

NORTHERN TERRITORY OF AUSTRALIA

HOUSING ASSISTANCE SCHEMES REGULATIONS

As in force at 14 March 2001

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NORTHERN TERRITORY OF AUSTRALIA

As in force at 14 March 2001

HOUSING ASSISTANCE SCHEMES REGULATIONS

Regulations under the *Housing Act*

1 Citation

These Regulations may be cited as the *Housing Assistance Schemes Regulations*.

2 Interpretation

(1) In these Regulations, unless the contrary intention appears:

approved means approved by the Chief Executive (Housing).

first home owner's assistance means:

- (a) a first home owner grant under the *First Home Owner Grant Act*;
- (b) an amount to be used as, or to form part of, a deposit under the Homenorth Early Start Deposit Assistance Scheme set out in Schedule 8; or
- (c) any other amount provided by the Commonwealth or the Territory under a scheme for the payment of grants to first home owners.

gross weekly income, in respect of a person, means the gross weekly income of the person and the persons spouse.

interest subsidy means the payment, under and in accordance with Schedule 4 or 9, by the Chief Executive (Housing) on behalf of a person of a proportion of interest payable each month by that person in respect of a loan advanced to him or her.

lender includes a bank, building society, credit union, finance company and insurance company.

market rate, in respect of the rate of interest per annum payable on a housing loan advanced under these Regulations, means the Commonwealth Bank of Australia variable home lending rate per annum as applying from time to time.

market value has the same meaning as in the Act except that, for the purposes of Schedules 1, 3 and 6, a reference to a dwelling is to be read as a reference to a house.

purchase price, in relation to Schedules 2, 5 and 7, means the amount for which a dwelling (including the land on which the dwelling is situated) is sold in accordance with section 35 of the Act.

Scheme means a prescribed housing scheme or a prescribed housing assistance scheme set out in a Schedule to these Regulations.

spouse includes a de facto spouse.

valuer means a valuer within the meaning of the *Valuation of Land Act*.

Valuer-General means the Valuer-General within the meaning of the *Valuation of Land Act*.

- (2) Where, under these Regulations, an application is made by more than one person and a housing loan or other assistance is advanced to or paid on behalf of those persons, a reference to gross weekly income in these Regulations is to the combined gross weekly incomes of those persons.
- (3) In these Regulations, a reference to the spouse of a person is to the spouse with whom the person is living.
- (4) For the purposes of Schedules 4 and 9, a person has previously received financial assistance if the person has:
 - (a) under the Housing Act as in force at any time, including as in force at any time before the commencement of the *Housing Act 1982*, received financial assistance to purchase, construct, add to, alter, modify, repair or complete a house; or
 - (b) purchased a house under a scheme referred to in the Housing Act as in force at any time, including as in force at any time before the commencement of the *Housing Act 1982*.
- (5) Where, under these Regulations, an application for assistance under a Scheme is made by more than one person jointly, a reference in these Regulations to a person in relation to that assistance includes a reference to all those persons or the survivor or survivors of those persons, as the case may be.

3 Schemes

- (1) The Schemes set out in Schedules 1, 3, 4, 6, 8 and 9 are prescribed housing assistance schemes for the purposes of section 24 of the Act.
- (2) The Schemes set out in Schedules 2 and 7 are prescribed housing schemes for the purposes of section 22 of the Act and prescribed housing assistance schemes for the purposes of section 24 of the Act.
- (3) The Scheme set out in Schedule 5 is a prescribed housing scheme for the purposes of section 22 of the Act.

3A False statement

Where a person, who has entered into an agreement with the Chief Executive (Housing) under a Scheme set out in a Schedule to these Regulations, has knowingly supplied false information in respect of information required to be supplied for the purposes of the Scheme and the Chief Executive (Housing) has, relying on that information, made a payment under the Scheme:

- (a) the person shall be taken to have breached the agreement; and
- (b) the Chief Executive (Housing) may, on giving written notice, cease making further payments under the Scheme and recover the money it has paid under the Scheme from the person as a debt due and payable by the person to the Chief Executive (Housing).

4 Transitional

Where, before the commencement of these Regulations, a person had been advanced a loan for the purchase of premises or a dwelling under a Scheme for providing assistance in the purchase of housing approved by the Minister under section 24 of the Act, the loan shall be deemed, on and from the commencement, where the loan was in respect of the purchase of:

- (a) premises, to have been advanced to the person under the Homenorth Easy Start Home Purchase Assistance Scheme as specified in Schedule 1; or
- (b) a dwelling, to have been advanced to the person under the Homenorth Sales Scheme as specified in Schedule 2,

and the provisions of that Scheme shall apply to and in relation to the loan and to the person to whom the loan was advanced as if the loan had been advanced under that Scheme, and a reference in the Scheme to the advance of a loan shall include that loan.

5 Continuation of certain Schemes

- (1) The Homenorth Homestart Loan Scheme set out in Schedule 6 to these Regulations as in force immediately before 4 September 2000 continues to apply in relation to the following:
 - (a) housing loans advanced under that Scheme before that date;
 - (b) housing loans advanced on or after that date on applications approved in principle under that Scheme before that date.
- (2) The Homenorth Homeshare Tenant Equity Scheme set out in Schedule 7 to these Regulations as in force immediately before 4 September 2000 continues to apply in relation to the following:
 - (a) housing loans advanced under that Scheme before that date;
 - (b) housing loans advanced on or after that date on applications approved in principle under that Scheme before that date.
- (3) The Homenorth Early Start Deposit Assistance Scheme set out in Schedule 8 to these Regulations as in force immediately before 4 September 2000 continues to apply in relation to the following:
 - (a) amounts advanced to or paid on behalf of persons under that Scheme before that date;
 - (b) amounts advanced to or paid on behalf of persons on or after that date on applications approved under that Scheme before that date.
- (4) The Homenorth Assist Interest Subsidy Scheme set out in Schedule 9 to these Regulations as in force immediately before 4 September 2000 continues to apply in relation to the payment of interest subsidies to approved lenders in respect of loans advanced by those lenders to persons to whom certificates of eligibility were issued under that Scheme before that date.

Schedule 1 Homenorth Easy Start Home Purchase Assistance Scheme

regulation 3

1. Loan advances

Subject to this Scheme, the Chief Executive (Housing) may advance a housing loan under clause 4 to a person for the purchase, erection, completion, repair or modification of premises.

2. Restrictions on advances under clause 4

A person is not eligible for a housing loan under clause 4:

- (a) unless otherwise approved, if the person, the spouse or a dependant of the person owns or has previously owned premises in the Territory;
- (b) unless the Chief Executive (Housing) is satisfied that the person lives or will live in the premises to which the application relates;
- (c) to enable the purchase or construction of premises having a market value of more than \$120,000 or, where another amount is agreed on between the Minister and the Treasurer, of more than that other amount;
- (d) unless the person has an amount of not less than 5% of the market value of the premises to which the application relates:
 - (i) which will be, or form part of, the deposit for the purchase of the premises; and
 - (ii) of which not less than \$2,000 is the persons own savings and not obtained by way of a loan or in any other way encumbered or committed; or
- (e) unless the Chief Executive (Housing) is satisfied that the person has the financial ability to repay the housing loan.

3. Persons who may apply

A person whose gross weekly income is not less than \$300 and not more than \$600 may apply to the Chief Executive (Housing) for a housing loan under clause 4.

4. Determination of application

Where the Chief Executive (Housing) receives an application under clause (3), it may:

- (a) grant the application and advance a housing loan to the person; or
- (b) reject the application.

5. Maximum amount of assistance

- (1) The amount that the Chief Executive (Housing) may advance as a housing loan under clause 4 shall not exceed:
 - (a) \$90,000 or such other amount as the Minister may, from time to time, determine; or
 - (b) 95% of the market value of the premises,whichever is the lesser.
- (2) Subclause (1) does not operate so as to require the Chief Executive (Housing) to advance to an applicant the maximum amount determined under that subclause and the Chief Executive (Housing) may advance such lesser amount to an applicant as it determines.

6. Rate of interest

- (1) Subject to this Scheme the rate of interest payable by a person on a housing loan advanced under this Scheme is:
 - (a) the rate specified in Column 2 of the Table to this clause opposite the range of gross weekly income into which the person's gross weekly income, as at the time the application for the loan is made, falls, specified opposite in column 1;
 - (b) the market rate; or
 - (c) the rate from time to time determined by the Minister by instrument in writing,whichever is the lesser.
- (2) Notwithstanding subclause (1), the rate of interest payable on a housing loan advanced under clause 4 shall, with effect on and from the expiration of each 12 months after interest first becomes payable under the housing loan, be from time to time increased by the Minister by instrument in writing, having given regard to prevailing economic conditions (in particular changes in current

bank interest rates and the consumer price index), but:

- (a) shall not be increased by more than 0.5% per annum at a time; and
 - (b) shall not be increased if the interest rate payable is equal to or greater than 1% more than the market rate.
- (3) Where the operation of subclause (2) varies the rate of interest payable by a person under this Scheme, the variation so made shall become due and payable on and from the monthly instalment next payable under the housing loan after that variation.
- (4) Where the gross weekly income of a person contains an amount which is not a whole dollar, the gross weekly income of the person shall, for the purposes of the Table to this clause, be calculated exclusive of that amount.

TABLE

Column 1			Column 2
Gross weekly income			Rate of interest
Not less than		Not more than	%
\$		\$	
300	–	350	5
351	–	400	6
401	–	450	7
451	–	500	8
501	–	550	9
551	–	600	10

7. Loan to be secured by mortgage

- (1) A housing loan advanced under clause 4 shall be secured by a mortgage over the premises in respect of which the loan is made and, unless otherwise approved, shall be secured by a first mortgage.

8. Application for transfer of loan arrangements

- (1) Where a person has, by way of a housing loan under clause 4, purchased premises and:
- (a) the mortgage executed in relation to the housing loan has not been discharged; and

- (b) the person has, unless otherwise approved, occupied the premises for a period of not less than 3 years after the mortgage was so executed,

the person may apply to the Chief Executive (Housing) to sell the premises and discharge the mortgage and, subject to this Scheme, for an advance from the Chief Executive (Housing) of an amount specified in the application, being an amount not more than the amount used to discharge the mortgage, for the purposes of the purchase of the premises or residential block specified in the application on the same terms and conditions on which the housing loan under clause 4 was granted.

- (2) A person making an application under subclause (1) shall provide the Chief Executive (Housing) with such information as it requires, including information in relation to the person's gross weekly income.

9. Determination of application for transfer of loan arrangements

- (1) Where the Chief Executive (Housing) receives an application under clause 8(1), it may:
 - (a) subject to subclause (2) and clause 10, grant the application; or
 - (b) reject the application.
- (2) The Chief Executive (Housing) shall not grant an application under subclause (1)(a) unless it is satisfied that the person making the application will, if the application is granted, purchase and apply, in accordance with guide-lines, from time to time published by the Chief Executive (Housing), all the proceeds received by the person from the sale of the premises referred to in clause 8(1) towards the purchase of the premises or residential block specified in the application.
- (3) Subject to this Scheme, where the Chief Executive (Housing) grants an application under subclause (1)(a), it shall make an advance to the person to whom the grant relates of an amount not more than:
 - (a) the amount applied for in the application; or
 - (b) the difference between:
 - (i) the amount required to purchase the premises or residential block specified in the application; and

- (ii) the amount of proceeds referred to in subclause (2) received by the person,

whichever is the lesser.

