



Cloncurry Home Owner Grant Policy

POLICY

CS 0026

1. Background and Context

This policy is an initiative of Cloncurry Shire Council to provide financial assistance to encourage new home construction by eligible participants within the Cloncurry Shire townships of Cloncurry and Dajarra.

It is intended to complement and does not replace the support provided to new home buyers by other levels of government. That is, eligible applicants will be able to apply for the Cloncurry Home Owner Grant on top of any other support received; and may be eligible to receive the Cloncurry Home Owner Grant in some situations where other programs are not available (e.g., a new home in Cloncurry, but not the applicant's first home).

The Grant is intended for owner-occupiers per new home or relocated home; not to each of the applicants for the same home / dwelling.

Council has resolved to offer financial incentives to increase the likelihood of persons relocating to the area and establishing new residential dwellings.

2. Scope

Eligible applicants are invited to apply for a one-off Grant of up to \$30,000.00 to offset expenses associated with building;

- a New Home in the Cloncurry Shire local government area; or
- relocating an existing dwelling from outside of the Cloncurry Shire local government area.

3. Objectives

The objectives of this policy are to:

3.1 Encourage new home construction in Cloncurry for owner occupiers;

3.2 Reduce accommodation-based barriers to population attraction and retention;

4. Definitions

In this policy:

Term	Definition
Council	Cloncurry Shire Council

Term	Definition
Cloncurry Shire Home Owner Grant	A Grant of up to \$30,000 towards building a new home or relocated home, depending on the style of the property; New home: The Grant is paid on 10% of the value of the new home to the maximum value of \$30,000. e.g. New Home value \$300,000.00 X 10% = \$30,000. Relocated home: The grant is paid on 10% of a market appraisal or bank valuation within 30 days of the building certification. e.g. bank valuation \$120,000.00 X 10% = \$12,000.
Grant	Cloncurry Home Owner Grant
New Home	A new home is a house that has never been occupied as a place of residence or sold as a place of residence. The dwelling must be classified as a Class 1a dwelling as set out in the Building Code of Australia with a total area of all floors greater than 100m ² (verandahs and decks are not included in this amount unless fully enclosed). The Grant may also be available for new homes that have been moved from one site to another (including kit homes, manufactured homes).
Relocated home	A relocated home is a house that has been relocated from another site to a vacant block of land. A house cannot be relocated from within the Cloncurry Shire. The dwelling must be classified as a Class 1a dwelling as set out in the Building Code of Australia with a total area of all floors greater than 100m ² (verandahs and decks are not included in this amount unless fully enclosed).
Value of the property	The applicant will be required to indicate the value of the property to calculate the grant. The applicant will be required to provide evidence of this value. For a New Home, this can be in the form of an executed Building Contract for the construction of the dwelling. For a relocated home, this will be a market appraisal or bank valuation.
Townships	Are the areas identified in Council's Planning Scheme as 'Township' within the Zones of Cloncurry and Dajarra
Permanent Resident	A person who holds a permanent visa or is a New Zealand citizen with a special category visa, as defined by the Migration Act 1958 (Cwlth). A New Zealand citizen with a special category visa must have a current New Zealand passport to be a permanent resident.
Related Person	A parent, child, grandparent, sibling, uncle or aunt of an applicant, or the spouse of any of these.

5. Roles and Responsibilities

The Chief Executive Officer is responsible for the execution of the policy.

The policy and administration of the Cloncurry Home Owner Grant Program is the responsibility of the Director of Community and Economic Development.

Grants offered under the Cloncurry Home Owner Grant Program will be decided by resolution of Council.

6. Policy

6.1 Eligibility Criteria

To be eligible for the Cloncurry Shire Home Owner Grant, applicants must meet the following criteria:

Applicants: Must have built and own a New Home or Relocated Home.

Age: You (and any co-applicants for the Grant) are natural persons aged 18 years or older.

Residency Requirement: The applicant must be an Australian citizen or permanent resident.

Property Type: The property must be a New Home or a Relocated Home, as defined in this policy.

Previous Grant Recipient: You or any co-applicants must not have previously received the Grant.

