

FIRST HOME BUYER'S GUIDE |



firstnational
REAL ESTATE

As a First Home Buyer, you might be closer to affording a home than you thought.

Although property prices seem impossibly high, there's more state and federal government assistance than ever before so it's vital you access every dollar available to you.

Working out your eligibility can be tricky, and restrictions apply to the types of homes you can buy, but this financial assistance guide will point you toward the major initiatives you need to be aware of.

Grab every cent of financial assistance and buy a home sooner.

Is it harder to buy a home now?

Buying a home in Australia in the 1980s was very different from buying a home in Australia today.

In 1988, for example, the median house price in Australia was around \$70,000, whereas in 2024 the median house price is around \$779,000. This means that the cost of buying a home has increased about ten-fold in the last 40 years.

In 1988, interest rates were much higher than they are today. The average interest rate on a mortgage was around 18%, compared to around 7.2% in 2024. This means that the cost of borrowing money to buy a home was much higher in the 80s.

However, the housing market in Australia has become more competitive in recent years. The population has grown and housing supply has not kept pace, resulting in a shortage of housing and increased competition among buyers. This has led to a significant increase in house prices, making it harder for people to afford to buy their first home, in fact all homes.

While buying a home in the 1980s was cheaper, interest rates were much higher, salaries much lower, the process was more cumbersome, and there was no government assistance available of any kind. While population growth and our housing supply shortage has resulted in increased competition among buyers and higher house prices, finance has never been more available, and innovative government financial assistance programs are providing substantial support.

So, while you might feel overwhelmed by Australia's high property prices, this guide will help you navigate through the various financial support options and point you towards the key initiatives that can bring your dream of owning a home within reach. Discover how these programs can make a significant difference and learn how to maximise the benefits available to you.

We also have many more guides you can download:

- Home Buyers Guide
- Home Sellers Guide
- Property Management Guide
- Tenant Guide
- Real Estate & Divorce Guide
- Downsizing Guide
- Commercial Property Investment Guide

| | First Home Guarantee (Formerly First Home Loan Deposit Scheme) | First Home Super Saver Scheme | First Home Owners Grant | Stamp/Transfer Duty Concessions, Waivers & Other Initiatives |
|-----|--|---|---|---|
| QLD | <p>5% min deposit. Purchase price capped at \$700,000 (Capital City/Regional Centre) and \$550,000 (Rest of State)</p> | <p>Salary sacrifice up to \$15,000 per financial year up to a total of \$50,000 across all years.</p> | <p>\$30,000 (contracts signed between 20.11.23 and 30.6.25)</p> <p>\$15,000 (contracts signed before 20.11.23)</p> <p>Purchases less than \$750,000</p> | <p>First Home Concession – Save up to \$24,525 on your first home valued under \$800,000</p> <p>Home Concession – Save up to \$7,175 on the first \$350,000 of the value of the residence (eligible buyers)</p> <p>First Home Vacant Land Concession – Save up to \$10,675 when buying vacant land valued at under \$500,000</p> |
| NSW | <p>5% min deposit. Purchase price capped at \$900,000 (Capital City/Regional Centre) and \$750,000 (Rest of State)</p> | <p>Salary sacrifice up to \$15,000 per financial year up to a total of \$50,000 across all years.</p> | <p>\$10,000 towards purchase of home valued less than \$600,000 (less than \$750,000 for land/building contracts), in addition to FHBAS</p> | <p>First Home Buyers Assistance Scheme (FHBAS) – Full exemption on Transfer Duty on homes valued at less than \$800,000. Partial exemption on homes between \$800,000 and \$1 Million.</p> <p>Shared Equity Home Buyer Helper – Assists single parents (with dependent children), single people (50 years and over) and first home buyers who are employed as nurses, midwives, paramedics, teachers, early childhood educators and police officers are key workers to buy a home with as little as 2% deposit. The NSW Government will pay up to 40% of the purchase price of an eligible property, retaining it as equity for as long as you are eligible for Shared Equity or until you sell the property.</p> |
| VIC | <p>5% min deposit. Purchase price capped at \$800,000 (Capital City/Regional Centre) and \$650,000 (Rest of State)</p> | <p>Salary sacrifice up to \$15,000 per financial year up to a total of \$50,000 across all years.</p> | <p>\$10,000 when you buy or build a new home valued up to \$750,000</p> | <p>First Home Buyer Duty Exemption/Reduction – Dutiable value must not exceed \$600,000 for exemption. Concession on homes between \$600,000 and \$750,000.</p> <p>Off -The-Plan Concession – First Home Buyers receive a duty concession - dutiable value is the contract price minus the construction/ refurbishment costs on or after the contract date.</p> <p>Principal Place of Residence Duty Concession – The dutiable value must be more than \$130,000 but not exceed \$550,000.</p> <p>Homebuyer Fund – If you have a 5% deposit, the Victorian Government could contribute up to 25% of the purchase price in exchange for an equivalent share in the property.</p> |
| TAS | <p>5% min deposit. Purchase price capped at \$600,000 (Capital City/Regional Centre) and \$450,000 (Rest of State)</p> | <p>Salary sacrifice up to \$15,000 per financial year up to a total of \$50,000 across all years.</p> | <p>From \$10,000 to \$30,000 Grant amount subject to eligibility (Transactions commencing from 1 July 2024)</p> <p>\$20,000 (Transactions between 1/7/16 & 31/3/21)</p> | <p>First Home Owner Duty Concession – Transactions that settle between 1 January 2022 and 17 February 2024 are eligible for a 50% discount on transfer duty for established homes valued at less than \$600,000. Transactions that settle between 18 February 2024 and 30 June 2026 are eligible for a 100% discount on transfer duty for established homes valued at \$750,000 or less.</p> |

