

Home Buyer Declaration



Housing Australia

Australian Government | Home Guarantee Scheme

First Home Guarantee, Regional First Home Buyer Guarantee, Family Home Guarantee

FY2025-26

How to complete this Home Buyer Declaration Form

This form supports your application under the Home Guarantee Scheme, and can be used to apply for one of the following Guarantees:

- **First Home Guarantee** – For eligible home buyers looking to buy a home sooner
- **Regional First Home Buyer Guarantee** – For eligible home buyers in regional areas
- **Family Home Guarantee** – For eligible single parents or eligible single legal guardians of one or more dependent children.

Step 1. Identify the Guarantee you're applying for

Before completing this form, speak to your Participating Lender or their authorised representative to confirm which Guarantee you might be eligible for. If you appear eligible for multiple Guarantees, your Participating Lender will help you determine the most appropriate one to apply for.

Step 2. Read and understand the declarations you are making including the defined terms on page 2 (Defined Terms)

- Each applicant must complete their own Home Buyer Declaration Form. Joint applicants cannot witness each other's declaration, even if otherwise qualified to do so
- Ensure all information provided is true, accurate, and complete. Your lender will independently verify the details in this form
- **Part E is a Commonwealth Statutory Declaration.** Making a false or misleading statement is a serious offence under the *Statutory Declarations Act 1959 (Cth)* and may result in up to 4 years' imprisonment. Chapter 2 of the *Criminal Code (Cth)* also applies to all such offences
- If your lender discovers any incorrect information—either now or in the future—they must notify Housing Australia. This may lead to the Guarantee being cancelled, and you may need to refinance your loan and pay Lenders Mortgage Insurance
- **Important notice for Non-english speakers:** If English is not your first language, please ensure you fully understand this declaration before signing. Seek help from a professional interpreter or a trusted advisor to understand your obligations, eligibility, and the legal implications of signing a statutory declaration. Making a false or misleading statement is a serious offence.

Step 3. Complete the relevant sections

Fill out only the parts relevant to your specific Guarantee, noted below:

Section	Who should complete it
Part A	All applicants
Part B	Applicants for the First Home Guarantee
Part C	Applicants for the Regional First Home Buyer Guarantee
Part D	Applicants for the Family Home Guarantee
Part E	All applicants (Commonwealth Statutory Declaration)

Defined Terms

Australian Citizen	As defined in the <i>Australian Citizenship Act 2007</i> (Cth).
Dependent Child	<p>A dependent child as set out in the Housing Australia Investment Mandate Direction 2018.</p> <p>A person is a dependent child of a second person (the adult) if:</p> <p>(a) the adult is a natural or adoptive parent of the person; and</p> <p>(b) either:</p> <ul style="list-style-type: none">• (i) the person is a dependent child of the adult within the meaning of subsections (2), (3), (4), (5), (6) and (7) of section 5 of the Social Security Act 1991; or• (ii) the person: is in receipt of a disability support pension within the meaning of the Social Security Act 1991 and lives with the adult.
Disability Support Pension	A support pension claimable by a person with a physical, intellectual or psychiatric impairment who meets the qualification requirements under the <i>Social Security Act 1991</i> (Cth).
Permanent Resident	<p>As defined in the <i>Australian Citizenship Act 2007</i> (Cth).</p> <p>Your Participating Lender will advise you of whether you qualify as a Permanent Resident.</p>
Real Property	The land, everything permanently attached to it, and all of the interests, benefits, and rights inherent in the ownership of real estate.
Regional Area	Each Statistical Area Level 4 area that is not also a Greater Capital City Statistical Area (see sections 4 and 4A of the Housing Australia Investment Mandate Direction 2018); Norfolk Island; the Jervis Bay Territory; the Territory of Christmas Island and the Territory of the Cocos (Keeling) Islands.
Single Person	A person without a spouse or de facto partner. If you are separated but still married, you are not single for the purposes of the Home Guarantee Scheme.
Social Security Benefit	A widow allowance, a youth allowance, an Austudy allowance, a Newstart allowance, a sickness allowance, a special benefit, a partner allowance, a mature age allowance, a benefit PP (partnered) or a parenting allowance.
Social Security Pension	An age pension, a disability support pension, a wife pension, a carer payment, a pension PP (single), a sole parent pension, a bereavement allowance, a widow B pension, a mature age partner allowance.

