

Government Employee Housing (GEH) Home Purchase Plan

Can I buy my Government Employee Housing property?

If you are an eligible government employee, under the home purchase plan you may be able to purchase the home you currently occupy. Your first step is to contact your Housing Officer to confirm your eligibility and find out how to apply.

Are all house available for purchase?

Unfortunately not. All housing made available for sale to tenants is at the discretion of GEH.

How long will it take?

The process takes approximately 9 to 12 months, but longer if the land or services require division. You are required to pay rent until the settlement occurs.

How is the purchase price determined?

The current market valuation is determined by the valuer-general or an independent certified practice valuer, who provides advice on acceptable offers after considering local market factors. DPTI recommends that applicants conduct their own market research before applying to purchase their rental property under the Home Purchase Plan.

Finance

Finance is not available through GEH. Applicants are advised to enquire through a Financial Institution of their choice before lodging their application.

Is there any assistance provided to tenants?

The government will cover the following costs:

- Loan application/establishment fees
- Mortgage costs i.e. preparation of mortgage and registration fees
- Conveyancer or Solicitors fees to a maximum of \$400.00

These cost will be refunded at settlement by being deducted from the purchase price (conditions apply).

All GEH sale and purchase contracts include a Hazardous Substance Report applicable to the residence.

How do I apply?

If you wish to proceed with your application, please submit it to DPTI.GEHleasing@sa.gov.au. Your application will then be forwarded to the Housing Officer responsible for your region and you will receive a confirmation email with DPTI GEH requesting your bank details to transfer your \$500 application fee.

If the sale proceeds, the \$500 fee will then form part of your deposit and it may be used by GEH to pay some of the costs associated with the sales application.

What is the process of applying?

The standard process consists of the following steps:

1. Application to purchase is sent to GEH by the tenant
2. Application is assessed.

If the sale is not recommended:

1. Applicant is advised and application fee is refunded.

If the sale is recommended:

1. Ministerial approval is obtained
2. Property is inspected & report provide to GEH by Valuer. (The sale price is determined as at the date of inspection by the Valuer).
3. Agreement on terms and conditions of sale is reached between GEH and the applicant.
4. The sale and purchase contract is drawn up and signed by all parties.
5. Conveyancer/ Solicitors are instructed to manage the transfer process.
6. Settlement and ownership transfer occurs.

Housing Officer
DPTI – Government Employee Housing

The Housing Officer
DPTI – Government Employee Housing
GPO Box 967
ADELAIDE SA 5001

APPLICATION TO PURCHASE RESIDENCE

I am the tenant of:

And I wish to purchase the property under the Home Purchase Plan for Government Employees.

Further details are as follows:

Full Name:

Telephone: Work

Home

Mobile

Email:

Employer:

Signed:

Date