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|-----|---|--|---|---|
| SA | 5% min deposit. Purchase price capped at \$600,000 (Capital City/Regional Centre) and \$450,000 (Rest of State) | Salary sacrifice up to \$15,000 per financial year up to a total of \$50,000 across all years. | \$15,000 available on all new homes (no price cap) | Stamp duty has been abolished for first home owners purchasing new builds/unsold/unused existing stock in South Australia. |
| NT | 5% min deposit. Purchase price capped at \$600,000 | Salary sacrifice up to \$15,000 per financial year up to a total of \$50,000 across all years. | \$10,000 | <p>House & Land Package Exemption – Buy a house and land package from a building contractor, sign the contract between 1/7/22 & 30/6/27, and pay no stamp duty.</p> <p>HomeBuild Access – Access low deposit home loan options for new-built homes or vacant land where you will build a home. Properties up to 2 bedrooms max purchase price of \$475,000. Properties up to 3+ bedrooms max purchase price of \$550,000.</p> |
| WA | 5% min deposit. Purchase price capped at \$600,000 (Capital City/Regional Centre) and \$450,000 (Rest of State) | Salary sacrifice up to \$15,000 per financial year up to a total of \$50,000 across all years. | \$10,000 (no income or assets test) | <p>First Home Owner Rate of Duty – Transactions entered into before 9 May 2024:</p> <ul style="list-style-type: none"> • The unencumbered value of the home and land together must not exceed \$530,000. • No duty is payable if the dutiable value does not exceed \$430,000. • If the dutiable value is between \$430,000 and \$530,000, duty is payable at a rate of \$19.19 for every \$100, or part of \$100, by which it exceeds \$430,000. <p>Transactions entered into on or after 9 May 2024:</p> <ul style="list-style-type: none"> • The unencumbered value of the home and land together must not exceed \$600,000. • No duty is payable if the dutiable value does not exceed \$450,000. • If the dutiable value is between \$450,000 and \$600,000, duty is payable at a rate of \$15.01 for every \$100, or part of \$100, by which it exceeds \$450,000. |
| ACT | 5% min deposit. Purchase price capped at \$750,000 | Replaced by HBCS | Replaced by HBCS | <p>Home Buyer Concession Scheme (HBCS) – All vacant residential land + new and established homes Stamp Duty exempt. Income thresholds apply:</p> <p>No dependent: \$250,000 1 Dependent: \$254,600 2 Dependent: \$259,200 3 Dependent: \$263,800 4 Dependent: \$268,400 5 or more: \$273,000</p> |

Federal Government Assistance Summary

With a little research, buying a property needn't be an intimidating exercise.