Commonwealth Statutory Declaration

Statutory Declarations Act 1959 (Cth)

Part A – All applicants

I

First name

Middle name(s)

Family name

of

Street Address

Suburb

State

Postcode

and currently employed as

Insert current occupation

make the following declaration under the Statutory Declarations Act 1959 (Cth) in connection with the home loan application made by me to the Participating Lender and for which I have requested the Participating Lender to seek the issue of a (select one from below) under the Australian Government's Home Guarantee Scheme (Scheme):

First Home Guarantee

Regional First Home Buyer Guarantee

Family Home Guarantee

1. I understand that this Home Buyer Declaration is separate to my application for a home loan made to the lender.

2. I have not previously used any name other than the name(s) declared above except for:

I have not been known by any other names

I have been known by the following names¹

Insert other/previous names in full (first name middle name(s), family name)¹

3. I have lived in each of the Australian jurisdictions marked below (including the jurisdiction where I presently live)² :

New South Wales

Victoria

Australian Capital Territory

South Australia

Tasmania

Western Australia

Northern Territory

Queensland

Other

4. I am (select one):

An Australian citizen

A permanent resident

5. I am at least 18 years of age

6. My relationship with the person I'm applying with is as follows:

N/A – I'm applying as an individual applicant

Parent and Child

Married

Friends

De Facto

Other related individual:

Siblings

¹ Insert all previous names.

² Check each box (with an '✓') for each jurisdiction in which you have lived at any time (including as at the date of this declaration). For Australian jurisdictions that are not specifically identified – being Jervis Bay Territory, Norfolk Island, Christmas Island and/or Cocos (Keeling) Islands – check 'Other' and insert the name of each such jurisdiction on the line next to that box.

7. I am either (select one):

purchasing residential property

purchasing an interest in land (or a registered lease in the ACT) on which a dwelling is not affixed. I confirm that the loan is for the purchase of land and the construction of a dwelling on that land. This includes situations where I have sought pre-approval for a construction loan at the same time as the land loan and intend to enter into a construction contract within 6 months of the Loan Settlement Date. *(Note: Construction must commence within 12 months and be completed within 36 months of land settlement).*

8. I am either (select one):

an individual applicant, and I confirm that my taxable income in the preceding income year did not exceed \$125,000

one of two applicants, and I confirm that the combined taxable income of both applicants in the preceding income year did not exceed \$200,000

Part B – First Home Guarantee (do not complete this section if you are applying for the Regional First Home Buyer Guarantee or the Family Home Guarantee)

1. I do not hold, and have not in the last ten years held a freehold interest in real property in Australia, a long-term lease of land in Australia³, or a company title interest in land in Australia⁴

2. Name of second applicant (if applicable):

Insert legal full name (first name, middle name(s), family name)

3. I confirm that, to the best of my knowledge and belief, the second applicant is (select one):

an Australian citizen

a permanent resident

4. I confirm that, to the best of my knowledge and belief, the second applicant is at least 18 years of age

5. I confirm that, to the best of my knowledge and belief, the second applicant does not currently hold, and has not in the last 10 years, held a freehold interest in real property in Australia, a long-term lease of land in Australia³, or a company title interest in land in Australia⁴

Part C – Regional First Home Buyer Guarantee (do not complete this section if you are applying for the First Home Guarantee or the Family Home Guarantee)

1. I (select one of the following):

am one of two applicants and one of us has lived in the Regional Area in which we are purchasing a property, or an adjacent Regional Area, for the previous consecutive 12 months; or

have lived in the Regional Area in which I am purchasing a property, or an adjacent Regional Area, during a part only of the previous 12 months and my absence for the remainder was caused by a posting required in the course of myself or my partner performing duties as a member of the Australian Defence Force (ADF); or

am an individual applicant and have lived in the Regional Area in which I am purchasing a property in, or an adjacent Regional Area, for the previous consecutive 12 months; or

have lived in the Regional Area in which I am purchasing a property or an adjacent Regional Area, during a part only of the previous 12 months and my absence for the remainder was because I was required by my current employer to relocate for a specified period and as a result it has been impracticable for me to live in that Regional Area, or an adjacent Regional Area

2. I do not hold, and have not in the last ten years held a freehold interest in real property in Australia, a long-term lease of land in Australia³, or a company title interest in land in Australia⁴

³ As described in paragraph 104-115(1)(b) of the *Income Tax Assessment Act 1997* (Cth).