- (4) Notwithstanding subclause (3), the Chief Executive (Housing) may advance to an applicant under that subclause such lesser amount as it determines.

10. Restrictions on advances under clause 9

A housing loan shall not be advanced to a person under clause 9 -

- (a) unless otherwise approved, to enable the person to refinance an existing loan; or
- (b) if the person, the spouse or a dependant of the person owns premises in the Territory, other than the premises the subject of the person's housing loan under clause 4 or specified in the person's application under clause 8(1);
- (c) unless otherwise approved, if the person, the spouse or a dependant of the person has previously owned premises in the town in the Territory in which is situated the premises or residential block specified in the person's application under clause 8(1); or
- (d) unless the Chief Executive (Housing) is satisfied that the person lives or intends to live in the premises or on the residential block specified in the person's application under clause 8(1).

11. Lapse of grant of transfer of loan arrangements

- (1) Unless otherwise approved, the grant of an application under clause 9(1)(a) lapses immediately on the expiration of 3 months after the date of the grant unless the person to whom that grant relates has:
 - (a) sold the premises owned by the person;
 - (b) purchased the premises or residential block specified in the person's application under clause 8(1); and
 - (c) in the case of the purchase of a residential block, built or, in the opinion of the Chief Executive (Housing), entered into a binding agreement to build, a house on the block.
- (2) Nothing in subclause (1) prevents a person referred to in that subclause from making a further application under clause 8(1).

12. Transferred loan to be secured by mortgage

- (1) A housing loan advanced under clause 9 shall be secured by a mortgage over the premises or residential block in respect of which the loan is made.
- (3) A mortgage referred to in subclause (1) shall be deemed to contain a provision:
 - (a) that the mortgagor shall:
 - (i) apply all the proceeds referred to in clause 9(2) to the purchase of the premises or the residential block the subject of the mortgage; and
 - (ii) where the purchase to which the mortgage relates is of a residential block, complete, to the satisfaction of the Chief Executive (Housing), the erection of a house on the block not later than 12 months, or such longer period as may be approved, after the date of execution of the mortgage; and
 - (b) that a failure to comply with paragraph (a) shall be deemed to be a breach of the mortgage and subject to the provisions of the mortgage relating to a breach of the mortgage.

13. Rate of interest

- (1) Subject to this Scheme, the rate of interest payable by a person on a housing loan advanced under clause 9 is the rate that was payable by the person on the housing loan advanced to the person under clause 4, and in respect of which the application for the housing loan under clause 9 related, as at the date of the discharge of the mortgage securing that housing loan.
- (2) Notwithstanding subclause (1), the rate of interest payable on a housing loan advanced under clause 9 shall, with effect on and from the dates determined under subclause (4), be from time to time increased by the Minister by instrument in writing, having given regard to prevailing economic conditions (in particular changes in current bank interest rates and the consumer price index), but:
 - (a) shall not be increased by more than 0.5% per annum at a time; and
 - (b) shall not be increased if the interest rate payable is equal to or greater than 1% more than the market rate.

- (3) Where the operation of subclause (2) varies the rate of interest payable by a person under this Scheme, the variation so made shall become due and payable on and from the monthly instalment next payable under the housing loan after that variation.
- (4) For the purposes of subclause (2), the dates are those on which the rate of interest would have increased under clause 6(2) in respect of the housing loan advanced under clause 4 to the person, and in respect of which the application for the housing loan under clause 9 related, had the mortgage securing that housing loan not been discharged.

14. Repayment of loan

- (1) A person to whom a housing loan under this Scheme is advanced shall repay the loan to the Chief Executive (Housing), together with such other amounts as fall due for repayment under this Scheme -
 - (a) subject to clause 15, unless otherwise approved, by monthly instalments of not less than 25% of the monthly equivalent of the person's gross weekly income; and
 - (b) not later than 45 years after the date on which the principal is first payable under the housing loan.
- (2) For the purposes of subclause (1)(b) and clause 15(1)(b), the date on which the principal is first payable under a housing loan advanced under clause 9 is the date on which the principal was first payable under the housing loan advanced under clause 4 to the person, and in respect of which the application for the housing loan under clause 9 related.

15. Review of repayment of loan

- (1) The Chief Executive (Housing):
 - (a) may:
 - (i) at the request of the person to whom a housing loan is advanced under this Scheme; or
 - (ii) of its own volition; and
 - (b) shall at the expiration of each period of 3 years after the date on which the principal is first payable under the housing loan,

review the monthly instalments required by clause 14(1) to be made on the loan and, where the Chief Executive (Housing) is satisfied that the review shows that the gross weekly income referred to in that clause in relation to the loan has varied, it may, for that reason,

but not otherwise, vary those monthly instalments, either by increasing or decreasing them, so that those monthly instalments are not less than 25% of the monthly equivalent of the person's gross weekly income.

- (2) Where the Chief Executive (Housing) under subclause (1) varies the monthly instalments payable by a person under this Scheme, the variation so made shall become due and payable on and from the date of the monthly instalment next payable under the housing loan after the variation is made.

15A. Rate of interest where not residing in premises

Notwithstanding anything to the contrary in this Scheme, where:

- (a) a person is advanced a housing loan under this Scheme and the mortgage executed in relation to the housing loan has not been discharged; and
- (b) the person to whom the housing loan is advanced does not reside, for whatever reason, in the premises to which the housing loan relates for a period of time,

the Chief Executive (Housing) may increase the rate of interest payable on the housing loan, with effect for that period only, to a rate it considers suitable, but that rate must not be greater than 1% more than the market rate.

15B. Fees and charges

- (1) The Chief Executive Officer (Housing) may levy fees and charges associated with administering a housing loan under this Scheme.
- (2) Fees and charges levied under subclause (1) may include, but are not limited to, third party dishonour fees (passed on by a financial institution), valuation fees and administration fees (including arrears management fees).
- (3) Fees and charges levied under subclause (1) are to be paid by the person who is advanced a housing loan under this Scheme.
- (4) Fees and charges levied under subclause (1) are to be approved by the Minister.

16. *Building Act*

A housing loan under this Scheme shall not be advanced to a person for the purpose of the erection, completion, repair or modification of premises in a manner which does not comply with the Building Act.

17. Commonwealth-Territory housing agreement

For the purposes of paragraph 19(b)(ii) of the Housing Agreement between the Commonwealth of Australia and the Territory dated 24 May 1990, the difference between the amount paid by a person to whom a housing loan is advanced under this Scheme and the amount that would have been payable by that person if the rate of interest on the housing loan was equal to that payable under a Commonwealth Bank of Australia variable home loan is subsidy assistance to be recovered by the Territory, except in the case of hardship, in accordance with that paragraph.

18. Limitation of operation of Scheme

The Chief Executive (Housing) may not grant an application or advance a housing loan under clause 4 after 30 June 1997.

Schedule 2 Homenorth Sales Scheme

regulation 3

1. Sale of dwellings

Subject to this Scheme, the Chief Executive (Housing) may sell to a person a dwelling and, for that purpose, may advance a housing loan under this Scheme to the person.

2. Restriction on Scheme

A person is not eligible to purchase a dwelling and to an advance of a housing loan for that purpose under clause 4:

- (a) unless otherwise approved, if the person, the spouse or a dependant of the person owns a dwelling in the Territory;
- (b) unless the Chief Executive (Housing) is satisfied that the person lives or will live in the dwelling in respect of which the application relates;
- (c) unless the person has an amount of not less than 5% of the purchase price of the dwelling to which the application relates:
 - (i) which will be, or form part of, the deposit for the purchase of that dwelling; and
 - (ii) of which not less than \$2,000 is the person's own savings and not obtained by way of a loan or in any other way encumbered or committed.

3. Persons who may apply

Subject to this Scheme, a person who is the tenant of a dwelling may apply, or that person and an approved person may jointly apply, to the Chief Executive (Housing) to purchase that dwelling and for the advance under clause 4 of a housing loan to purchase that dwelling.

4. Determination of application

Where the Chief Executive (Housing) receives an application under clause 3, it may:

- (a) grant the application by selling the dwelling and making an advance to purchase the dwelling to the person making the application, or jointly to that person and an approved person, where that application is made in their joint names; or

- (b) reject the application.

6. Maximum amount of advance

- (1) The Minister may from time to time, having regard to the market value of dwellings, determine by instrument in writing the maximum amount the Chief Executive (Housing) may advance as a housing loan under clause 4.
- (2) Subclause (1) does not operate so as to require the Chief Executive (Housing) to advance to an applicant the maximum amount determined under that subclause and the Chief Executive (Housing) may advance such lesser amount to an applicant as it determines to be appropriate, but such amount:
 - (a) shall be based on the gross weekly income of the person making the application under clause 3; and
 - (b) shall not exceed the purchase price of the dwelling plus any costs of and incidental to the sale of the dwelling less the amount of the deposit referred to in clause 2(c).

7. Rate of interest

- (1) Subject to this Scheme, the rate of interest payable by a person on a housing loan advanced under this Scheme is:
 - (a) the rate specified in Column 2 of the Table to this clause opposite the range of gross weekly income into which the person's gross weekly income, as at the time the application for the loan is made, falls, specified opposite in Column 1; or
 - (b) the rate from time to time determined by the Minister by instrument in writing,

whichever is the lesser.

- (2) Notwithstanding subclause (1), the rate of interest payable on a housing loan advanced under clause 4 shall, with effect on and from the expiration of each 12 months after interest first becomes payable under the housing loan be from time to time increased by the Minister by instrument in writing, having given regard to prevailing economic conditions (in particular changes in current bank interest rates and the consumer price index), but:
 - (a) shall not be increased by more than 0.5% per annum at a time; and
 - (b) shall not be increased if the interest rate payable is equal to or greater than the market rate.

- (3) Where the operation of subclause (2) varies the rate of interest payable by a person under this Scheme, the variation so made shall become due and payable on and from the monthly instalment next payable under the housing loan after that variation.
- (4) Where the gross weekly income of a person contains an amount which is not a whole dollar, the gross weekly income of the person shall, for the purposes of the Table to this clause, be calculated exclusive of that amount.

TABLE

Column 1			Column 2
Gross weekly income			Rate of interest
Not less than		Not more than	%
\$		\$	
300	—	350	5
351	—	400	5
401	—	450	6
451	—	500	6
501	—	550	6.5
551	—	600	6.5
601	—	650	7
651	—	700	7
701	—	750	7
751	—	800	7
801	—	850	8
851	—	900	9
901	—		market rate

8. **Loan to be secured by mortgage**

- (1) A housing loan advanced under clause 4 shall be secured by a mortgage over the dwelling in respect of which the loan is made and, unless otherwise approved, shall be secured by a first mortgage.

9. Application for transfer of loan arrangements

- (1) Where a person has, by way of a housing loan under clause 4, purchased a dwelling and:
 - (a) the mortgage executed in relation to the housing loan has not been discharged; and
 - (b) the person has, unless otherwise approved, occupied the dwelling for a period of not less than 3 years after the mortgage was so executed,

the person may apply to the Chief Executive (Housing) to sell the dwelling and discharge the mortgage and, subject to this Scheme, for an advance from the Chief Executive (Housing) of an amount specified in the application, being an amount not more than the amount used to discharge the mortgage, for the purposes of the purchase of the premises or residential block specified in the application on the same terms and conditions on which the housing loan under clause 4 was granted.

- (2) A person making an application under subclause (1) shall provide the Chief Executive (Housing) with such information as it requires, including information in relation to the person's gross weekly income.