Property Location: The property must be located within the Townships of Cloncurry or Dajarra, as identified in the Council's Planning Scheme.

Residence Requirements: You must provide evidence that you moved into the premises within 30 days of the issue of the Final Certificate and lived there continuously for a period of 12 months.

Applications will not be considered if:

- An applicant is a trust or company (i.e. not an individual)
- You build your home with Financial Help from a Related Person (who is not eligible for the Grant) who will also occupy the home.
- Rates and charges for the property are currently in arrears

The Council will assess all applications received in accordance with the eligibility criteria and the Policy and any decision made by Council on any application is final.

Urban Renewal and Revitalisation Program: Receiving funding through the Urban Renewal and Revitalisation Program for the demolition of a building intended for future development does not affect eligibility for the Home Owner Grant.

6.2 Grant Amount

The Grant amount is determined as follows:

New Homes: 10% of the value of the New Home, up to a maximum of \$30,000.

Relocated Homes: 10% of the market appraisal or bank valuation, up to a maximum of \$30,000.

6.3 Application Process

Application Submission: Applicants must submit a completed application form along with all required supporting documents, including proof of residency, property valuation, and proof of ownership. Application must be submitted using Council online application form.

Assessment: Applications will be assessed by the Cloncurry Shire Council in accordance with the policy to ensure they meet all eligibility criteria.

Approval and Payment: Successful applicants will be notified in writing. The Grant will be paid in a single lump sum upon confirmation that the property meets all requirements and the acquittal has been completed and accepted by Council.

6.4 Conditions of the Grant

- a. Use the Grant solely to offset eligible expenses associated with the construction of the New Home or the relocation and substantial renovation of an existing dwelling.
- b. The Recipient must move into the property within 30 days of the issue of the final building certification and occupy the home as their primary residence for a minimum of 12 continuous months.
- c. The Recipient must maintain compliance with all eligibility criteria set out in Policy CS 0026, including:
 - i. Being a natural person aged 18 or older.
 - ii. Being an Australian citizen or permanent resident.
 - iii. Not having previously received the Cloncurry Home Owner Grant.
 - iv. Not constructing the home with financial help from a related person who will also live in the home (if that person is not eligible).
- d. The grant Recipient will
 - i. use the grant solely for the purpose approved by Council; and
 - ii. notify Council immediately of any proposed changes to the approved project scope, timeline or ownership; and
 - iii. Comply with all relevant laws, permits, and approvals; and
 - iv. Maintain adequate insurances for the delivery of the works:
 - v. Indemnifies Council against all claims arising from the project; and
 - vi. Allow Council officers reasonable access to inspect the project and confirm progress or completion.
- e. Permit Council to audit Grant use, documentation, and evidence of residency as required.
- f. The Grant is non-transferable and must only be used by the approved Recipient for the approved property.
- g. The property must have a total area that meets the criteria outlined in clause 4 of this policy.
- h. All constructions and renovations must comply with local building codes, regulations, and Council planning schemes.

6.5 Monitoring and Compliance

Audit: The Cloncurry Shire Council reserves the right to audit the use of the Grant funds and the occupancy status of the property.

Repayment: If the applicant fails to meet the conditions of the Grant, including the residency requirement, the Council may require the repayment of the Grant in full.

7. Accountability and Reporting

This policy will be reviewed as required to ensure it continues to meet the objectives of increasing housing stock, population growth, and economic development within the Cloncurry Shire. The Council reserves the right to amend or discontinue the policy at any time.

References and Related Documents:

Cloncurry Home Owner Grant Application Form (online)

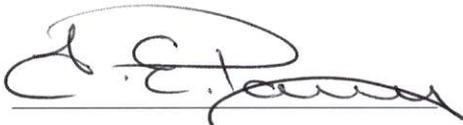
Cloncurry Home Owner Grant Funding Agreement

Cloncurry Home Owner Grant Acquittal Form (online)

POLICY VERSION AND REVISION INFORMATION

Version No.	Approval	Date Approved	Review Date
1	Council Resolution 319.2024	20 August 2024	August 2026
2	Council Resolution 10.2026	27 January 2026	December 2028

Policy Approved by: Tammy Parry



Title: Chief Executive Officer