⁴ Within the meaning of Part X of the *Income Tax Assessment Act 1936* (Cth).

3. Name of second applicant (if applicable):

Insert legal full name (first name, middle name(s), family name)

4. I confirm that, to the best of my knowledge and belief, the second applicant is (select one):

an Australian citizen

a permanent resident

5. I confirm that, to the best of my knowledge and belief, the second applicant is at least 18 years of age

6. I confirm that, to the best of my knowledge and belief, the second applicant does not currently hold, and has not in the last 10 years, held a freehold interest in real property in Australia, a long-term lease of land in Australia³, or a company title interest in land in Australia⁴

Part D – Family Home Guarantee (do not complete this section if you are applying for the First Home Guarantee or the Regional First Home Buyer Guarantee)

1. I (select all that apply):

do not currently hold a freehold interest in real property in Australia;

OR

currently hold a freehold interest in real property in Australia but intend not to on or from when I become the registered owner of the property that will be purchased with the loan I am applying for

OR

hold a freehold interest as a joint tenant or tenant in common in the property to which the loan I am applying for will relate, and intend to become the sole registered owner of the property as a result of the loan

do not currently hold a long-term lease of land in Australia³

do not currently hold a company title interest in land in Australia⁴

2. I confirm that (select all that apply):

I do not have a spouse (you have a spouse if you are legally married to another person)

I do not have a de facto partner (you have a de facto partner if you are living with another person on a genuine domestic basis, as a couple or satisfy the definition of a de facto partner in the *Acts Interpretation Act 1901* (Cth))

3. I am (select all that apply):

the natural parent of at least one dependent

the adoptive parent of at least one dependent

the legal guardian of at least one dependent

Note: A person is not a natural parent or adoptive parent by reason only of being a carer or guardian

4. I confirm that I am legally responsible (whether alone or jointly with another person) for the day-to-day care, welfare and development of at least one dependent (OR the dependent is wholly or substantially in my care and not a dependent of any other person)

5. I confirm that :

All the below apply:

- The dependent lives with me
- The dependent is currently in full-time education at a school, college or university
- The dependent is not earning (or expected to earn) more than \$14,370.55 this financial year (effective 1 January 2025)
- The dependent is not receiving a social security pension or social security benefit (except a disability support pension), or payments under a program included in the programs known as Labour Market Programs⁵

OR

The dependent is receiving a disability support pension within the meaning of the Social Security Act 1991 (Cth)

Part E – Declaration and Execution (all applicants must complete this section)

