



Hunter United

Hunter United First Home Saver Account

Product Disclosure Statement
Effective 1/10/08



Hunter United First Home Saver Account

- The First Home Saver Account has been developed by the Government to make it easier to save for your first home.
- This Account receives Government contributions and earns interest which is taxed at a low rate.
- This account restricts when you can take your money out and for what purpose.

Find out if the Hunter United's First Home Saver Account is right for you

1. Who can have a First Home Saver Account
2. How the First Home Saver Account works
3. How the Government helps you save
4. How Hunter United helps you save
5. What happens if your situation changes
6. Using your savings for your first home
7. The fees
8. How to open an account

Hunter United Enquiries: (02) 4941 3888
More contacts: *Go to section 9*

More information and tools to help you make a decision about this product are available online at www.ato.gov.au and www.hunterunitedcom.au

For more information about Hunter United go to the back page

1. Who can have a First Home Saver Account

You should consider opening a First Home Saver Account if you

- only want to use your savings to buy or build your first home in Australia to live in ('buy your first home'), and
- are able to save at least \$1,000 a year (\$20 a week) in 4 separate financial years – they do not need to be in a row. *A financial year is from July 1 to June 30.*

To open an account, you must

- be aged 18 or over and under 65
- have a tax file number
- have never owned a home in Australia that you have lived in, and
- have never opened a First Home Saver Account before.

You can open another First Home Saver Account if you are transferring your savings from one First Home Saver Account to another – see section 8.

If you are saving with others

- each person must open their own individual First Home Saver Accounts – each of you can then receive the benefits of having a First Home Saver Account.

You cannot open a joint account with someone else.

If you are unsure about your eligibility go to www.ato.gov.au

2. How the First Home Saver Account works

How you can use the savings in a First Home Saver Account

You can only withdraw your savings for three purposes

- 1 to buy your first home
- 2 as money you can add into super
- 3 as money you can withdraw as a lump sum if you are aged 60 or over.

How to save with a First Home Saver Account

- You put money into your account the same way you would make deposits into a normal credit union account. You can do this at any time, and for as long as you need to save. Hunter United will establish automatic payroll deductions to your First Home Saver Account as part of your savings plan. Account holders may also make contributions by cheque and at Hunter United branches and via our internet and phone banking service.
- You cannot salary sacrifice into your account.
- You do not need to put money in every year – but your account will only get Government contributions when you do.
- Once the total amount in your account reaches \$75,000 – including Government contributions and income from investment earnings – you cannot put any more money into your account.
- You can keep your account open until you buy your first home, or turn 65.

When you turn 65 you must close your account and withdraw all of your savings, or move it into super.

3. How the Government helps you save

The Government boosts your savings with contributions and a low rate of tax on the income your investment earns.

When you put money into your account the Government puts money in too

- When you put a dollar into your account, the Government will contribute 17 cents.
- Any money you put in up to a total of \$5,000 in a financial year will get this Government contribution – anything over this amount will not.

For example, if you put \$5,000 into your account in one financial year, the Government will contribute \$850 to your savings.

If you are saving with other people that have their own First Home Saver Accounts, each person will receive Government contributions on the money they put into their account.

- Government contributions are paid directly into your First Home Saver Account after you have lodged your tax return and Hunter United has told the Tax Office how much you have put in.
- Interest is calculated daily and paid quarterly.

You are not taxed

- on the money you put into your account
- on the Government contributions, or
- when you withdraw your savings for your first home.

There is a low rate of tax on the interest your savings earn

- Earnings on First Home Saver Accounts are taxed at 15% but this is paid to the tax office by Hunter United.

4. How Hunter United helps you save

Your savings earn high interest

- The savings in your Hunter United First Home Saver Account earn a high variable interest rate, helping you to get your first home quicker.

See www.hunterunited.com.au for our current interest rate.

Your savings will not go down

- The Hunter United First Home Saver Account is a bank account – so what you put in, stays in. And, we don't charge any day-to-day fees which can also reduce your savings.

An example of how savings can grow

If you save \$100 a week for 4 years, your savings could grow to around \$27,000, after Government contributions and interest.

This is a general example based on an account earning 5% interest (after tax and any fees) and may be different from the actual interest Hunter United pays.

To find out how much you need to save use the calculator at www.fido.gov.au/firsthomesaver

5. What happens if your situation changes

You should consider the following situations before choosing this account.

You decide not to buy a first home

If this happens you can choose to

- move your savings into super, or
- withdraw your savings as a lump sum if you are aged 60 or over.

