



DECLARATION OF ELIGIBILITY

Office use only

THIS BOOKLET IS YOUR DECLARATION OF ELIGIBILITY FOR PURCHASING AN AFFORDABLE HOMES PROPERTY.

By completing this booklet you are declaring that you meet the eligibility criteria listed in **PART A**.

Follow the instructions below to complete your Declaration of Eligibility.

HOW TO COMPLETE THIS DECLARATION OF ELIGIBILITY:

- ▶ The **REAL ESTATE AGENT** will complete **PART B** (First Opportunity to Purchase).
- ▶ You as the **PURCHASER** must complete **PART C** (Purchaser Details) and **PART D** (Statutory Declaration).
- ▶ You must then have **PART D** witnessed by an **AUTHORISED WITNESS**. See the grey side box for details on who can witness **PART D**.



Once ALL sections have been completed, return it to the **REAL ESTATE AGENT** who will use the addressed envelope to return the Declaration of Eligibility to the Affordable Homes team. Agents please note: completed forms can be scanned and emailed to renewalsa.ahpdeclarations@sa.gov.au provided the purchaser consents on page 4.

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STATUTORY
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NOTE:

- ▶ The information collected in these forms will be used to confirm your eligibility to purchase a home through the Affordable Homes Program.
- ▶ You may access the information you provide by contacting affordablehousing@sa.gov.au
- ▶ If you do not provide all the information requested, we may not be able to confirm your eligibility.
- ▶ **PART A** outlines income and asset limits that must be met for eligibility.

WHO CAN WITNESS THE STATUTORY DECLARATION (PART D)?

The signature of the declarant may be witnessed by an authorised Justice of the Peace, a proclaimed member of the SA police force, a notary public and commissioners for taking affidavits. You can find a witness at a:

- ▶ Courthouse
- ▶ Police Station
- ▶ Council Office
- ▶ Library
- ▶ Shopping Centre

You can also find a Justice of a Peace in your area online at <http://jp.agd.sa.gov.au/JPPublicWeb/>

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Property
 Income
 Assets
 Exceptional Circumstances
 Checked by on / /

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PART A: INCOME AND ASSET LIMITS

To be eligible for the Affordable Homes Program you must:

- Be aged over 18;
- Be a South Australian resident;
- Not own or have an interest in any residential property including land;
- Be prepared to live in the property you purchase;
- Meet the income and asset limits outlined below.

NOTE: Housing SA and community housing tenants are automatically deemed to meet income and asset limits.

**IMPORTANT
INFORMATION**

INCOME LIMITS

	Metropolitan Adelaide**	Rest of SA
Single Person	\$75,000 per annum	\$65,000 per annum
Families* with up to 3 children	\$95,000 per annum	\$80,000 per annum
Families with more than 3 children	Increases by 8% per additional child	

* Any household with two or more persons.

** Outer Adelaide, Port Lincoln, Roxby Downs & Mount Gambier are subject to the Metropolitan base rate.

ASSET LIMITS

Purchasers aged under 55:	
Households headed by a single person	Up to \$348,500
Households headed by a couple	Up to \$433,000
Purchasers aged over 55 or purchasing a license to occupy a retirement home:	
Households headed by a single person	Up to \$522,750
Households headed by a couple	Up to \$649,500

For more information on the Affordable Homes Program please visit affordablehomes.sa.gov.au

Income and asset limits are updated annually.

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PART B: FIRST OPPORTUNITY TO PURCHASE

By signing this document the Real Estate Agent confirms that the Purchaser is the first person with approved 'in principle' finance to make a genuine offer to purchase the mentioned property. The Agent **MUST NOT** complete this form if there is a current 'First Opportunity to Purchase' regarding another offer to purchase the same property. The 'First Opportunity to Purchase' will expire 5 business days from the date of signing this form.

All parties please note: This is not a contract of sale document. Both the purchaser and vendor must sign a contract before this offer becomes legally binding. An offer may be withdrawn at any time before signing a contract of sale document.

This offer to purchase is subject to the purchaser producing a signed and witnessed Statutory Declaration (**PART D**) confirming the purchaser's eligibility for the Affordable Homes Program, to be sighted by the real estate agent. **If a satisfactory Statutory Declaration is not produced within 5 business days, this opportunity to purchase will be cancelled. The Agent may then offer the property to the next interested party.**

To be
completed by
**REAL ESTATE
AGENT**

Purchaser(s)	
Current Address	
Contact Number	

Offer submitted	<input type="text"/> / <input type="text"/> / <input type="text"/>	Housing SA property number (established properties only)	<input type="text"/>
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The customer(s) listed in **PART C** has the first opportunity to purchase the property located at:

<input type="text"/>

during its 30 45 90 day

exclusive period, expiring on

<input type="text"/>	/	<input type="text"/>	/	<input type="text"/>
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subject to the return of a completed Statutory Declaration by

<input type="text"/>	/	<input type="text"/>	/	<input type="text"/>
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(5 business days from date offer submitted)

Letter of Financial approval sighted	<input type="checkbox"/> Yes <input type="checkbox"/> No	Contract sale price	\$ <input type="text"/>
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Estimated settlement date	<input type="text"/> / <input type="text"/> / <input type="text"/>
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Agent Details	
Agent Name	<input type="text"/>
Agent Signature	<input type="text"/>
Agency	<input type="text"/>
Contact Details	Work <input type="text"/> Mobile <input type="text"/>
	Email <input type="text"/>

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PART C: PURCHASER DETAILS

(Please tick appropriate box)

Are you a Housing SA tenant?