1. I declare that I have completed this Home Buyer Declaration honestly and accurately.
2. I understand the eligibility criteria for my home loan to participate under the Home Guarantee Scheme (in particular, my personal circumstances and qualification as an eligible single parent, eligible single legal guardian or eligible home buyer) (Eligibility Criteria), including as described in either the 'Australian Government - First Home Guarantee Scheme Information Guide' dated 1 July 2025, the 'Australian Government - Family Home Guarantee Scheme Information Guide' dated 1 July 2025, or the 'Australian Government-Regional First Home Buyer Guarantee Scheme Information Guide' dated 1 July 2025 (as may be applicable), and published by Housing Australia (a copy of which I confirm has been provided to me by my Participating Lender, and that I have read and understood) (each a Home Guarantee Scheme Information Guide).
3. I have carefully considered my eligibility for the Home Guarantee Scheme and declare that all information provided by me to the lender in relation to my taxable income is true and complete and to the best of my knowledge that I satisfy, and my home loan (including the property purchased using my home loan) satisfies, each of the Eligibility Criteria. I am not aware of any matter that might disqualify me or my home loan from meeting any one of the Eligibility Criteria.
4. If at any time there is a change in circumstances leading me to believe that any one of the Eligibility Criteria may no longer be met, I undertake to notify the lender prior to the occurrence of such a change (providing reasonable details).
5. I intend to move into the home that is the subject of this Home Buyer Declaration within 6 months of either the date of settlement of my loan or, if later, the date an occupancy certificate is issued and, unless the ADF owner-occupier exemption (as defined in the Home Guarantee Scheme Information Guide) applies to me, live there for so long as my loan remains guaranteed under the Home Guarantee Scheme.
6. I authorise the lender, as permitted by law, to collect, access and exchange information about me (including my Medicare number and/or other government related identifiers and personal information) to verify my proof of identity, if applicable, to verify my status as a natural or adoptive parent or legal guardian of one or more dependent children and to determine my eligibility for the Home Guarantee Scheme. This includes sharing my information with Housing Australia, the Australian Government and with third parties engaged by the lender to verify my eligibility.
7. I authorise Housing Australia, as permitted by law, to collect, access and exchange information about me to verify my proof of identity, if applicable, to verify my status as a natural or adoptive parent or legal guardian of one or more dependent children and to determine my eligibility for the Home Guarantee Scheme. This includes sharing my information with third parties engaged by Housing Australia to verify my eligibility. This also includes sharing my information with other Commonwealth, State and Territory bodies for the purpose of matching my data.
8. I authorise the Participating Lender, as permitted by law, to collect, access and exchange information about me and my loan with Housing Australia for the purposes of administering and operating the Home Guarantee Scheme.
9. I consent to Housing Australia collecting, using and disclosing personal information (as defined in the Privacy Act 1988) relating to me for the purposes of administering and operating the scheme and for any related or incidental purpose. I acknowledge that this consent extends to Housing Australia using and disclosing my personal information for audit and assurance purposes relating to the Home Guarantee Scheme.
10. I consent to Housing Australia using and disclosing, on a de-identified basis, personal information provided by me in applying to participate in the Home Guarantee Scheme for housing-related research and policy development purposes.
11. I acknowledge that if I cease to meet the Eligibility Criteria, I will not be entitled to participate in the Scheme and there may be adverse consequences under the terms and conditions of my loan agreement with the lender (including that lender's mortgage insurance premiums, additional fees, charges or other requirements may apply). I acknowledge that none of the lender, Housing Australia nor the Australian Government will be liable for any losses or costs that I may incur.

I understand that a person who intentionally makes a false statement in a statutory declaration is guilty of an offence under section 11 of the *Statutory Declarations Act 1959* (Cth), and I believe that the statements in this declaration are true in every particular.

Signature of person making the declaration

Optional: Email address and/or telephone number of the person making the declaration

Declared at (place) on (day) of (month) (year)

Before me,

Signature of person before whom the declaration is made

Please ensure the witness section on the next page is completed.

(see below for requirements on who can sign a Statutory Declaration)

Full name (including first name, middle names (if any) and family name), qualification (witness profession type) and address of person before whom the declaration is made (in printed letters)

Name :

Qualification (witness profession type):

Residential Address:

State:

Post code:

Optional: Email address and/or telephone number of the person making the declaration

A statutory declaration under section 9 of the Statutory Declarations Act 1959 may be made before:

1. A person who is currently licensed or registered under a law to practise in one of the following occupations:

Architect	Chiropractor	Dentist
Financial adviser	Financial Planner	Legal practitioner
Medical practitioner	Midwife	Migration agent registered under Division 3 of Part 3 of the Migration Act 1958 (Cth)
Nurse	Occupational therapist	Optometrist
Patent attorney	Pharmacist	Physiotherapist
Psychologist	Trade marks attorney	Veterinary surgeon

2. A person who is enrolled on the roll of the Supreme Court of a state or territory, or the High Court of Australia, as a legal practitioner (however described); or