10. Determination of application for transfer of loan arrangements

- (1) Where the Chief Executive (Housing) receives an application under clause 9(1), it may:
 - (a) subject to subclause (2) and clause 11, grant the application; or
 - (b) reject the application.
- (2) The Chief Executive (Housing) shall not grant an application under subclause (1)(a) unless it is satisfied that the person making the application will, if the application is granted, purchase and apply, in accordance with guide-lines, from time to time published by the Chief Executive (Housing), all the proceeds received by the person from the sale of the dwelling referred to in clause 9(1) towards the purchase of the premises or residential block specified in the application.

- (3) Subject to this Scheme, where the Chief Executive (Housing) grants an application under subclause (1)(a), it shall make an advance to the person to whom the grant relates of an amount not more than:
- (a) the amount applied for in the application; or
 - (b) the difference between:
 - (i) the amount required to purchase the premises or residential block specified in the application; and
 - (ii) the amount of proceeds referred to in subclause (2) received by the person,whichever is the lesser.
- (4) Notwithstanding subclause (3), the Chief Executive (Housing) may advance to an applicant under that subclause such lesser amount as it determines.

11. Restrictions on advances under clause 10

A housing loan shall not be advanced to a person under clause 10:

- (a) unless otherwise approved, to enable the person to refinance an existing loan; or
- (b) if the person, the spouse or a dependant of the person owns premises in the Territory, other than the premises the subject of the person's housing loan under clause 4 or specified in the person's application under clause 9(1);
- (c) unless otherwise approved, if the person, the spouse or a dependant of the person has previously owned premises in the town in the Territory in which is situated the premises or residential block specified in the person's application under clause 9(1); or
- (d) unless the Chief Executive (Housing) is satisfied that the person lives or intends to live in the premises or on the residential block specified in the person's application under clause 9(1).

12. Lapse of grant of transfer of loan arrangements

- (1) Unless otherwise approved, the grant of an application under clause 10(1)(a) lapses immediately on the expiration of 3 months after the date of the grant unless the person to whom that grant relates has:
 - (a) sold the premises owned by the person;
 - (b) purchased the premises or residential block specified in the person's application under clause 9(1); and
 - (c) in the case of the purchase of a residential block, has built or, in the opinion of the Chief Executive (Housing), has entered into a binding agreement to build, a house on the block.
- (2) Nothing in subclause (1) prevents a person referred to in that subclause from making a further application under clause 9(1).

13. Transferred loan to be secured by mortgage

- (1) A housing loan advanced under clause 10 shall be secured by a mortgage over the premises or residential block in respect of which the loan is made.
- (3) A mortgage referred to in subclause (1) shall be deemed to contain a provision;
 - (a) that the mortgagor shall:
 - (i) apply all the proceeds referred to in clause 10(2) to the purchase of the premises or the residential block the subject of the mortgage; and
 - (ii) where the purchase to which the mortgage relates is of a residential block, complete, to the satisfaction of the Chief Executive (Housing), the erection of a house on the block not later than 12 months, or such longer period as may be approved, after the date of execution of the mortgage; and
 - (b) that a failure to comply with paragraph (a) shall be deemed to be a breach of the mortgage and subject to the provisions of the mortgage relating to a breach of the mortgage.

14. Rate of interest

- (1) Subject to this Scheme, the rate of interest payable by a person on a housing loan advanced under clause 10 is the rate that was payable by the person on the housing loan advanced to the person

under clause 4, and in respect of which the application for the housing loan under clause 10 related, as at the date of the discharge of the mortgage securing that housing loan.

- (2) Notwithstanding subclause (1), the rate of interest payable on a housing loan advanced under clause 10 shall, with effect on and from the dates determined under subclause (4), be from time to time increased by the Minister by instrument in writing, having given regard to prevailing economic conditions (in particular changes in current bank interest rates and the consumer price index), but:
 - (a) shall not be increased by more than 0.5% per annum at a time; and
 - (b) shall not be increased if the interest rate payable is equal to or greater than the market rate.
- (3) Where the operation of subclause (2) varies the rate of interest payable by a person under this Scheme, the variation so made shall become due and payable on and from the monthly instalment next payable under the housing loan after that variation.
- (4) For the purposes of subclause (2), the dates are those on which the rate of interest would have increased under clause 7(2) in respect of the housing loan advanced under clause 4 to the person, and in respect of which the application for the housing loan under clause 10 related, had the mortgage securing that housing loan not been discharged.

15. Repayment of loan

- (1) A person to whom a housing loan under this Scheme is advanced shall repay the loan to the Chief Executive (Housing), together with such other amounts as fall due for repayment under this Scheme:
 - (a) subject to clause 16, unless otherwise approved, by monthly instalments of not less than 25% of the monthly equivalent of the person's gross weekly income; and
 - (b) not later than 45 years after the date on which the principal is first payable under the housing loan.
- (2) For the purposes of subclause (1)(b) and clause 16(1)(b), the date on which the principal is first payable under a housing loan advanced under clause 10 is the date on which the principal was first payable under the housing loan advanced under clause 4 to the person, and in respect of which the application for the housing loan under clause 10 related.

16. Review of repayment of loan

(1) The Chief Executive (Housing):

(a) may:

- (i) at the request of the person to whom a housing loan is advanced under this Scheme; or
- (ii) of its own volition; and

(b) shall at the expiration of each period of 3 years after the date on which the principal is first payable under the housing loan,

review the monthly instalments required by clause 15(1) to be made on the loan and, where the Chief Executive (Housing) is satisfied that the review shows that the gross weekly income referred to in that clause in relation to the loan has varied, it may, for that reason, but not otherwise, vary those monthly instalments, either by increasing or decreasing them, so that those monthly instalments are not less than 25% of the monthly equivalent of the person's gross weekly income.

(2) Where the Chief Executive (Housing) under subclause (1) varies the monthly instalments payable by a person under this Scheme, the variation so made shall become due and payable on and from the date of the monthly instalment next payable under the housing loan after the variation is made.

16A. Rate of interest where not residing in dwelling or premises

Notwithstanding anything to the contrary in this Scheme, where:

- (a) a person is advanced a housing loan under this Scheme and the mortgage executed in relation to the housing loan has not been discharged; and
- (b) the person to whom the housing loan is advanced does not reside, for whatever reason, in the dwelling or premises to which the housing loan relates for a period of time,

the Chief Executive (Housing) may increase the rate of interest payable on the housing loan, with effect for that period only, to a rate it considers suitable having given regard to the person's reason for not residing in the dwelling or premises, but that rate must not be greater than 1% more than the market rate.

16B. Fees and charges

- (1) The Chief Executive Officer (Housing) may levy fees and charges associated with administering a housing loan under this Scheme.
- (2) Fees and charges levied under subclause (1) may include, but are not limited to, third party dishonour fees (passed on by a financial institution), valuation fees and administration fees (including arrears management fees).
- (3) Fees and charges levied under subclause (1) are to be paid by the person who is advanced a housing loan under this Scheme.
- (4) Fees and charges levied under subclause (1) are to be approved by the Minister.

17. *Building Act*

A housing loan under clause 10 shall not be advanced to a person for the purpose of the erection, completion, repair or modification of premises in a manner which does not comply with the *Building Act*.

18. Limitation of operation of Scheme

The Chief Executive (Housing) may not grant an application or make an advance under clause 4 after 30 June 1997.

Schedule 3 Homenorth Early Start Assistance Scheme

regulation 3

1. Payment of deposit by Chief Executive (Housing)

Subject to this Scheme, the Chief Executive (Housing) may advance to or pay on behalf of a person a sum of money to be used as, or form part of, a deposit for the purchase or construction of premises.

2. Restrictions on Scheme

- (1) A person is not eligible to participate in this Scheme:
 - (a) unless otherwise approved, if the person, the spouse or dependant of the person owns or has previously owned premises in the Territory;
 - (b) if the grant under this Scheme is to be used as a deposit or part of a deposit on a dwelling which the person is purchasing or proposes to purchase under the Homenorth Sales Scheme as specified in Schedule 2;
 - (c) unless the Chief Executive (Housing) is satisfied that the person intends to live in the premises to which the application for the grant relates;
 - (d) if the market value of the premises to which the application for the grant relates is more than \$120,000;
 - (e) if the person's gross weekly income is less than \$300 or more than \$900;
 - (f) if the contract for the purchase of the premises to which the application for the grant relates was entered into before the commencement of these Regulations; or
 - (g) if the application under this Scheme is in respect of the construction of premises, if the construction of the premises commenced before the commencement of these Regulations.
- (2) For the purposes of subclause (1)(g), construction of premises shall have commenced if any inspection of work relating to the construction of the premises has been carried out under the *Building Act*.

3. Amount of assistance

- (1) The amount that the Chief Executive (Housing) may advance to or pay on behalf of a person under this Scheme is, subject to subclause (2), that specified in Column 2 of the Table to this clause opposite the range of gross weekly income within which the person's gross weekly income, as at the time the application for the advance is made, falls, specified opposite in Column 1.
- (2) The amount that the Chief Executive (Housing) may advance to or pay on behalf of a single person under this Scheme is \$1,000.
- (3) Where the gross weekly income of a person contains an amount which is not a whole dollar, the gross weekly income of the person shall, for the purposes of this clause, be calculated exclusive of that amount.

TABLE

Column 1			Column 2
Gross weekly income			Amount of Assistance
Not less than		Not more than	%
\$		\$	
300	–	600	3,000
601	–	750	2,000
750	–	900	1,000

4. Time of payment at discretion of Chief Executive (Housing)

An amount to be advanced to or paid on behalf of a person under this Scheme may be advanced or paid at such time as the Chief Executive (Housing) thinks fit.

5. Limitation of operation of Scheme

The Chief Executive (Housing) may not advance or pay an amount under this Scheme after 30 June 1997.

Schedule 4 Homenorth Assist Interest Subsidy Scheme

regulation 3

1. Loan interest subsidy

Subject to this Scheme, the Chief Executive (Housing) may pay an interest subsidy to an approved lender in respect of a loan advanced by that lender to a person to whom the Chief Executive (Housing) has issued a certificate of eligibility.

2. Restrictions on Scheme

The Chief Executive (Housing) shall not pay an interest subsidy on behalf of a person in respect of a loan advanced to the person:

- (a) where the loan is advanced by a lender which the Chief Executive (Housing) has not approved;
- (b) unless the loan is advanced to the person for the purchase, construction, completion, repair or modification of a house by him or her;
- (c) unless otherwise approved, if the loan is for the purpose of refinancing an existing loan;
- (d) unless otherwise approved, where the loan is advanced to the person for the purchase or construction of a house, if, at the time of the person's application under clause 3, the person or the spouse or dependant of the person owns or has previously owned premises in the Territory;
- (e) where the person or the spouse or a dependant of the person owns a house in the Territory, unless the loan is advanced for the completion of that house or the repair or modification in an approved manner of that house;
- (f) unless otherwise approved, if the person or the spouse or a dependant of the person has previously received financial assistance;
- (g) if the Chief Executive (Housing) is not satisfied that the person, on obtaining the loan, intends to live in the house to which the loan relates; or
- (h) if the loan is advanced in respect of a house in respect of which a valuer is of the opinion that the house, including the land on which the house is or is to be situated, could be sold for more than \$120,000 or, where another amount is agreed

on between the Minister and the Treasurer, more than that other amount, if offered for sale by private treaty.