No

Yes

Customer #

Are you a Community Housing tenant?

No

Yes

CHO

If you answered **YES** to either of the above questions you are automatically eligible, please sign below and proceed to **PART D**.

To be
completed by
PURCHASER

Please provide the following details for yourself and ALL other household members who will be registered owners.

Names of purchasers	Date of Birth	Centrelink income (per year)	Gross Wages (per year)	Other income (per year)	Assets (includes savings and investments)
	/ /	\$	\$	\$	\$
	/ /	\$	\$	\$	\$
	/ /	\$	\$	\$	\$
	/ /	\$	\$	\$	\$

NOTE: The details of all household members whose names will appear on the title should be listed.

Total household income	\$	Total number of people in household	
Total household assets	\$		

Contact number			
Email			
Current Street Address			
Suburb		Postcode	

I/We warrant that all persons whose name will appear on the property title are aware that their personal information is being disclosed to the Affordable Homes Program and that all details provided on this form are to the best of my/our knowledge accurate at the time of signing.

Signed:

Date: / /

Signed:

Date: / /

I consent to the Government of South Australia using third parties (Agent) to arrange for the completion of this form and the collection and delivery (email) of the information in this form to the Affordable Homes Program.

Signed:

Date: / /

Signed:

Date: / /

DECLARATION OF ELIGIBILITY

PART D: STATUTORY DECLARATION

STATUTORY DECLARATION

I, Mr Mrs Ms

(Please print) (LAST NAME) (GIVEN NAMES)

of

(ADDRESS OF THE PERSON MAKING THE DECLARATION) **Postcode**

in the State of South Australia.

To be
completed by
PURCHASER

In conjunction with all those persons (**Other Registered Proprietor(s)**) listed in **PART C** (Purchaser Details) of the Declaration of Eligibility of which this Statutory Declaration forms part as persons to be registered on the title of the property.

I DO SOLEMNLY AND SINCERELY DECLARE THAT:

I. Income and Asset Limits

My/our income and assets are as specified in PART C of the Eligibility Declaration, and are within the eligibility limits set out in **PART A** of the Eligibility Declaration, or that I am a Housing SA tenant with no outstanding SAHT debt or a Community Housing tenant.

AND

II. Intent to live in the property

I and the Other Registered Proprietor(s) intend to reside in the property purchased through the Affordable Homes Program for a continuous period of 6 months (or shorter period approved by the Affordable Homes Program*), within 12 months after settlement of the property transaction (or within longer period approved by the Affordable Homes Program).

*AND I Declare that I am aware that the requirements of the Affordable Homes Program and that the provisions of this Statutory Declaration differ from, and are in addition to, the requirements of the First Home Owner Grant Act 2000 (SA) (Act) (including without limitation the requirements of section 12 of the Act) and that if I wish to apply for any grant under the Act, I must comply with both sets of requirements

AND

III. Ownership of property

Note: Please mark A or B and cross out the statement (A or B) which does not apply.

A) Retirement Home

In the case of a retirement home, neither I nor any of the Other Registered Proprietor(s) will have a direct or indirect interest in any residential property or land other than the property listed in **PART B** of the Eligibility Declaration, within 6 months of finalising the licence to occupy.

OR

B) All other homes:

In the case of a residential property not being a retirement home, neither I nor any of the Other Registered Proprietor(s) own or have a current direct interest in any residential property or land.

Except where (please tick if applicable):

- There is a binding contract for the sale of my/our property; and/or
- There are exceptional circumstances* that I believe should be taken into account when assessing my/our eligibility for the Affordable Homes Program and property settlement will be delayed.

(*Documentary evidence will need to be provided to support claims for 'exceptional circumstances'.)

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I DO SOLEMNLY AND SINCERELY DECLARE THAT:

CONTINUED

AND

IV. Acknowledgement

I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act 1936.

I understand that it is a criminal offence to wilfully make a declaration knowing it to be untrue in any material particular, and that I could be imprisoned for a term of up to four years if convicted.

Declared at in the State of South Australia
(SUBURB)

This day of 20
(DAY) (MONTH) (YEAR)

Full Name of Declarant (PERSON ONE)

By
(Please print) (LAST NAME) (GIVEN NAMES)

.....
(SIGNATURE OF DECLARANT)

Full Name of Declarant (PERSON TWO)

By
(Please print) (LAST NAME) (GIVEN NAMES)

.....
(SIGNATURE OF DECLARANT)

Before me (authorised witness):

Full Name of Witness

(Please print) (LAST NAME) (GIVEN NAMES)

.....
(SIGNATURE OF WITNESS)

ID (if applicable)