3. A person who is in the following list:

- Accountant who is:
 - a) a fellow of the National Tax Accountants' Association; or
 - b) a member of any of the following:
 - i. Chartered Accountants Australia and New Zealand;
 - ii. the Association of Taxation and Management Accountants;
 - iii. CPA Australia;
 - iv. the Institute of Public Accountants
- Agent of the Australian Postal Corporation who is in charge of an office supplying postal services to the public
- APS employee engaged on an ongoing basis with 5 or more years of continuous service who is not specified in another item in this list
- Australian Consular Officer or Australian Diplomatic Officer (within the meaning of the Consular Fees Act 1955)
- Bailiff
- Bank officer with 5 or more continuous years of service
- Building society officer with 5 or more years of continuous service
- Chief executive officer of a Commonwealth court
- Clerk of a court
- Commissioner for Affidavits
- Commissioner for Declarations

- Credit union officer with 5 or more years of continuous service
- Employee of a Commonwealth authority engaged on a permanent basis with 5 or more years of continuous service who is not specified in another item in this list
- Employee of the Australian Trade and Investment Commission who is:
 - (a) in a country or place outside Australia; and
 - (b) authorised under paragraph 3 (d) of the Consular Fees Act 1955; and
 - (c) exercising the employee's function at that place
- Employee of the Commonwealth who is:
 - a) at a place outside Australia; and
 - b) authorised under paragraph 3 (c) of the Consular Fees Act 1955; and
 - c) exercising the employee's function at that place
- Engineer who is:
 - a) a member of Engineers Australia, other than at the grade of student; or
 - b) a Registered Professional Engineer of Professionals Australia; or
 - c) registered as an engineer under a law of the Commonwealth, a state or territory; or
 - d) registered on the National Engineering Register by Engineers Australia
- Finance company officer with 5 or more years of continuous service
- Holder of a statutory office not specified in another item in this list
- Judge
- Justice of the Peace
- Magistrate
- Marriage celebrant registered under Subdivision C of Division 1 of Part IV of the Marriage Act 1961
- Master of a court
- Member of the Australian Defence Force who is:
 - a) an officer
 - b) a non-commissioned officer within the meaning of the Defence Force Discipline Act 1982 with 5 or more years of continuous service
 - c) a warrant officer within the meaning of that Act
- Member of the Australasian Institute of Mining and Metallurgy
- Member of the Governance Institute of Australia Ltd
- Member of:
 - a) the Parliament of the Commonwealth
 - b) the Parliament of a state
 - c) a territory legislature
 - d) a local government authority
- Minister of religion registered under Subdivision A of Division 1 of Part IV of the Marriage Act 1961
- Notary public, including a notary public (however described) exercising functions at a place outside
 - a) the Commonwealth
 - b) the external territories of the Commonwealth
- Permanent employee of the Australian Postal Corporation with 5 or more years of continuous service who is employed in an office providing postal services to the public
- Permanent employee of
 - a) a state or territory or a state or territory authority
 - b) a local government authority with 5 or more years of continuous service, other than such an employee who is specified in another item of this list
- Person before whom a statutory declaration may be made under the law of the State or Territory in which the declaration is made
- Police officer
- Registrar, or Deputy Registrar, of a court
- Senior executive employee of a Commonwealth authority
- Senior executive employee of a State or Territory
- SES employee of the Commonwealth
- Sheriff
- Sheriff's officer
- Teacher employed on a permanent full-time or part-time basis at a school or tertiary education institution.

Thank you for participating in this voluntary survey. All questions are optional, with the entire survey taking less than two minutes to complete.

Housing Australia monitors the programs implemented under the direction of the Australian Government to develop a better understanding of their impact and how they can be improved over time. The information you provide in this survey will assist Housing Australia in undertaking this work. The results of this work may be used in reports prepared by Housing Australia or may be provided to the Australia Government and used in its own reports.

Housing Australia takes privacy seriously – your personal information is kept anonymous, strictly confidential and will not be directly attributed to you as an individual.

Your answers in this survey will in no way impact your application or eligibility for the Home Guarantee Scheme. The data will be directly communicated to Housing Australia via the lender you are submitting your application with.

Please select your survey response from the choices presented.

