



First home super saver (FHSS) scheme – the essentials

This information is for individuals who are thinking about using their superannuation savings to purchase their first home. Find out more by visiting ato.gov.au/FHSS

What you need to know

- ✘ Don't apply unless you have made eligible personal voluntary superannuation contributions.
- ✘ Superannuation guarantee contributions made by your employer, and spouse contributions cannot be released under the FHSS scheme.
- ✘ Don't sign any property contract before you request a FHSS determination.
- ✔ You can request more than one FHSS determination before you sign a property contract but only request a release once. Your FHSS determination will let you know the maximum amount you can withdraw.
- ✘ Don't request a new FHSS determination once you have signed a property contract.
- ⚠ If there is incorrect information in your FHSS determination and you later request a release based on that incorrect information, your request may be delayed. Your release may also be cancelled and this may affect your eligibility for the scheme.
- ✘ Don't use the contribution information on your payslip when you request a FHSS determination.
- ✔ You must use information from your super fund such as a statement or transaction list to complete your FHSS determination. You need to log onto your super fund portal and check your transaction history.
- ⚠ If you have an outstanding debt with the ATO or another Commonwealth agency, your FHSS release amount may be offset against this debt. Information about HECS/HELP is below.
- ✔ Your name must be on the title of the property that you purchase.
- ✔ Notify us within 28 days of signing your contract to purchase or construct your home.
- ✔ It should take approximately 20 days to receive your FHSS amount if there are no issues with your request. You should consider this timing when you start your home buying activities.

What is FHSS?

The First Home Super Saver (FHSS) scheme can be used by first home buyers to save money inside their super fund to help buy their first home.

FHSS can be used to purchase a new or existing home in Australia.

Couples, siblings, or friends can each access their own eligible FHSS contributions to purchase the same property. If any of you have previously owned a home, it will not stop anyone else who is eligible from applying.

How much money can I save in my super for my first home?

For FHSS you can save:

- up to a maximum of \$15,000 in any one financial year
- up to a maximum of \$50,000 across all years
- you will also receive an amount of deemed earnings that relate to those contributions

Am I eligible?

- ✓ You must be 18 years old or older to request a FHSS determination or a release of amounts under the FHSS scheme (you can start to save before you turn 18)
- ✓ You can't have owned any property in Australia before including land, investment or commercial property (unless financial hardship applies).
- ✓ You can't have already applied to release money under the FHSS scheme
- ✓ There is no requirement for you to be an Australian citizen, Australian resident or an Australian resident for taxation purposes.

How do I get started?

- Check that you are eligible for FHSS **before** you start making contributions.
- You must be eligible at the time you request a FHSS Determination.
- You should check with your super fund that they will release amounts under the scheme, and whether any fees, charges or insurance implications apply.
- You need to make eligible super contributions to your super fund, these are salary sacrifice or eligible personal voluntary super contributions.
- You **don't** need to tell your employer or super fund that you intend to use FHSS.
- You **don't** need to notify the ATO or be approved to start making contributions for FHSS.

What types of super contributions do I need to make?

You can make either type of the following contributions, or a combination of:

- **Salary sacrifice contributions** are pre-tax contributions made under an agreement between an employer and an employee, where the employee agrees to forgo part of their salary or wages and have them contributed to their super instead. You **need to** talk to your employer about whether you can make this type of contribution.
- **Personal voluntary super contributions** can be made directly by you to your super fund or from your after tax pay by your employer. You **need to** contact your super fund to find out how to do this or speak to your employer about making contributions directly from your after-tax pay.
- Ask your employer how often they make salary sacrifice contributions or contributions from your after tax pay to your super fund. This is **important** as contributions must be deposited into your super fund account to count for FHSS.

- Contributions can be made in lump sums. For example, you can make one \$15,000 contribution each year. Or you may choose to make smaller, regular contributions.

How much can I withdraw?

Your FHSS determination will tell you the maximum amount you can withdraw – this is your FHSS maximum releasable amount.

The amount of eligible contributions that can count towards your maximum releasable amount across all years is \$50,000. The amount of eligible contributions that can count towards your FHSS maximum releasable amount for each financial year is \$15,000.

You can withdraw (taking into account the yearly and total limits):

- 100% of your eligible personal voluntary super contributions you have not claimed a tax deduction for (non concessional contributions)
- 85% of your eligible salary sacrifice contributions (concessional contributions)
- 85% of eligible personal voluntary super contributions you have claimed a tax deduction for (concessional contributions)
- an amount of deemed earnings associated with the contributions above.

We will withhold tax from the amount you receive to help you meet your end of year tax liabilities.

For most people tax will be calculated at your expected marginal tax rate, including Medicare levy, less a 30% offset. For example, if your tax rate is 39% including Medicare levy, we will withhold 9% withholding tax.

How do I apply?

- Apply via myGov



- You will need your super contribution statements or log onto your super fund's online portal to find your list of contributions

Most contributions will pre-fill into the online FHSS determination form, but you need to check that these details are correct before you submit your determination.

Step 1: Log into myGov and your linked **ATO account > Super > Manage Super > First Home Saver**.

⊖ You must apply for a FHSS determination **before** signing any property contract.

Step 2: Request an FHSS determination.
The maximum amount you can withdraw will be shown on the screen straight away.

Step 3: Make a request to withdraw your money. This is a FHSS release request. Make sure your determination amount is correct **before** you request a release. You can do this by checking that all the information including superannuation contributions and superannuation tax deductions are correct. Your FHSS amount will be paid into your nominated bank account.

Step 4: Notify us via myGov within 28 days after you have signed a contract to purchase or construct your home (not settlement).

You will need to tell us the date you signed the contract and the address of the property. If you don't notify us that you have done one of the above or you choose to keep the FHSS amount, you may be subject to the FHSS tax.

⚠ Salary sacrifice contributions made between 1 July 2017–30 June 2018 will not pre-fill. You need to add them into your determination yourself.

Recent super contributions may not pre-fill. Check your super fund transaction list to see if they are in your super fund account. If they are in your account, you can add them to your FHSS determination.

What if I don't buy a property within 12 months of requesting the withdrawal?

We will automatically give you an extension of time for another 12 months to sign a property contract. We will confirm this in writing.

The maximum time you have to sign a property contract or re-contribute to your super fund is 24 months from the date you ask us to withdraw your FHSS amount.

Can I use FHSS with other government schemes?

Your eligibility for the FHSS scheme will not be affected if you use other state or federal home purchasing schemes.

HECS/HELP

Amounts released as part of FHSS won't be used to reduce the account balance of your higher education or trade support loan (e.g. HELP, SFSS or TSL).

However, if you have an overdue income tax debt which includes a compulsory repayment for your study loan, then part of your released FHSS amounts will be used to pay this compulsory repayment as it forms part of your income tax debt.

This is a general summary only.

For more information, visit ato.gov.au/FHSS or speak to a registered tax professional.