3. Certificate of eligibility

- (1) A person whose gross weekly income is not less than \$600 or more than \$800, or such other amounts as the Minister may determine, may apply to the Chief Executive (Housing) for a certificate of eligibility.
- (2) The Chief Executive (Housing), on receipt of an application under subclause (1), shall, subject to clause 2, determine whether the person is eligible for an interest subsidy and, if so, may, on the person entering into an agreement with the Chief Executive (Housing) specifying the conditions on which the certificate of eligibility shall be issued and on which the interest subsidy shall be paid by the Chief Executive (Housing), issue to the person a certificate of eligibility.
- (3) A certificate of eligibility issued under this clause shall specify the maximum interest subsidy payable to an approved lender should the person to whom it relates be advanced a loan by such a lender.
- (4) Subject to subclauses (5) and (6), a certificate of eligibility issued under this clause shall remain in force for 3 months from the date of issue.
- (5) A certificate of eligibility:
 - (a) is of no force or effect if obtained by fraud; and
 - (b) remains in force only during such time as the information contained in the certificate remains unchanged.
- (6) The Chief Executive (Housing) may, at any time before a certificate of eligibility issued under this clause expires, renew the certificate for such period, not exceeding 3 months, as is specified in the certificate.

4. Level of interest subsidy

- (1) The Minister shall, from time to time, by notice in writing, determine, based on gross weekly income, the interest subsidy that the Chief Executive (Housing) shall pay under this Scheme and the period that a person participating in this Scheme is entitled to an interest subsidy.
- (2) A determination of the Minister pursuant to subclause (1) has the effect of varying an interest subsidy the Chief Executive (Housing) is paying to an approved lender immediately before the date of the

determination so that that interest subsidy shall, on and from the date of the determination, be paid in accordance with the determination and the Chief Executive (Housing) shall by notice in writing inform each person affected by the variation of the new interest subsidy and the date on which the first of such interest subsidy payments shall be made.

- (3) The maximum interest rates on which subsidy levels shall be based is 12% per annum.

5. Limitation of operation of Scheme

The Chief Executive (Housing) may not issue a certificate of eligibility under this Scheme after 30 June 1997.

Schedule 5 Homenorth Shared Equity Home Ownership Scheme

regulation 3

1. Sale of dwellings

Subject to this Scheme, the Chief Executive (Housing) may enter into a contract to sell a person a dwelling (who shall purchase the dwelling by purchasing a share in the dwelling at a time) and, for that purpose, the Chief Executive (Housing) may advance a loan under this Scheme to the person.

2. Restriction on Scheme

A person is not eligible to apply to purchase a dwelling and to an advance of a loan for that purpose under this Scheme:

- (a) unless otherwise approved, if the person, the spouse or a dependent of the person owns or has previously owned premises in the Territory;
- (b) unless the Chief Executive (Housing) is satisfied that the person lives or will live in the dwelling to which the application relates;
- (c) unless the person has an amount of not less than 10% of the value of the purchase price of the first share he or she proposes to buy in the dwelling to which the application relates:
 - (i) which will be, or form part of, the deposit for the purchase of the share; and
 - (ii) of which not less than \$2,000 is the person's own savings and not obtained by way of a loan or in any other way encumbered or committed; or
- (d) unless the Chief Executive (Housing) is satisfied that the person has the financial ability to repay the loan.

3. Persons who may apply

Subject to this Scheme, a person:

- (a) who is the tenant of a dwelling; and
- (b) whose gross weekly income is not less than \$300 and not more than \$800,

may apply, or jointly apply together with an approved person, to the Chief Executive (Housing) to purchase the dwelling and for the advance of a loan for that purpose.

4. Determination of application

Where the Chief Executive (Housing) receives an application under clause 3, it may:

- (a) grant the application and enter into a contract to sell the dwelling to the person making the application, or jointly to that person and an approved person or approved persons where that application is made in their joint names, and, for that purpose, advance a loan to that person or those persons; or
- (b) reject the application.

5. Rate of interest

- (1) Subject to this Scheme, the rate of interest payable by a person on a loan advanced under this Scheme is:

- (a) the rate specified in Column 2 of the Table to this clause opposite the range of gross weekly income into which the person's gross weekly income, as at the time the application for the loan is made, falls, specified opposite in column 1;
- (b) the market rate; or
- (c) the rate from time to time determined by the Minister by notice in writing,

whichever is the lesser.

- (2) The rate of interest payable on a loan advanced under this Scheme shall, with effect on and from the expiration of each 12 months after interest first becomes payable under the loan, be from time to time increased by the Minister by instrument in writing, having regard to prevailing economic conditions (in particular changes in current bank interest rates and the consumer price index), but:

- (a) shall not be increased by more than 0.5% per annum at a time; and
- (b) shall not be increased if the interest rate payable is equal to or greater than 1% more than the market rate.

- (3) Where the operation of subclause (2) varies the rate of interest payable by a person under this Scheme, the variation so made shall become due and payable on and from the monthly instalment next payable under the housing loan after that variation.
- (4) Where the gross weekly income of a person contains an amount which is not a whole dollar, the gross weekly income of the person shall, for the purposes of the Table to this clause, be calculated exclusive of that amount.

TABLE

Column 1			Column 2
Gross weekly income			Rate of Interest
Not less than		Not more than	%
\$		\$	
300	–	350	5
351	–	400	6
401	–	450	7
451		500	8
501	–	550	9
551	–	600	10
601	–	650	11
651	–	700	12
701	–	750	13
751	–	800	14

6. Repayment of loan, &c.

- (1) Subject to clause 7, a person to whom a loan is advanced under this Scheme shall pay a total amount each month (but not being less than 25% of the value of the monthly equivalent of the person's gross income) to the Chief Executive (Housing) which shall be the person's:
- (a) repayment of the loan;
 - (b) payment of his or her rental in respect of the interest of the Chief Executive (Housing)'s in the dwelling; and
 - (c) payment of all other amounts as fall due for payment by him or her under this Scheme,

(in the respective proportions as determined by the Chief Executive (Housing)) in respect of the month to which the amount relates.

- (2) The person purchasing the dwelling shall repay the loan advanced to him or her each time he or she agrees to purchase a share in the dwelling not later than 45 years after the date on which the principal is first repayable under that loan.

7. Review of repayment of loan, &c.

- (1) The Chief Executive (Housing):
 - (a) may:
 - (i) at the request of the person to whom a loan is advanced under this Scheme; or
 - (ii) of its own volition; and
 - (b) shall at the expiration of each period of 3 years after the date on which the principal is first payable under the loan,

review the monthly payment required by clause 6 to be made and, where the Chief Executive (Housing) is satisfied that the review shows that the gross weekly income referred to in that clause has varied, it may, for that reason, but not otherwise, vary the monthly payment, either by increasing or decreasing it, so that the monthly payment is not less than 25% of the monthly equivalent of the person's gross weekly income.

- (2) Where the Chief Executive (Housing) under subclause (1) varies the monthly payment payable by a person under this Scheme, the variation so made shall become due and payable on and from the date the monthly payment or a portion of the monthly payment is next payable after the variation is made.

8. Rate of interest where not residing in dwelling

Notwithstanding anything to the contrary in this Scheme, where:

- (a) a person is advanced a loan under this Scheme and the contract of sale to which the loan relates has not been discharged; and
- (b) the person to whom the loan has been advanced does not reside, for whatever reason, in the dwelling the subject of the contract of sale for a period of time,

the Chief Executive (Housing) may increase the rate of interest payable on the loan, with effect for that period only, to a rate it

considers suitable having given regard to the person's reason for not residing in the dwelling, but that rate must not be greater than 1% more than the market rate.

9. Terms and conditions

A contract for the sale of a dwelling entered into under this Scheme shall make provision for the following terms and conditions:

- (a) that the person purchasing the dwelling shall purchase the dwelling in shares, the first share to be purchased not being less than a 25% share in the dwelling and thereafter in shares each being not less than a 10% share in the dwelling;
- (b) that the person purchasing the dwelling has the right to possess the dwelling and that he or she, in consideration thereof, shall pay the Chief Executive (Housing) (in respect of the interest of the Chief Executive (Housing)'s in the dwelling) a rental of an amount from time to time determined by the Minister;
- (c) that the person purchasing the dwelling shall make payments in respect of rates, taxes, charges and other outgoings in respect of the dwelling;
- (d) that the Chief Executive (Housing) is prohibited from determining the contract of sale on its own volition unless -
 - (i) the person purchasing the dwelling is in breach of the contract of sale and the Chief Executive (Housing) gives reasonable notice of its intention to determine the contract of sale to that person; or
 - (ii) the person purchasing the dwelling dies;
- (e) that the person purchasing the dwelling may, without fault, at any time during the term of the contract of sale, request in writing the Chief Executive (Housing) to determine the contract of sale and as soon as practicable after receiving the request the Chief Executive (Housing) shall determine the contract of sale;
- (f) that where the contract of sale is to be determined the Chief Executive (Housing) shall:
 - (i) purchase the person's interest in the dwelling for the current market value or sell the dwelling; and
 - (ii) pay to the person or the person's representative, as the case requires, the amount representing the value of the

person's interest in the dwelling at the time of the purchase or the sale less any amounts payable by the person in respect of the dwelling in accordance with the terms and conditions of the contract of sale,

and thereupon the contract of sale is determined.

9A. Fees and charges

- (1) The Chief Executive Officer (Housing) may levy fees and charges associated with administering a loan under this Scheme.
- (2) Fees and charges levied under subclause (1) may include, but are not limited to, third party dishonour fees (passed on by a financial institution), valuation fees and administration fees (including arrears management fees).
- (3) Fees and charges levied under subclause (1) are to be paid by the person who is advanced a loan under this Scheme.
- (4) Fees and charges levied under subclause (1) are to be approved by the Minister.

10. Commonwealth-Territory Housing Agreement

For the purposes of paragraph 19(b)(ii) of the Housing Agreement between the Commonwealth of Australia and the Territory dated 24 May 1990, the difference between the amount paid by a person to whom a housing loan is advanced under this Scheme and the amount that would have been payable by that person if the rate of interest on the housing loan was equal to that payable under a Commonwealth Bank of Australia variable home loan is subsidy assistance to be recovered by the Territory, except in the case of hardship, in accordance with that paragraph.

11. Limitation of operation of Scheme

The Chief Executive (Housing) may not grant an application, enter into a contract or advance a loan for the purchase of a person's first share in a dwelling under this Scheme after 30 June 1997.

Schedule 6 Homenorth Homestart Loan Scheme

regulation 3

1. Interpretation

- (1) In this Scheme, a reference to a share in a house is a reference to a share in a house that:
 - (a) is to be held under a tenancy in common together with the Chief Executive (Housing); and
 - (b) represents an interest in the house that is not less than so much of the market value of the house as is determined in accordance with clause 8(2)(a)(i).
- (2) In this Scheme, a reference to the purchase of a house is to be read as including a reference to the erection of a house.

2. Loan advances

Subject to this Scheme, the Chief Executive (Housing) may advance a housing loan under clause 5 to a person for the purchase of a house or a share in a house.

3. Restrictions on advances under clause 5

A person is not eligible for a housing loan under clause 5:

- (a) unless otherwise approved by the Minister, if the person, the spouse or a dependant of the person owns, or has previously owned, (including as joint owner) a house in the Territory or a State or another Territory of the Commonwealth;
- (b) unless the Chief Executive (Housing) is satisfied that the person lives or will live in the house to which the person's application for a housing loan relates;
- (c) if the market value of the house to which the application relates is more than \$180,000 or, where another amount is agreed on between the Minister and the Treasurer, more than that other amount;
- (d) unless the person is purchasing a house or not less than so much of the market value of a house as is determined in accordance with clause 8(2)(a)(i);

- (e) unless the person has an amount of not less than 5% of the market value of the house or share in the house to which the application relates that will be, or form part of, the deposit for the purchase of the house, which amount is to include:
 - (i) not less than \$2,000 that is the person's own savings and is not obtained by way of a loan or is in any other way encumbered or committed; and
 - (ii) any amount paid or payable to, on behalf of, or at the direction of, the person as first home owner's assistance; or
- (f) unless the Chief Executive (Housing) is satisfied that the person has the financial ability to repay the housing loan.

4. Who may apply?

A person whose gross weekly income is not more than \$800 may apply to the Chief Executive Officer (Housing) for the advance of a housing loan under clause 5.

5. Determination of application

Where the Chief Executive (Housing) receives an application under clause 4, it may:

- (a) grant the application and advance a housing loan to the person; or
- (b) reject the application.

6. Maximum amount of assistance

- (1) The amount that the Chief Executive (Housing) may advance as a housing loan under clause 5 is not to be more than the amount specified in Column 2 of the Table to this clause opposite the range of gross weekly income specified in Column 1 into which the person's gross weekly income, as at the time the application for the loan is made, falls.
- (2) Subclause (1) does not operate so as to require the Chief Executive (Housing) to advance to an applicant the maximum amount determined under that subclause and the Chief Executive (Housing) may advance such lesser amount to an applicant as it determines.

TABLE

Column 1	Column 2
Gross weekly income (\$per week)	Maximum amount of loan
Less than \$500	\$100,000
\$550 – 599	\$110,000
\$600 – \$800	\$115,000

7. Rate of interest

(1) Subject to this Scheme, the rate of interest per annum payable by a person on a housing loan advanced under clause 5 is, in any year of the loan:

(a) if the person's gross weekly income at the time of the application for the loan is less than \$500:

(i) the rate per annum specified in Table 1 to this clause opposite the range of years specified in that Table within which the year of the loan falls; or

(ii) 5% per annum,

whichever is the greater;

(b) if the person's gross weekly income at the time of the application for the loan is not less than \$500 and not more than \$599:

(i) the rate per annum specified in Table 2 to this clause opposite the range of years specified in that Table within which the year of the loan falls; or

(ii) 5% per annum,

whichever is the greater; or

(c) if the person's gross weekly income at the time of the application for the loan is not less than \$600 and not more than \$800:

(i) the rate per annum specified in Table 3 to this clause opposite the range of years specified in that Table within which the year of the loan falls; or

(ii) 5% per annum,

whichever is the greater.

- (2) Where but for this subclause the rate of interest per annum payable by a person on a housing loan advanced under clause 5 is to increase from the market rate per annum to the market rate per annum plus 1% per annum, the Chief Executive Officer (Housing) may approve the rate of interest per annum payable by the person on that loan remaining at the market rate per annum for not more than 3 years if satisfied that:
- (a) the person would suffer financial hardship if approval were not given; and
 - (b) the person is unable to refinance the loan, including the amount required to purchase the whole of the interest of the Chief Executive Officer (Housing) in the house.
- (3) For the purposes this clause, if the gross weekly income of a person includes an amount that is not a whole dollar, the gross weekly income of the person is to be calculated exclusive of that amount.

TABLE 1	
Gross weekly income less than \$500	
Year of loan	Rate of interest (% per annum)
1st to 5th	Market rate p.a. less 2% p.a.
6th to 8th	Market rate p.a. less 1% p.a.
9th to 11th	Market rate p.a.
12th and following	Market rate p.a. plus 1% p.a.

TABLE 2	
Gross weekly income not less than \$500 and not more than \$599	
Year of loan	Rate of interest (% per annum)
1st to 5th	Market rate p.a. less 1% p.a.
6th to 8th	Market rate p.a.
9th and following	

TABLE 3	
Gross weekly income not less than \$600 and not more than \$800	
Year of loan	Rate of interest (% per annum)
1st to 8th	Market rate p.a.
9th and following	Market rate p.a. plus 1%

8. Terms and conditions

- (1) Where the Chief Executive (Housing) grants an application to advance a housing loan under clause 5 for the purchase of a share in a house, the Chief Executive (Housing) and the person to whom the application is granted (***the applicant***) are to enter into an agreement relating to the ownership of the house.
- (2) An agreement referred to in subclause (1) is to make provision for the following terms and conditions:
 - (a) that the applicant is to purchase the house by purchasing:
 - (i) a first share in the house, being:
 - (A) not less than 70% of the market value of the house;
or
 - (B) the market value of the house less \$45,000,

whichever is the greater; and
 - (ii) on repayment of the loan advanced in respect of that first share, a second and final share being the whole of the interest of the Chief Executive Officer (Housing) in the house;
 - (b) that the applicant has the right to possess the premises and that the applicant, in consideration thereof, is to make payments in respect of rates, taxes, charges and other outgoings in respect of the premises;
 - (c) that if the applicant, without fault, at any time during the term of the agreement, wishes to sell the house, the Chief Executive (Housing) is not, unless there are reasonable grounds for doing so, to withhold its consent to the sale of the house.

9. Loan to be secured by mortgage

A housing loan advanced under clause 5 is to be secured by a mortgage over the house in respect of which the loan is made and, unless otherwise approved, is to be secured by a first mortgage.

10. Application for transfer of loan arrangements

- (1) Where a person has, by way of a housing loan under clause 5, purchased a house or a share in a house and:
- (a) the mortgage executed in relation to the housing loan has not been discharged; and
 - (b) the person has, unless otherwise approved, occupied the premises for a period of not less than 3 years after the mortgage was executed,

the person may apply to the Chief Executive (Housing) for consent to the sale of the house, discharge the mortgage and, subject to this Scheme, advance the amount specified in the application, being an amount not more than the amount used to discharge the mortgage, for the purposes of the purchase of the interest of the Chief Executive (Housing)'s in the house, other premises (but not a share in other premises) or a residential block, as specified in the application, on the same terms and conditions on which the housing loan under clause 5 was granted.

- (2) A person making an application under subclause (1) is to provide the Chief Executive (Housing) with such information as the Chief Executive (Housing) requires, including information in relation to the person's gross weekly income.

11. Determination of application for transfer of loan arrangements

- (1) Where the Chief Executive (Housing) receives an application under clause 10(1), it may:
- (a) subject to subclause (2) and clause 12, grant the application; or
 - (b) reject the application.
- (2) The Chief Executive (Housing) is not to grant an application under subclause (1)(a) unless it is satisfied that the person making the application will, if the application is granted, purchase and apply, in accordance with guidelines from time to time published by the Chief Executive (Housing), all the proceeds received by the person from the sale of the house referred to in clause 10(1) towards the purchase of the share in the house, the other premises or the residential block specified in the application.
- (3) Subject to this Scheme, where the Chief Executive (Housing) grants an application under subclause (1)(a), it is to make an advance to the person to whom the grant relates of an amount not more than:

- (a) the amount applied for in the application; or
- (b) the difference between:
 - (i) the amount required to purchase the share in the house, the other premises or the residential block specified in the application; and
 - (ii) the amount of proceeds referred to in subclause (2) received by the person,

whichever is the lesser.

- (4) Notwithstanding subclause (3), the Chief Executive (Housing) may advance to an applicant under that subclause such lesser amount as it determines.

12. Restrictions on advances under clause 11

A housing loan is not to be advanced to a person under clause 11:

- (a) unless otherwise approved, to enable the person to refinance an existing loan;
- (b) if the person, the spouse or a dependant of the person owns (including jointly owns) premises in the Territory or a State or another Territory of the Commonwealth, other than the house the subject of the person's housing loan under clause 5 or other premises specified in the person's application under clause 10(1);
- (c) unless otherwise approved by the Minister, if the person, the spouse or a dependant of the person has previously owned (including jointly owned) premises in the Territory or a State or another Territory of the Commonwealth in which is situated the premises or residential block specified in the person's application under clause 10(1); or
- (d) unless the Chief Executive (Housing) is satisfied that the person lives or intends to live in the premises or on the residential block specified in the person's application under clause 10(1).

13. Lapse of grant of transfer of loan arrangements

- (1) Unless otherwise approved, the grant of an application under clause 11(1)(a) lapses immediately on the expiration of 3 months after the date of the grant unless the person to whom that grant relates has:
 - (a) sold the house the subject of the person's housing loan advanced under clause 5;
 - (b) purchased the premises or residential block specified in the person's application under clause 10(1); or
 - (c) in the case of the purchase of a residential block, has built or, in the opinion of the Chief Executive (Housing), has entered into a binding agreement to build, a house on the block.
- (2) Nothing in subclause (1) prevents a person referred to in that subclause from making a further application under clause 10(1).

14. Transferred loan to be secured by mortgage

A housing loan advanced under clause 11 is to be secured by a mortgage over the premises or residential block in respect of which the loan is made and, unless otherwise approved, is to be secured by a first mortgage.

15. Rate of interest on transferred loan

Subject to this Scheme, the rate of interest per annum payable by a person on a housing loan advanced under clause 11 (***the transferred loan***) is the same as the rate of interest per annum that would have been payable by the person on the housing loan advanced under clause 5 to which the transferred loan relates (***the original loan***) had the mortgage securing the original loan not been discharged.

16. Repayment of loan

- (1) A person to whom a housing loan under this Scheme is advanced is to repay the loan to the Chief Executive (Housing), together with such other amounts as fall due for repayment under this Scheme:
 - (a) subject to clause 17, unless otherwise approved, by monthly instalments of not less than 25% of the monthly equivalent of the person's gross weekly income; and
 - (b) subject to subclause (3), not later than 30 years after the date on which the principal is first payable under the housing loan.

- (2) For the purposes of subclause (1)(b) and clause 17(1)(b), the date on which the principal is first payable under a housing loan advanced under clause 11 is the date on which the principal was first payable under the housing loan advanced under clause 5 to the person had the mortgage securing the housing loan not been discharged.
- (3) The Chief Executive Officer (Housing) may extend the term of a housing loan under this Scheme to not more than 45 years if satisfied that the person to whom the loan is advanced would suffer financial hardship if the term were not extended

17. Review of repayment of loan

- (1) The Chief Executive (Housing):
 - (a) may:
 - (i) at the request of the person to whom a housing loan is advanced under this Scheme; or
 - (ii) of its own volition; and
 - (b) notwithstanding paragraph (a), is, at the expiration of each period of 3 years after the date on which the principal is first payable under the housing loan, to,

review the monthly instalments required by clause 16(1) to be made on the loan and, where the Chief Executive (Housing) is satisfied that the review shows that the gross weekly income referred to in that clause in relation to the loan has varied, it may, for that reason, but not otherwise, vary those monthly instalments, either by increasing or decreasing them, so that those monthly instalments are not less than 25% of the monthly equivalent of the person's gross weekly income.

- (2) Where the Chief Executive (Housing) under subclause (1) varies the monthly instalments payable by a person under this Scheme, the variation so made becomes due and payable on and from the date of the monthly instalment next payable under the housing loan after the variation is made.

18. Rate of interest where not residing in premises

Notwithstanding anything to the contrary in this Scheme, where:

- (a) a person is advanced a housing loan under this Scheme and the mortgage executed in relation to the housing loan has not been discharged; and

- (b) the person to whom the housing loan is advanced does not reside, for whatever reason, in the premises to which the housing loan relates for a period of time,

the Chief Executive Officer (Housing) may increase the rate of interest per annum payable on the housing loan, with effect for that period only, to a rate per annum it considers suitable, being a rate per annum not greater than 1% per annum more than the market rate per annum.

18A. Fees and charges

- (1) The Chief Executive Officer (Housing) may levy fees and charges associated with:
 - (a) establishing a housing loan under this Scheme; and
 - (b) administering a housing loan under this Scheme.
- (2) Fees and charges levied:
 - (a) under subclause (1)(a) may include, but are not limited to, administration fees, application fees and valuation fees; and
 - (b) under subclause (1)(b) may include, but are not limited to, third party dishonour fees (passed on by a financial institution), valuation fees and administration fees (including arrears management fees).
- (3) Fees and charges levied:
 - (a) under subclause (1)(a) – are to be paid by the person applying for a housing loan under this Scheme; and
 - (b) under subclause (1)(b) – are to be paid by the person who is advanced a housing loan under this Scheme.
- (4) Fees and charges levied under subclause (1) are to be approved by the Minister.

19. Building Act

A housing loan under this Scheme is not to be advanced to a person for the purpose of the erection of premises in a manner which does not comply with the *Building Act*.

Schedule 7 Homenorth Homeshare Public Housing Tenant Purchase Scheme

regulation 3

1. Interpretation

- (1) In this Scheme, a reference to a share in a dwelling is a reference to a share in a dwelling that:
- (a) is to be held under a tenancy in common together with the Chief Executive (Housing); and
 - (b) represents an interest in the dwelling that is not less than so much of the market value of the dwelling as is determined in accordance with clause 4(1)(a)(ii).

- (2) In this Scheme:

approved person, in relation to the tenant of a dwelling, means:

- (a) a parent of the tenant;
- (b) a child of the tenant;
- (c) a sibling of the tenant; or
- (d) a person approved by the Chief Executive Officer (Housing) for the purpose of determining in accordance with clause 6(3) the amount of the advance under clause 5.

2. Sale of dwellings

Subject to this Scheme, the Chief Executive (Housing) may sell to a person a dwelling or a share in a dwelling and, for that purpose, may advance a housing loan under this Scheme to the person.

3. Restriction on scheme

- (1) A person is not eligible to purchase a dwelling or a share in a dwelling and to an advance of a housing loan for that purpose under clause 5:
- (a) unless otherwise approved, if the person, the spouse or a dependant of the person owns (including jointly owns) a house in the Territory;

- (b) unless the Chief Executive (Housing) is satisfied that the person lives or will live in the dwelling in respect of which the person's application for a housing loan relates;
- (c) unless the person is purchasing a dwelling or not less than so much of the market value of a dwelling as is determined in accordance with clause 4(1)(a)(ii); or
- (d) if the person does not comply with the requirements of subclause (2).

(2) For the purposes of subclause (1)(d), the requirements are:

- (a) the person has an amount of not less than 5% of the purchase price of the dwelling, or the share of the dwelling, to which the application relates that will be, or form part of, the deposit for the purchase of the dwelling or the share of the dwelling, which amount is to include any amount paid or payable to, on behalf of, or at the direction of, the person as first home owner's assistance;
- (b) the Chief Executive Officer (Housing) is satisfied that the applicant has made improvements to the dwelling to which the application relates the value of which amounts to not less than 5% of the purchase price of the dwelling or the share of the dwelling; or
- (c) the Chief Executive Officer (Housing) is satisfied that:
 - (i) the applicant has made improvements to the dwelling to which the application relates;
 - (ii) the applicant has an amount that will form part of the deposit for the purchase of the dwelling or the share of the dwelling, which amount is to include any amount paid or payable to, on behalf of, or at the direction of, the person as first home owner's assistance; and
 - (iii) the total of the value of the improvements and the amount that will form part of the deposit is not less than 5% of the purchase price of the dwelling or the share of the dwelling.

4. Who may apply

(1) Subject to this Scheme, a person who is a tenant of a dwelling and whose:

(a) gross weekly income is not more than \$1,000 may apply to the Chief Executive Officer (Housing) to purchase:

(i) that dwelling; or

(ii) a share in that dwelling that is not less than:

(A) if the tenant's gross weekly income at the time of application is not more than \$899 – 70%; or

(B) if the tenant's gross weekly income at the time of application is not less than \$900 and not more than \$1,000 – 80%; or

(b) gross weekly income is not less than \$1,001 and not more than \$1,100 may apply to the Chief Executive Officer (Housing) to purchase that dwelling (but not a share in that dwelling),

and for the advance under clause 5 of a housing loan to purchase that dwelling or share.

(2) For the purposes of this clause, if the gross weekly income of an applicant includes an amount that is not a whole dollar, the gross weekly income of the applicant is to be calculated exclusive of that amount.

5. Determination of application

Where the Chief Executive (Housing) receives an application under clause 4(1), it may:

(a) grant the application by selling the dwelling or the share in the dwelling and making an advance to purchase the dwelling or share to:

(i) the applicant; or

(ii) where clause 6(3) applies – the applicant and an approved person jointly; or

(b) reject the application.

6. Maximum amount of advance

- (1) The amount that the Chief Executive Officer (Housing) may advance as a housing loan under clause 5 is not to be more than the amount specified in Column 2 of the Table to this clause opposite the range of gross weekly income specified in Column 1 into which:
 - (a) the applicant's gross weekly income; or
 - (b) where clause 6(3) applies – the combined gross weekly income of the applicant and an approved person,falls at the time of the application.
- (2) Subclause (1) does not operate so as to require the Chief Executive Officer (Housing) to advance to an applicant or to an applicant and an approved person the maximum amount determined under that subclause and the Chief Executive Officer (Housing) may advance such lesser amount to an applicant or to an applicant and an approved person as it determines to be appropriate, but that amount is not to exceed the purchase price of the dwelling plus any costs of and incidental to the sale of the dwelling less the amount referred to in clause 3(2).
- (3) In determining the amount of an advance under clause 5, if requested by an applicant to do so, the Chief Executive Officer (Housing) must take into account the combined gross weekly income of the applicant and an approved person.
- (4) Where subclause (3) applies, the gross weekly income of the approved person is to be taken into account only in determining the amount of the advance under clause 5 and is not to be taken into account in determining the applicant's eligibility to apply under clause 4.
- (5) For the purposes of this clause:
 - (a) if the gross weekly income of an applicant includes an amount that is not a whole dollar, that gross weekly income is to be calculated exclusive of that amount; or
 - (b) where subclause (3) applies – if the combined gross weekly income of the applicant and an approved person includes an amount that is not a whole dollar, that combined gross weekly income is to be calculated exclusive of that amount.

TABLE

Column 1			Column 2
Gross weekly income			Loan amount
Not less than		Not more than	
\$300	–	\$349	\$80,000
\$350	–	\$399	\$90,000
\$400	–	\$449	\$95,000
\$450	–	\$499	\$100,000
\$500	–	\$549	\$105,000
\$550	–	\$599	\$110,000
\$600	–	\$649	\$115,000
\$650	–	\$699	\$120,000
\$700	–	\$749	\$125,000
\$750	–	\$799	\$125,000
\$800	–	\$849	\$130,000
\$850	–	\$899	\$130,000
\$900	–	\$949	\$140,000
\$950	–	\$1,000	\$145,000
more than \$1,000			\$150,000 or more

7. Rate of interest

- (1) Subject to this Scheme, the rate of interest payable by a person on a housing loan advanced under clause 5 is, at the date that interest first becomes payable on the housing loan and for the first 12 months commencing on that date:
- (a) in the case of a person referred to in clause 4(1)(a) or 4(2):
- (i) the rate specified in Column 2 of the Table to this clause opposite the range of gross weekly income specified in Column 1 into which the person's gross weekly income, as at the time the application for the loan is made, falls; or
 - (ii) 92.5% of the market rate;
- (b) in the case of a person referred to in clause 4(1)(b) or 4(3), the market rate; or

- (c) the rate from time to time determined by the Minister by instrument in writing,

whichever from time to time is the lesser.

- (2) On the expiration of the period referred to in clause (1), the rate of interest is that from time to time applying by operation of subclause (3), (4) or (5).
- (3) Subject to subclauses (4) and (5), where, on any anniversary of the date that interest first becomes payable by a person on a housing loan advanced under this Scheme, the interest rate being paid by the person is less than the maximum rate of interest payable under subclause (8), the person is, for the 12 months commencing from that date, to pay the rate of interest that equals the first-mentioned rate of interest as increased by the rate of increase determined by the Minister under subclause (6)(b) in respect of the housing loan.
- (4) Where, on any anniversary of the date that interest first becomes payable by a person on a housing loan advanced under this Scheme, the interest rate being paid by the person is equal to the maximum rate of interest payable under subclause (8), the person is to continue to pay that rate of interest for the 12 months commencing from that date.
- (5) A person is not to pay a rate of interest that is more than the maximum rate of interest payable under subclause (8) and, if it occurs that the rate of interest payable by a person under subclause (3) or (4) becomes more than that maximum rate of interest, the rate of interest payable by the person immediately reduces to be the rate of interest equal to that maximum rate of interest (but which may be varied by the operation of subclause (3) or this subclause).
- (6) Subject to subclause (7), the Minister is from time to time to determine:
 - (a) a rate of interest to be the maximum rate of interest for the purposes of subclause (8)(a); and
 - (b) the rates by which rates of interest paid on housing loans advanced under this Scheme are, from each anniversary of the date that interest first becomes payable on each of the housing loans, to increase (unless a rate of interest payable on a housing loan equals or is more than the maximum rate of interest payable under subclause (8)).

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- (7) Where the Minister makes a determination under subclause (6), the Minister:
- (a) is to have given regard to prevailing economic conditions (in particular current bank interest rates and the consumer price index); and
 - (b) in the case of a determination of the rates by which interest rates are to increase (**rates of increase**) under subclause (6)(b):
 - (i) is to determine the rates of increase in relation to the gross weekly income of persons to whom housing loans are advanced under this Scheme; and
 - (ii) may not determine a rate of increase that is more than 0.5% per annum.
- (8) The maximum rate of interest payable on housing loans advanced under this Scheme is:
- (a) the rate of interest the Minister from time to time determines under subclause (6)(a) to be the maximum rate; or
 - (b) the rate of interest that is equal to 1% more than the market rate,
- whichever from time to time is the lesser.
- (9) Where the operation of subclause (3) or (5) varies the rate of interest payable by a person under this Scheme, the variation so made becomes due and payable on and from the monthly instalment next payable on the housing loan after that variation.
- (10) Where the gross weekly income of a person contains an amount that is not a whole dollar, the gross weekly income of the person is, for the purposes of the Table to this clause, to be calculated exclusive of that amount.

TABLE

Column 1			Column 2
Gross weekly income			Rate of Interest
Not less than		Not more than	
\$300	–	\$349	5%
\$350	–	\$399	5%
\$400	–	\$449	6%

Column 1			Column 2
Gross weekly income			Rate of Interest
\$450	–	\$499	6%
\$500	–	\$549	6.5%
\$550	–	\$599	6.5%
\$600	–	\$649	7%
\$650	–	\$699	7%
\$700	–	\$749	7%
\$750	–	\$799	7%
\$800	–	\$849	8%
\$850	–	\$899	8%
\$900	–	\$949	9%
\$950	–	\$1,000	9%

8. Terms and conditions

- (1) Where the Chief Executive (Housing) grants an application to advance a housing loan under clause 5 for the purchase of a share in a dwelling, the Chief Executive (Housing) and the person to whom the application is granted (***the applicant***) are to enter into an agreement relating to the ownership of the dwelling.
- (2) An agreement referred to in subclause (1) is to make provision for the following terms and conditions:
 - (a) that the applicant is to purchase the dwelling by purchasing a first share in the dwelling of not less than 70% of the market value of the house and, on repayment of the loan advanced in respect of that share, a second and final share being the whole of the interest of the Chief Executive (Housing)'s in the dwelling;
 - (b) that the applicant has the right to possess the dwelling and that the applicant, in consideration thereof, is to make payments in respect of rates, taxes, charges and other outgoings in respect of the dwelling;
 - (c) that if the applicant, without fault, at any time during the term of the agreement, wishes to sell the dwelling, the Chief Executive (Housing) is not, unless there are reasonable grounds for doing so, to withhold its consent to the sale of the house.

9. Loan to be secured by mortgage

A housing loan advanced under clause 5 is to be secured by a mortgage over the dwelling in respect of which the loan is made and, unless otherwise approved, is to be secured by a first mortgage.

10. Application for transfer of loan arrangements

- (1) Where a person has, by way of a housing loan under clause 5, purchased a dwelling and:
 - (a) the mortgage executed in relation to the housing loan has not been discharged; and
 - (b) the person has, unless otherwise approved, occupied the dwelling for a period of not less than 3 years after the mortgage was executed,

the person may apply to the Chief Executive (Housing) to discharge the mortgage and, subject to this Scheme, for an advance from the Chief Executive (Housing) of an amount specified in the application, being an amount not more than the amount used to discharge the mortgage, for the purposes of the purchase of the interest of the Chief Executive (Housing)'s in the dwelling on the same terms and conditions on which the housing loan under clause 5 was granted.

- (2) A person making an application under subclause (1) is to provide the Chief Executive (Housing) with such information as it requires, including information in relation to the person's gross weekly income.

11. Determination of application for transfer of loan arrangements

- (1) Where the Chief Executive (Housing) receives an application under clause 10(1), it may:
 - (a) subject to subclause (2) and clause 12, grant the application; or
 - (b) reject the application.
- (2) Subject to this Scheme, where the Chief Executive (Housing) grants an application under subclause (1)(a), it is to make an advance to the person to whom the grant relates of an amount not more than:
 - (a) the amount applied for in the application; or

- (b) the amount required to purchase the interest of the Chief Executive (Housing)'s in the dwelling specified in the application,

whichever is the lesser.

- (3) Notwithstanding subclause (2), the Chief Executive (Housing) may advance to an applicant under that subclause such lesser amount as it determines.

12. Restrictions on advances under clause 11

- (1) A housing loan is not to be advanced to a person under clause 11:
 - (a) unless otherwise approved, to enable the person to refinance an existing loan;
 - (b) if the person, the spouse or a dependant of the person owns (including jointly owns) a house in the Territory, other than the dwelling the subject of the person's housing loan under clause 5;
 - (c) unless otherwise approved, if the person, the spouse or a dependant of the person has previously owned (including jointly owned) a house in the town in the Territory in which the dwelling is situated; or
 - (d) unless the Chief Executive (Housing) is satisfied that the person lives or intends to live in the dwelling.
- (2) Subclause (1)(d) does not apply to a person in relation to an application under clause 10(1) by the person for consent to the sale of a house purchased by him or her with a loan for which application was made under clause 4(2) or (3).

13. Transferred loan to be secured by mortgage

A housing loan advanced under clause 11 is to be secured by a mortgage over the dwelling in respect of which the loan is made and, unless otherwise approved, is to be secured by a first mortgage.

14. Rate of interest

- (1) Subject to this Scheme, the rate of interest payable by a person on a housing loan advanced under clause 11 is:
 - (a) on the date that interest first becomes payable on the housing loan, the rate that was payable by the person on the housing loan advanced to the person under clause 5 at the date of the discharge of the mortgage securing that housing loan; or
 - (b) subject to paragraph (a), the rate of interest that from time to time applies in respect of the housing loan by operation of clause 7(3), (4) or (5).
- (2) Where the operation of clause 7(3) or (5) varies the rate of interest payable by a person on a housing loan advanced under clause 11, the variation so made becomes due and payable on and from the monthly instalment next payable on the housing loan after that variation.
- (3) For the purposes of the application of clause 7 in respect of a housing loan advanced under clause 11, a reference in that clause to the date that interest first becomes payable on a housing loan is a reference to that date in respect of the housing loan advanced under clause 5 to which the housing loan under clause 11 relates.

15. Repayment of loan

- (1) A person to whom a housing loan under this Scheme is advanced is to repay the loan to the Chief Executive (Housing), together with such other amounts as fall due for repayment under this Scheme:
 - (a) subject to clause 16, unless otherwise approved, by monthly instalments of not less than 25% of the monthly equivalent of the person's gross weekly income; and
 - (b) not later than 45 years after the date on which the principal is first payable under the housing loan.
- (2) For the purposes of subclause (1)(b) and clause 16(1)(b), the date on which the principal is first payable under a housing loan advanced under clause 11 is the date on which the principal was first payable under the housing loan advanced under clause 5 to the person had the mortgage securing that housing loan not been discharged.

16. Review of repayment of loan

(1) The Chief Executive (Housing):

- (a) may review:
 - (i) at the request of the person to whom a housing loan is advanced under this Scheme; or
 - (ii) of its own volition; and
- (b) is, at the expiration of each period of 3 years after the date on which the principal is first payable under the housing loan, to review,

the monthly instalments required by clause 15(1) to be made on the loan and, where the Chief Executive (Housing) is satisfied that the review shows that the gross weekly income referred to in that clause in relation to the loan has varied, it may, for that reason, but not otherwise, vary those monthly instalments, either by increasing or decreasing them, so that those monthly instalments are not less than 25% of the monthly equivalent of the person's gross weekly income.

- (2) Where the Chief Executive (Housing) under subclause (1) varies the monthly instalments payable by a person under this Scheme, the variation so made becomes due and payable on and from the date of the monthly instalment next payable under the housing loan after the variation is made.

17. Rate of interest where not residing in dwelling

Notwithstanding anything to the contrary in this Scheme, where:

- (a) a person is advanced a housing loan under this Scheme and the mortgage executed in relation to the housing loan has not been discharged; and
- (b) the person to whom the housing loan is advanced does not reside, for whatever reason, in the dwelling to which the housing loan relates for a period of time,

the Chief Executive (Housing) may increase the rate of interest payable on the housing loan, with effect for that period only, to a rate it considers suitable having given regard to the person's reason for not residing in the dwelling or premises, but that rate must not be greater than 1% more than the market rate.

18. Fees and charges

- (1) The Chief Executive Officer (Housing) may levy fees and charges associated with:
 - (a) establishing a housing loan under this Scheme; and
 - (b) administering a housing loan under this Scheme.
- (2) Fees and charges levied:
 - (a) under subclause (1)(a) may include, but are not limited to, administration fees, application fees and valuation fees; and
 - (b) under subclause (1)(b) may include, but are not limited to, third party dishonour fees (passed on by a financial institution), valuation fees and administration fees (including arrears management fees).
- (3) Fees and charges levied:
 - (a) under subclause (1)(a) – are to be paid by the person applying for a housing loan under this Scheme; and
 - (b) under subclause (1)(b) – are to be paid by the person who is advanced a housing loan under this Scheme.
- (4) Fees and charges levied under subclause (1) are to be approved by the Minister.

Schedule 8 Homenorth Early Start Deposit Assistance Scheme

regulation 3

1. Payment of deposit by Chief Executive (Housing)

Subject to this Scheme, the Chief Executive (Housing) may, on the application of a person, advance to or pay on behalf of the person a sum of money to be used as, or form part of, a deposit for the purchase or erection of premises.

2. Restrictions on Scheme

- (1) A person is not eligible to participate in this Scheme:
 - (a) unless otherwise approved, if the person, the spouse or dependant of the person owns, or has previously owned, (including as a joint owner) premises in the Territory;
 - (b) unless the Chief Executive (Housing) is satisfied that the person intends to live in the premises to which the person's application for the advance or payment relates;
 - (c) if the market value of the premises to which the application relates is more than \$140,000 or, if the premises are to be constructed, if the market value of the land and the construction costs of the premises is more than \$140,000; or
 - (d) if the person's gross weekly income is less than \$300 or more than \$1,000.
- (2) Subclause (1)(b) does not apply in relation to an application under subclause (1) by an eligible Yulara resident made before 6 months after the date specified in a notice under regulation 5(2).

3. Amount of assistance

- (1) The amount that the Chief Executive (Housing) may advance to or pay on behalf of a person under this Scheme is, subject to subclause (2), the amount specified in Column 2 of the Table to this clause opposite the range of gross weekly income specified in Column 1 within which the person's gross weekly income, as at the time the application for the advance or payment is made, falls.
- (2) Where one person alone is purchasing or constructing premises, the amount that the Chief Executive (Housing) may under this Scheme advance to or pay on behalf of that person may not exceed \$1,000.

- (3) Where the gross weekly income of a person contains an amount which is not a whole dollar, the gross weekly income of the person shall, for the purposes of this clause, be calculated exclusive of that amount.

TABLE

Column 1			Column 2
Range of gross weekly income			Amount of assistance
\$300	–	\$699	\$3,000
\$700	–	\$849	\$2,000
\$850	–	\$1,000	\$1,000

4. Time of payment

An amount to be advanced to or paid on behalf of a person under this Scheme is not to be advanced or paid before:

- (a) in the case of the purchase of premises where the person borrows money to purchase the premises, the execution of the mortgage or mortgages securing the loan or loans advanced to the person in relation to the purchase;
- (b) in the case of the purchase of premises where the person does not borrow money to purchase the premises, settlement of the purchase; or
- (c) in the case of the erection of premises, the grant of a building permit within the meaning of the *Building Act* in respect of the erection.

5. Fees and charges

- (1) The Chief Executive Officer (Housing) may levy fees and charges in respect of an application by a person wanting to participate in this Scheme.
- (2) Fees and charges levied under subclause (1) may include, but are not limited to, an application fee.
- (3) Fees and charges levied under subclause (1) are to be paid by the person applying to participate in this Scheme.
- (4) Fees and charges levied under subclause (1) are to be approved by the Minister.

Schedule 9 Homenorth Assist Interest Subsidy Scheme

regulation 3

1. Loan interest subsidy

Subject to this Scheme, the Chief Executive (Housing) may pay an interest subsidy to an approved lender in respect of a loan advanced by that lender to a person to whom the Chief Executive (Housing) has issued a certificate of eligibility.

2. Restrictions on Scheme

- (1) The Chief Executive (Housing) is not to pay an interest subsidy on behalf of a person in respect of a loan advanced to the person:
 - (a) where the loan is advanced by a lender which the Chief Executive (Housing) has not approved;
 - (b) unless the loan is advanced to the person for the purchase or erection of a house by the person;
 - (c) unless otherwise approved, if the loan is for the purpose of refinancing an existing loan;
 - (d) if, at the time of the person's application under clause 3, the person or the spouse or dependant of the person owns, or has previously owned, (including as a joint owner) premises in the Territory;
 - (e) unless otherwise approved, if the person or the spouse or a dependant of the person has previously received financial assistance;
 - (f) if the Chief Executive (Housing) is not satisfied that the person, on obtaining the loan, intends to live in the house to which the loan relates; or
 - (g) if the market value of the house to which the loan relates is more than \$140,000.
- (2) Subclause (1)(f) does not apply in relation to an application made under this Scheme by an eligible Yulara resident before 6 months after the date specified in a notice under regulation 5(2).

3. Certificate of eligibility

- (1) A person whose gross weekly income is not less than \$700 or more than \$1,000 may apply to the Chief Executive (Housing) for a certificate of eligibility.
- (2) The Chief Executive (Housing), on receipt of an application under subclause (1), is, subject to clause 2, to determine whether the person is eligible for an interest subsidy and, if so, may, on the person entering into an agreement with the Chief Executive (Housing) specifying the conditions on which the certificate of eligibility is issued and on which the interest subsidy is to be paid by the Chief Executive (Housing), issue to the person a certificate of eligibility.
- (3) A certificate of eligibility issued under this clause is to specify the maximum interest subsidy payable to an approved lender should the person to whom it relates be advanced a loan by the lender.
- (4) Subject to subclauses (5) and (6), a certificate of eligibility issued under this clause is to remain in force for 3 months from the date of issue.
- (5) A certificate of eligibility:
 - (a) is of no force or effect if obtained by fraud; and
 - (b) remains in force only during the time that the information contained in the certificate remains unchanged.
- (6) The Chief Executive (Housing) may, at any time before a certificate of eligibility issued under this clause expires, renew the certificate for the period, not exceeding 3 months, as is specified in the certificate.

4. Level and payment of interest subsidy

- (1) The Chief Executive (Housing) is to pay an interest subsidy on behalf of a person under this Scheme on the day that interest first becomes payable on the loan advanced to the person, and thereafter on that date in each month until the expiration of the whole of the period that the person is entitled to have the interest subsidy paid on his or her behalf in accordance with this clause.
- (2) Where a person whose gross weekly income, as at the time the person makes an application for an eligibility certificate, falls within the range of income of not less than \$700 and not more than \$749 specified in Column 1 of the Table to this clause borrows an amount not less than the amount specified opposite in Column 2, the interest subsidy that the Chief Executive (Housing) may pay

each month on behalf of the person under this Scheme is:

- (a) for 2 years on and from the date that interest first becomes payable on the loan, the amount specified opposite in Column 3;
 - (b) for one year next following the period referred to in paragraph (a), \$105;
 - (c) for one year next following the period referred to in paragraph (b), \$75;
 - (d) for one year next following the period referred to in paragraph (c), \$40;
 - (e) for one year next following the period referred to in paragraph (d), \$20; and
 - (f) for one year next following the period referred to in paragraph (e), \$20.
- (3) Where a person whose gross weekly income, as at the time the person makes an application for an eligibility certificate, falls within the range of income of not less than \$750 and not more than \$799 specified in Column 1 of the Table to this clause borrows an amount not less than the amount specified opposite in Column 2, the interest subsidy that the Chief Executive (Housing) may pay each month on behalf of the person under this Scheme is:
- (a) for 2 years on and from the date that interest first becomes payable on the loan, the amount specified opposite in Column 3;
 - (b) for one year next following the period referred to in paragraph (a), \$75;
 - (c) for one year next following the period referred to in paragraph (b), \$40;
 - (d) for one year next following the period referred to in paragraph (c), \$20; and
 - (e) for one year next following the period referred to in paragraph (d), \$20.
- (4) Where a person whose gross weekly income, as at the time the person makes an application for an eligibility certificate, falls within the range of income of not less than \$800 and not more than \$849 specified in Column 1 of the Table to this clause borrows an amount not less than the amount specified opposite in Column 2,

the interest subsidy that the Chief Executive (Housing) may pay each month on behalf of the person under this Scheme is:

- (a) for 2 years on and from the date that interest first becomes payable on the loan, the amount specified opposite in Column 3;
 - (b) for one year next following the period referred to in paragraph (a), \$40;
 - (c) for one year next following the period referred to in paragraph (b), \$20; and
 - (d) for one year next following the period referred to in paragraph (c), \$20.
- (5) Where a person whose gross weekly income, as at the time the person makes an application for an eligibility certificate, falls within the range of income of not less than \$850 and not more than \$899 specified in Column 1 of the Table to this clause borrows an amount not less than the amount specified opposite in Column 2, the interest subsidy that the Chief Executive (Housing) may pay each month on behalf of the person under this Scheme is:
- (a) for 2 years on and from the date that interest first becomes payable on the loan, the amount specified opposite in Column 3;
 - (b) for one year next following the period referred to in paragraph (a), \$20; and
 - (c) for one year next following the period referred to in paragraph (b), \$20.
- (6) Where a person whose gross weekly income, as at the time the person makes an application for an eligibility certificate, falls within the range of income of not less than \$900 and not more than \$949 specified in Column 1 of the Table to this clause borrows an amount not less than the amount specified opposite in Column 2, the interest subsidy that the Chief Executive (Housing) may pay each month on behalf of the person under this Scheme is:
- (a) for 2 years on and from the date that interest first becomes payable on the loan, the amount specified opposite in Column 3; and
 - (b) for one year next following the period referred to in paragraph (a), \$20.

- (7) Where a person whose gross weekly income, as at the time the person makes an application for an eligibility certificate, falls within the range of income of not less than \$949 and not more than \$1,000 specified in Column 1 of the Table to this clause borrows an amount not less than the amount specified opposite in Column 2, the interest subsidy that the Chief Executive (Housing) may pay each month on behalf of the person under this Scheme, for 2 years on and from the date that interest first becomes payable on the loan, is the amount specified opposite in Column 3.
- (8) Where a person whose gross weekly income, as at the time the person makes an application for an eligibility certificate, falls within the range of income specified in Column 1 of the Table to this clause borrows an amount that is less than the amount specified opposite in Column 2 of the Table, the Chief Executive (Housing) is to pay an interest subsidy each month on behalf of the person, for the whole of the period specified respectively in subclause (2), (3), (4), (5), (6) or (7), but the amount of the interest subsidy that the Chief Executive (Housing) may pay on behalf of the person is the amount that represents the same proportion in relation to the interest subsidy specified opposite in Column 3 as the amount the person borrows is in relation to the amount specified in Column 2.

Column 1			Column 2	Column 3
Range of gross weekly income			Minimum loan	Interest subsidy
\$700	–	\$749	\$100,000	\$132
\$750	–	\$799	\$105,000	\$105
\$800	–	\$850	\$110,000	\$75
\$850	–	\$899	\$115,000	\$40
\$900	–	\$949	\$120,000	\$20
\$950	–	\$1,000	\$120,000	\$20

5. Fees and charges

- (1) The Chief Executive Officer (Housing) may levy fees and charges in respect of an application by a person wanting to participate in this Scheme.
- (2) Fees and charges levied under subclause (1) may include, but are not limited to, an application fee.

- (3) Fees and charges levied under subclause (1) are to be paid by the person applying to participate in this Scheme.
- (4) Fees and charges levied under subclause (1) are to be approved by the Minister.

ENDNOTES

1 KEY

Key to abbreviations

amd = amended	od = order
app = appendix	om = omitted
bl = by-law	pt = Part
ch = Chapter	r = regulation/rule
cl = clause	rem = remainder
div = Division	renum = renumbered
exp = expires/expired	rep = repealed
f = forms	s = section
Gaz = <i>Gazette</i>	sch = Schedule
hdg = heading	sdiv = Subdivision
ins = inserted	SL = Subordinate Legislation
lt = long title	sub = substituted
nc = not commenced	

2 LIST OF LEGISLATION

Housing Assistance Schemes Regulations (SL No. 61, 1991)

Notified	29 November 1991
Commenced	29 November 1991

Amendments of Housing Assistance Schemes Regulations (SL No. 2, 1994)

Notified	1 March 1994
Commenced	1 March 1994

Amendment to the Housing Assistance Schemes Regulations (SL No. 12, 1995)

Notified	12 April 1995
Commenced	12 April 1995

Amendments of Housing Assistance Schemes Regulations (SL No. 33, 1995)

Notified	26 September 1995
Commenced	26 September 1995

Amendment of Housing Assistance Schemes Regulations (SL No. 58, 1996)

Notified	19 December 1996
Commenced	19 December 1996

Amendments of Housing Assistance Schemes Regulations (SL No. 19, 1997)

Notified	11 June 1997
Commenced	11 June 1997

Amendments of Housing Assistance Schemes Regulations (SL No. 21, 1997)

Notified	1 July 1997
Commenced	1 July 1997 (r 2)

Amendments of Housing Assistance Schemes Regulations (SL No. 32, 1997)

Notified	10 December 1997
Commenced	10 December 1997

Amendment of Housing Assistance Schemes Regulations (SL No. 23, 1998)

Notified	1 July 1998
Commenced	1 July 1998 (r 1, s 2 <i>Housing Amendment Act 1998</i> (Act No. 44, 1998) and <i>Gaz S28</i> , 1 July 1998, p 1)

Amendments of Housing Assistance Schemes Regulations (SL No. 46, 2000)

Notified	30 August 2000
Commenced	4 September 2000 (r 1)

Amendments of Housing Assistance Schemes Regulations (SL No. 3, 2001)

Notified	14 March 2001
Commenced	14 March 2001

3 LIST OF AMENDMENTS

r 2	amd No. 2, 1994, r 2; No. 21, 1997, r 3; No. 23, 1998, r 2; No. 46, 2000, r 3
r 3	sub No. 2, 1994, r 3 amd No. 21, 1997, r 4
r 3A	ins No. 2, 1994, r 3 amd No. 23, 1998, r 2
r 4	amd No. 2, 1994, r 4
r 5	ins No. 32, 1997, r 2 sub No. 46, 2000, r 4
sch 1	amd No. 2, 1994, 5; No. 33, 1995, r 2; No. 58, 1996, r 1; No. 19, 1997, r 1; No. 21, 1997, r 5; No. 23, 1998, r 2; No. 3, 2001, r 2
sch 2	amd No. 2, 1994, 6; No. 33, 1995, r 3; No. 58, 1996, r 2; No. 19, 1997, r 2; No. 21, 1997, r 6; No. 23, 1998, r 2; No. 3, 2001, r 3
sch 3	amd No. 2, 1994, r 7; No. 12, 1995; No. 21, 1997, r 7; No. 23, 1998, r 2
sch 4	ins No. 2, 1994, r 8 amd No. 21, 1997, r 8; No. 23, 1998, r 2
sch 5	ins No. 2, 1994, r 8 amd No. 33, 1995, r 4; No. 19, 1997, r 3; No. 21, 1997, r 9; No. 23, 1998, r 2; No. 3, 2001, r 4
sch 6	ins No. 21, 1997, r 10 amd No. 32, 1997, r 3; No. 23, 1998, r 2; No. 46, 2000, r 5; No. 3, 2001, r 5
sch 7	ins No. 21, 1997, r 10 amd No. 32, 1997, r 4; No. 23, 1998, r 2; No. 46, 2000, r 6; No. 3, 2001, r 6
sch 8	ins No. 21, 1997, r 10 amd No. 32, 1997, r 5; No. 23, 1998, r 2; No. 46, 2000, r 7; No. 3, 2001, r 7
sch 9	ins No. 21, 1997, r 10 amd No. 32, 1997, r 6; No. 23, 1998, r 2; No. 46, 2000, r 8; No. 3, 2001, r 8