You want to buy your first home before you have put \$1,000 into your account in 4 separate financial years (they do not need to be in a row)

- You cannot use the savings in your account if you are buying your first home on your own.
- You can use the savings in your account if you are buying your home with someone else who has put \$1,000 into their account in 4 separate financial years (see section 6).

You don't have any money to put into your account

You do not need to put money into your account every year. You can choose to

- start saving again when you can
- move your savings into super, or
- withdraw your savings as a lump sum if you are aged 60 or over.

You haven't put \$1,000 a year into your account in 4 separate financial years (they do not need to be in a row) and you want to close your account

You can choose to

- move your savings into super, or
- withdraw your savings if you are 60 or over.

Hunter United Super Ezy Account

Hunter United's Super Ezy Retirement Savings Account is the default superannuation fund should the account be closed before buying your first home.

You move overseas

You can keep your account open, and continue to put money into your account – but, you won't receive any Government contributions if you are overseas for an entire financial year.

You start living in a home you own

If you start living in a home that you own, you will no longer be eligible to have an account. You must tell Hunter United and close your account within 30 days, or penalties will apply.

When you close your account you can either

- move your savings into super, or
- withdraw your savings as a lump sum if you are aged 60 or over.

You experience hardship

After moving your savings into super you may apply to access your super under the early release provisions. These include severe financial hardship, permanent disability or on specified compassionate grounds.

6. Using your savings for first home

Withdrawing your savings

- You can only withdraw your savings to buy your first home after you have put at least \$1,000 a year into your account in 4 separate financial years (they do not need to be in a row).
- If you are buying your first home with other people that have First Home Saver Accounts you can withdraw the savings from each account if just one of you has put \$1,000 into your account in 4 separate financial years.

When you're ready to use your savings for your first home

1. Apply to Hunter United to withdraw all of the money from your First Home Saver Account.

To check that you meet the withdrawal rules go to www.ato.gov.au

2. Close your First Home Saver Account.

Generally, you will not be able to open another First Home Saver Account.

You must live in your first home for at least 6 months

- within 12 months of settlement, or
- on completion of building construction.

Help with your mortgage

Together with a great home loan interest rate Hunter United will waive the home loan application fee for account holders who use their First Home Saving Account to purchase their first home. So see Hunter United on how to apply for your home loan.

7. The Fees

We do not charge you any day-to-day fees on your account.

There are no general fees that apply to these types of account. However, we will deduct a closure/transfer fee of \$30 from your account if you move or close it.

For a list of other fees that apply to special situations and transactions (e.g. over-the-counter coin deposits) go to www.hunterunited.com.au and refer to our "Savings, Fees and Charges" brochure.

8. How to open an account

To open an account

1. Fill out the application form.
2. Make an initial \$30 deposit into your account.

You cannot open a joint account with someone else.

If you change your mind

We provide a cooling-off period that lets you close your First Home Saver Account within 14 days, with a refund of your deposit.

- You will need to tell us in writing, by email or mail, within 14 days of opening the account.
- We will refund your deposit, minus any taxes we have paid, and any administration costs.

You can transfer your savings to another First Home Saver Account provider

If you do, we will transfer the savings in your account to your new provider, minus any costs. A \$30 account closure/transfer fee applies.

You must close your old account as soon as your savings have been transferred.

9. Where to go for more information

Hunter United enquiries

call (02) 4941 3888
visit www.hunterunited.com.au
mail PO Box 851 Newcastle NSW 2300

First Home Saver Account enquiries

Information about how First Home Saver Accounts work, eligibility, fees and taxes, and links to savings calculators and other useful online tools.

visit www.ato.gov.au

Complaints

If you have a complaint call the number below, or write to us. If you are not satisfied with our complaint resolution process, you can take the case to the Financial Ombudsman Service (FOS).

call 1300 780 808
visit www.bfso.org.au

www.hunterunited.com.au

Hunter United Employees' Credit Union

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Product Disclosure Statement is issued by Hunter United Employees' Credit Union Ltd
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Beginning life in 1963 as the BHP (Newcastle) Employees' Credit Union - Hunter United has grown to be one of the financially strongest credit unions in Australia with 10 branches across the region and offering a full range of savings, loan and investment services. Unlike the banks, Hunter United is not driven by big profits for shareholders - it is our job to return benefits to our members. That's how we can offer very competitive rates for loans and investments and keep fees to a minimum.



Hunter United