed by your solicitor or conveyancer, on exchange of the property purchase contracts, and may be adjusted if the final savings contribution amount is lower than the amount stated on the application form.

Who can apply for this grant?

This grant is open to all eligible Aboriginal people living in NSW and purchasing in NSW. To be eligible for this grant you must:

- have your Confirmation of Aboriginality form via a Local Aboriginal Lands Council or an Aboriginal Registered Organisation
- have an annual income that does not exceed \$200,000 for individual or combined applicants
- have saved at least \$1,000 towards the deposit
- currently live in NSW and purchasing a property in NSW
- does not currently own any other residential property, with the exception of owning land



The maximum co-contribution amount is capped at \$10,000 as a one-off payment on settlement of the home purchase.

How does the grant get processed?

If your application is successful, the AHO will pay the grant to your solicitor's or conveyancer's trust account prior to settlement of the property. The money will be held in trust until settlement, when it can then be used toward the value of the property. The final amount of the deposit will be confirmed on exchange and may be adjusted if the final deposit saved is lower than the amount quoted on the application form. If you are building your home, the funds are processed into your builders trust account at the foundation stage.

AHO Tenancy Plus Grant

The AHO Tenancy Plus Grant is a one-off financial assistance grant for eligible long term AHO tenants. This grant takes into account the length of tenure and strong tenancy history at a higher rate of co-contribution.

The higher rates of co-contribution for AHO tenants with a strong tenancy record are:

- over 5 years tenancy \$1 : \$1.25
- over 10 years tenancy \$1 : \$1.50
- over 15 years tenancy \$1 : \$1.75
- over 20 years tenancy \$1 : \$2

This is based on the amount of savings listed on the application form. Savings may be made up of money in the bank, cash, inheritance, and other sources. The final amount of savings will be confirmed on exchange and may be adjusted if the final saved contribution amount is lower than the amount stated on the application form.

Any AHO tenants that apply for grants under the AHO Aboriginal Home Buyer Saver will have their tenancy history considered as part of their application and do not need to provide additional documents about the tenancy history.

There is no separate application form for this grant, please apply under the AHO Deadly Deposit Grant and AHO tenants will automatically be considered for a higher co-contribution rate if they have been an AHO tenant for five years or more.

Who can apply for this grant?

This grant is open to AHO tenants who have at least five years of strong tenancy history. To be eligible for this grant, you must be an AHO tenant who:

- has been listed as the head tenant for five years or more
- has not had rental or water arrears over \$500 within the last five years
- has taken care of the property
- has not had a negative result from the NSW Civil and Administrative Tribunal (NCAT)
- have your Confirmation of Aboriginality form via a Local Aboriginal Lands Council or an Aboriginal Registered Organisation



- has not been responsible for any confirmed anti-social behaviour incidents
- does not exceed an annual income of \$200,000 for individual or combined applicants
- have saved at least \$1,000 towards the deposit
- currently live in NSW and purchase a property in NSW
- does not currently own any other residential property, with the exception of owning land.

The maximum co-contribution amount is capped at \$20,000 as a one-off payment on settlement of the home purchase.

How does the grant get processed?

If your application is successful, the AHO will pay the grant to your solicitor's or conveyancer's trust account prior to settlement of the property. The money will be held in trust until settlement when it can then be used toward the value of the property. The amount of your deposit will be confirmed on exchange and the grant amount may be adjusted if the final deposit saved is lower than the amount quoted on the application form.

Application process

If you would like to apply for any of these grants or discuss your home ownership journey, please get in touch with the AHO's Home Ownership team via email:

- homeownership@aho.nsw.gov.au

