

GOVERNMENT INCENTIVES FOR FIRST HOME BUYERS IN AUSTRALIA

Buying your first home can feel overwhelming,
but the good news is, there are a range of
government incentives and grants designed to
help you get there sooner!



HERE'S A SIMPLE GUIDE TO WHAT'S AVAILABLE ACROSS AUSTRALIA

NATIONAL SCHEMES

5% DEPOSIT SCHEME

Low Deposit, No LMI

Fast-track your path to home ownership with the Australian Government 5% Deposit Scheme, formerly known as the Home Guarantee Scheme.

First Home Buyers

- You're a first home buyer with a minimum 5% deposit

Single Parents

- You're a single parent or legal guardian with a minimum 2% deposit

Features and Benefits:

- Buy a house, townhouse or unit, existing or new build
- Unlimited Scheme places and no waiting list
- Buy with a lower home deposit
- No income caps
- Save on upfront fees



FIRST HOME SUPER SAVER SCHEME

A Smarter Way to Save

This program lets you make extra voluntary contributions to your super fund, you can grow your savings faster and take advantage of lower tax rates, all to help you buy or build your first home.

Features and Benefits:

- Save up to \$50,000 plus associated earnings towards your first home
- Lower tax rates help your savings grow faster
- Flexible contributions – choose how and when you contribute
- Use with other government home buying schemes
- Buy your first home with a partner, sibling or friend

HELP TO BUY SCHEME

Bridging the Gap to Buying Your New Home

Coming soon! The Help to Buy Scheme is a new scheme designed to make home ownership more achievable with shared equity support from the Australian Government.

If you have saved what you can, but are still a little short of being able to buy a home that meets your needs, Help to Buy may be able to bridge the gap

Features and Benefits:

- Buy with as low as a 2% deposit
- The Australian Government contributes up to 30% (existing homes) or 40% (newly built homes)
- The home is yours to live in and enjoy
- No regular ongoing payments, repay when you can or when you sell
- Open to both first and previous homeowners



STATE & TERRITORY GRANTS AND STAMP DUTY EXEMPTIONS

Each state and territory offers a **First Home Owner Grant (FHOG)** and **stamp duty concessions** to make buying more affordable.

Queensland (QLD)

GRANT: Up to \$30,000 for new homes.

STAMP DUTY: No duty for homes up to \$700,000. Concession for \$700,001–\$800,000.

Victoria (VIC)

GRANT: Up to \$30,000 for new homes.

STAMP DUTY: No duty for homes up to \$700,000. Concession for \$700,001–\$800,000.

Northern Territory (NT)

GRANT: \$10,000 for new homes.

STAMP DUTY: Territory Home Owner Discount (up to \$18,601) may apply.

Tasmania (TAS)

GRANT: \$30,000 for new homes (until 2026).

STAMP DUTY: Exemption for established homes under \$750,000.

New South Wales (NSW)

GRANT: \$10,000 for new homes.

STAMP DUTY: New South Wales (NSW)

GRANT: \$10,000 for new homes.

STAMP DUTY: Full exemption for homes up to \$800,000. Concession for homes \$800,001–\$1,000,000. Vacant land exemption up to \$350,000.

Western Australia (WA)

GRANT: \$10,000 for new homes.

STAMP DUTY: Full exemption for homes up to \$450,000. Concession for homes up to \$600,000. Concession for homes up to \$700,000. Concession for \$700,001–\$800,000.

Australian Capital Territory (ACT)

GRANT: No FHOG, but strong duty concessions apply.

STAMP DUTY: Exemption for established homes under \$750,000.

South Australia (SA)

GRANT: \$15,000 for new homes.

STAMP DUTY: Full relief for new homes and land, no price cap (2024–25 scheme).



HOW TO GET STARTED

1. Check your eligibility for each scheme (federal + state).
2. Confirm property price caps and income limits — these change often.
3. Speak with your mortgage broker to combine multiple incentives and find the best loan.

BROKER TIP:

Many first home buyers can **combine several incentives** — like the First Home Guarantee, Super Saver Scheme, and a state stamp duty exemption — saving thousands upfront.



Need Help Navigating Your Options?

We'll guide you through every step —
from checking eligibility to lodging applications.
You focus on finding your dream home;
we'll handle the rest.