1. How many children/dependents do you have that are under 18 years of age, and are wholly or substantially financially dependent on you? (choose one only)

- No dependents
- 1 dependent
- 2 dependents
- 3 dependents
- 4 or more dependents

2. Which of the following are you (or intending to) also participate in? (choose all that apply)

First Home Owner's Grant (different to the Federal Government's First Home Guarantee)

NB: subject to specific eligibility requirements of your respective State/Territory Government, this grant is generally only available for newly built or substantially renovated properties.

- Stamp Duty Concession Scheme
- First Home Super Saver Scheme
- None of the above

3. Did your participation in this government scheme change the purchase price point you were originally targeting? (choose one only)

- Yes, my purchase price point increased, and I was able to spend more
- Yes, my purchase price point decreased, and I had to spend less
- No, this government scheme had no impact on my purchase price point

4. What was your housing situation at the time of applying for this government scheme? (choose one only)

- Renting as a separate household for less than 1 year
- Renting as a separate household for 1 or more years
- Renting as part of a shared household for less than 1 year
- Renting as part of a shared household for 1 or more years
- Recently sold my own home
- Living with family or friends

5. In your opinion, would it be cheaper to pay your mortgage repayments or rent? (choose one only)

- Cheaper to pay your mortgage
- Cheaper to pay rent
- Unsure/don't know

6. What is the main driver for living in the area you are intending to purchase? (choose one only)

- Cheaper living costs (e.g. bills, groceries, etc.)
- Cheaper housing costs
- Living close to other family and/or friends
- Living close to my place of work
- Purchasing my existing family home
- Other (please specify):

7. How have the following drivers impacted your choice to purchase a new home? (rank the top 3 drivers – from 1-3, with 1 being the most important)

- More stability and secure tenure
- To build wealth
- Having children or dependents
- All other accommodation options were not suitable
- Getting into the property ownership market before prices get out of reach
- Other (please specify):

8. Will you be buying in the area where you currently live (within 1 hour's travel time)? If yes, how long have you lived there?

- No, I'm planning to buy in a different area (more than 1 hour's travel time away)
- Less than 1 year
- 1 or more years and less than 2 years
- 2 or more years and less than 5 years
- 5 or more years and less than 10 years
- 10 or more years

9. How long do you anticipate the commute (on average) to your usual place of work from where you are intending to purchase?

Applicant 1:

- I do not currently work
- I work from home
- Less than 15 minutes
- 15 or more minutes and less than 30 minutes
- 30 or more minutes and less than 1 hour (60 minutes)
- 1 or more hours (60 minutes) and less than 2 hours (120 minutes)
- 2 or more hours (120 minutes+)

Applicant 2:

- I do not currently work
- I work from home
- Less than 15 minutes
- 15 or more minutes and less than 30 minutes
- 30 or more minutes and less than 1 hour (60 minutes)
- 1 or more hours (60 minutes) and less than 2 hours (120 minutes)
- 2 or more hours (120 minutes+)

10. Have you owned a property in the past? (choose one only)

No, I have never owned a property before

Yes, I have owned a property within the last 10 years

Yes, I have owned a property 10 or more years ago

If yes, did you own the last property: (choose one only)

On your own

With another person

If yes, what was the reason for selling your previously owned property? (choose one only)

Voluntary sale

Change in family circumstances (e.g. health issues, family breakdown including separation/divorce, etc.)

Change in financial circumstances (e.g. loss of job, paying off debts, etc.)

Prefer not to say

Other (please specify):

11. If you did not have access to this government scheme, would you: (choose all that apply)

Buy a property without delay by paying lenders mortgage insurance

Buy a property without delay using financial support or a guarantee from family

Not buy a property in the foreseeable future

Require more time to save up to buy a property

If you selected you required more time to save, approximately how long would you have needed to save for before buying a property? (choose one only)

Less than 1 year

Between 1 year and less than 2 years

Between 2 years and less than 3 years

Between 3 years and less than 4 years

Between 4 years and less than 5 years

5 or more years

12. If you are willing to be contacted regarding your response to help us better understand your experience with government scheme, please provide your contact details below.

Provide feedback

Showcase how the Scheme has worked for you

Name 1:

Email 1:

Phone Number 1:

Name 2:

Email 2:

Phone Number 2: