



## Your Obligations When Accessing DHOAS

There are key scheme requirements that all DHOAS recipients must comply with. We recommend that you read the below information carefully as it is your responsibility to ensure you understand these requirements and how to maintain your entitlement.

Further information is available on the [DHOAS website](#), or you may contact the customer service team via email [dhoas@dva.gov.au](mailto:dhoas@dva.gov.au) or by phoning 1300 434 627.

### 1. 12 month occupancy requirement

It is a condition of the scheme that you and/or your dependants must occupy the subsidised property for 12 months from the first payment authorisation date. The first authorisation date will be stated in the letter we send when your payments are approved to commence.

If you move out of the home before satisfying the occupancy requirement, you will no longer be eligible for subsidy payments and will be required to repay any overpaid funds.

If you are receiving subsidy on a land and/or construction loan, the 12 month occupancy requirement starts from the first day that the construction is completed and the home is deemed occupiable.

A shorter period of occupancy may be granted in some circumstances if service requirements or exceptional circumstances require you to move out early. Further information about what evidence is required to be provided to support your occupancy reduction request is available on the [DHOAS website](#).

After satisfying the occupancy requirement on a certificate, you can continue receiving subsidy payments regardless of where you reside. If you rent out the home, it is recommended that you seek independent tax advice about the implications of receiving the DHOAS subsidy on an investment property.

### 2. Occupancy requirement resets on each new certificate

The requirement to occupy the home for 12 months is reset every time you commence payments on a new certificate. This means that if you refinance an existing DHOAS home loan, and commence payments on a new certificate, you must continue to occupy the home for an additional 12 months from the new payment authorisation date.

### 3. Property requirements

DHOAS subsidy can only be paid on a property that contains a single dwelling and is located in Australia. The property can only be used for residential purposes, and not business purposes.

### 4. Ownership requirements

DHOAS subsidy can only be paid where the ownership of the property meets the following scheme requirements:

- You, or you and your partner together, must own a minimum 50% interest in the property.
- The DHOAS applicant must be listed on the title of the property.
- The other 50% interest can be held by a non-partner co-borrower.
- No part of the interest can be held by a trustee or as a beneficiary of a trust.

## **5. Loan purpose requirements**

A DHOAS loan can only be used for the following purposes:

- Purchase a home to live in.
- Purchase land and construct a home.
- Building, enlargement, renovation or repair of a home.
- Refinance an existing loan for one of the above purposes.

A DHOAS loan cannot be used for any other purpose. This includes for investments, consolidating personal debt such as a credit card, cars, boats, etc.

## **6. Subsidy ceasing events**

The following events will result in your subsidy payments ceasing:

- You close your current DHOAS home loan to take out another DHOAS home loan.
- You repay your DHOAS home loan to a nil or credit balance (even if the loan account remains open, or you immediately redraw the funds).
- You increase your existing home loan balance.
- You refinance your existing DHOAS home loan to renovate, repair or complete other improvement works to your home.
- You are unable to complete construction and occupy your property within two years of your first payment authorisation date (for land and/or construction loans).
- You add or remove a co-borrower to the loan.
- You keep your current home loan open, but decide to transfer your subsidy with a new certificate to a new DHOAS home loan.
- Changing your loan to an interest only loan.
- Changing security on your DHOAS home loan.
- You exhaust your DHOAS service credit.
- You are no longer able to meet the conditions of the scheme as listed in this document.

If you wish to access DHOAS again, you may apply for a new subsidy certificate. Please note that depending on your circumstances, not all applicants will be eligible.

## **7. Notifiable changes in your circumstances**

It is a requirement of the scheme to notify DVA when there are changes to your personal circumstances that may affect your ongoing eligibility for DHOAS. These include:

- Separating from your partner.
- Change in service status – e.g. Discharge, Permanent to Reserve or CFTS.
- Any substantial changes to your home loan or security.
- Changes to the use of your property (e.g. conducting a business).
- Changes in contact details.

Please advise us by submitting a [Change of Circumstances form](#), or by emailing our customer service team at [dhoas@dva.gov.au](mailto:dhoas@dva.gov.au).

Failure to notify DVA of the above events may result in an overpayment of subsidy which you will need to repay.

Please Note: All decisions relating to the administration of the Defence Home Ownership Assistance Scheme are made pursuant to the *Defence Home Ownership Assistance Scheme Act 2008* (the Act). Whilst due care has been taken in the preparation of this advice, in the event of any inconsistencies between the information provided herein and the Act, the Act will take precedence.