

First Home Super Saver Scheme

Am I eligible?

From 1 July 2018, you can apply for the release of your first home super saver (FHSS) contributions that you made from 1 July 2017, if you are 18 years or over and you have not previously:

- requested the Commissioner of Taxation to issue a FHSS release authority to a super fund in relation to the scheme
- owned property in Australia – this includes an investment property, commercial property, a lease of land, or a company title interest in land in Australia (unless the Commissioner has determined that you have suffered a financial hardship).

How much can I apply for?

You can apply for the release of your voluntary contributions:

- up to a maximum of \$15,000 from any one financial year, and
- up to a total of \$30,000 across all years.

You will also receive an amount of earnings from your contributions.

What do I need to do once my money is released?

You have up to 12 months to sign a contract to purchase or construct a home. Otherwise you can either:

- apply for an extension of time, up to a maximum of a further 12 months
- re-contribute an amount into your super fund – this must be a non-concessional contribution and at least equal to your assessable FHSS released amount, less any tax withheld by the ATO
- keep the released amount and be subject to the FHSS tax – this is a flat tax equal to 20% of your assessable FHSS released amounts.

You need to notify the ATO using the approved form that you have either signed a contract to purchase or construct a home, or re-contributed the required amount into your super fund within the 12-month (or extended) period, or you will be subject to the FHSS tax.

What financial considerations should I be aware of?

It is important to remember that you:

- need to consider the contribution caps for concessional contributions of \$25,000 and non-concessional contributions of \$100,000
- need to confirm that you will not claim further tax deductions for any of the non-concessional contributions you are requesting to be released
- need to include the assessable amount from the payment summary that you will receive in your tax return for the year you requested the release
- will have tax withheld by the ATO from the assessable FHSS released amounts at either your estimated marginal tax rate less a 30% offset, or a rate of 17% if the Commissioner is unable to estimate your expected marginal rate
- will have your released FHSS amount offset against any Commonwealth debts owing by you
- do not include the assessable FHSS released amount in your assessable income for the purposes of calculating family assistance and child support payments.

Are there any types of property I can't buy under the FHSS Scheme?

The contract to purchase or construct that you enter into after the FHSS amounts have been released cannot be for:

- a premises not capable of being occupied as a residence
- a houseboat
- a motor home
- vacant land.



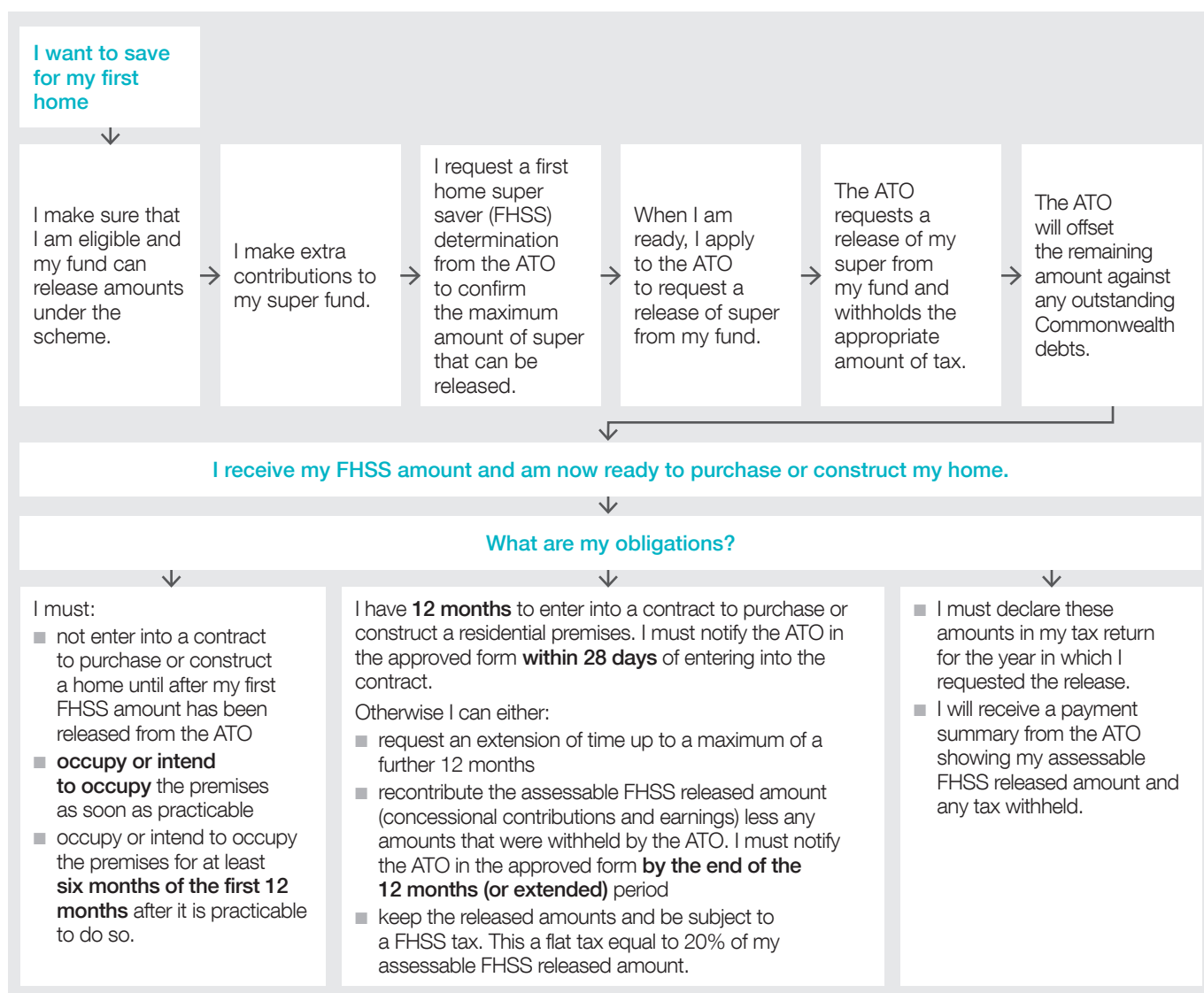
What should I consider before applying?

It is important to remember that you:

- must wait for the ATO to have released an amount from the scheme before you sign a contract to purchase or construct a residential premises
- can only apply for a release once under this scheme – you can never apply again
- keep track of how much voluntary contributions you have made to your super fund/s

- check with your super fund/s that they will release amounts under the scheme, and whether there are any fees, charges or insurance implications that may apply to your super fund accounts
- need to declare that you will either live or intend to live in the premises as soon as practicable, and intend to live in the property for at least six months of the first 12 months you own it, after it is practical to move in
- may also be eligible for other first home owner concessions offered by state governments - you will need to check with the relevant state government authority to confirm that you meet the eligibility criteria for each concession.

➤ For more information go to ato.gov.au/fhss



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