



PARLIAMENTARY BUDGET OFFICE

NSW Parliament • Parliament House, Macquarie Street Sydney 2000

Election Costing Request Form

Details of request	
Party:	Australian Labor Party (NSW Branch)
Name of Policy:	HELP for Homes
Date of request:	2 February 2015

Description of policy	
Summary of policy (please attach copies of relevant policy documents):	First homebuyers will be allowed to pay off their stamp duty over time in affordable instalments as part of a concessional loans scheme.
What is the purpose or intention of the policy?	Support first home buyers to fund the cost of buying their own home.
Has the policy been publicly released yet?	

Your estimated costing of the policy ¹						
	2014/15 \$'000	2015/16 \$'000	2016/17 \$'000	2017/18 \$'000	4 Yr Total \$'000	Other years ² \$'000
Impact on General Government Sector (GGS) net operating result ³						
Impact on GGS capital expenditure ⁴						
If different from above, impact on total State Sector net financial liabilities ⁵						

¹ Amounts should be expressed in nominal dollars. GGS - General Government Sector.

² Please provide information on other years if spending occurs outside the forward estimate years and will be required to cost the policy.

³ Negative for a saving that reduces expenditure

⁴ Negative for a reduction in capital expenditure.

⁵ Only required if proposal is outside GGS. Negative for a reduction in net financial liabilities.

Key assumptions made in the policy	
Does the policy relate to a previous announcement? If yes, which announcement?	No.
What assumptions have been made in deriving the financial impacts in your estimated costing? <i>(See checklist)</i>	<p>Labor's programme will be available to first home buyers who purchase a property to live in in New South Wales valued up to \$750 000.</p> <p>Balances outstanding will be indexed based on movements in the Consumer Price Index to ensure the real value of the stamp duty is preserved for tax-payers. Beyond this no interest will be charged on monies outstanding.</p> <p>In the event of early sale, the balance of stamp duty still owing will be immediately repayable.</p> <p>Home owners will pay off their loan in fortnightly or monthly instalments consistent with arrangements that apply for a typical private sector home loan.</p> <p>Purchasers would be able to pay off their tax burden over a maximum of five years but the government would be "protected", with stamp duty guaranteed against the property in the same way as unpaid land tax.</p>
Is there a range for the costing or any sensitivity analysis that you have undertaken?	No.
Are there associated savings, offsets or expenses? If yes, please provide details.	..

Administration of policy	
Intended date of implementation:	1 January 2016
Intended duration of policy:	Ongoing.
Who will administer the policy (e.g. Government entity, non-government organisation, etc.)?	Payments will be collected by the Office of State Revenue.
Are there any specific administrative arrangements for the policy that need to be taken into account?	No.
Are there transitional arrangements associated with policy implementation?	..

If the policy is mainly an expenditure⁶ commitment	
Demand driven or a capped amount:	Demand driven
Eligibility criteria or thresholds:	See options above.

⁶ Expenditure is operating expenses, e.g. salaries, interest cost and grants. Expenditures are fully included in the impact on operating balance.