First Home Guarantee (formerly First Home Loan Deposit Scheme)

Supporting eligible first home buyers purchase a home sooner.

- For first home buyers without a 20% deposit (subject to bank lending assessment)
- Buy a new home with 5% minimum deposit
- 35,000 places for financial year 2024/25
- Restricted to new home builds and completed stock
- Avoid paying mortgage insurance
- Government guarantees 15% difference

Regional First Home Buyer Guarantee

Supporting eligible regional first home buyers to purchase a home in a regional area. As with the above program but with a limit of 10,000 places for financial year 2024/25.

Family Home Guarantee

Supporting eligible single parents with at least one dependent child to buy a home, whether that single parent is a first home buyer or a previous home owner.

- 2% deposit required
- 5,000 places for financial year 2024/25
- First home buyers or previous homeowners
- New and existing homes
- Single parent with at least one dependent child
- Maximum purchase prices apply
- The single parent or single legal guardian must have a taxable income that does not exceed \$125,000 per annum for the previous financial year as shown on the Notice of Assessment (issued by the Australian Taxation Office). NB: Child support payments are not included as income for the purpose of the income cap

First Home Super Saver Scheme

The first home super saver (FHSS) scheme allows people to save money for their first home inside their super fund. From 1 July 2017, you can make voluntary concessional (before-tax) and voluntary non-concessional (after-tax) contributions into your super fund to save for your first home. From 1 July 2018, you can then apply to release your voluntary contributions, along with associated earnings, to help you purchase your first home.

- Salary sacrifice up to \$15,000 per year into Super (up to a total of \$50,000 across all years, from 1 July 2022)
- Taxed on withdrawal with 30% tax offset
- No income test
- Effectively allows saving for home deposit at 15% tax rate
- Changes to the FHSS will come into effect from 15 September 2024. These changes mean that if you've applied for the scheme prior to 15 September 2024 but were unsuccessful, your application will be rechecked to reassess eligibility. If you were previously successful, you cannot access the scheme again



First Home Owner Grant

QLD

- Up to \$30,000 available when buying or building a new house, unit or townhouse, (valued at less than \$750,000, including land) that you will live in
- You must apply within one year of taking possession of the new home
- Established homes that have undergone substantial renovation can be considered
- Must move into home within a year of completing the transaction (and live there continuously for 6 months)
- You can rent out one or more rooms in the home during your 6-month residency period, as long as this arrangement doesn't affect your use of the home
- Investment properties not eligible

NSW

- A \$10,000 grant is available only to homes being bought new or built, and valued at less than \$750,000
- Combined value of land and home being built cannot exceed \$750,000. If you purchase a home which was substantially renovated by the seller, the purchase price must not exceed \$600,000

VIC

- A \$10,000 First Home Owner Grant (FHOG) is available when you buy or build your first new home.
- The contract price for construction when building the home, must be \$750,000 or less
- The property must not have been previously sold as a place of residence, occupied as a home, or used for the provision of short term accommodation, such as Airbnb. This means the first sale of a property will not be a new home if the person who built it lived in it, or leased it out or used it for short-term accommodation
- A new home can be a home that is substantially renovated, or a home built to replace demolished premises. It cannot be an investment or holiday house

TAS

- The home must be occupied as your principal place of residence for a period of at least 6 months, commencing within 12 months of completion
- 50% stamp duty discount applies to purchases of established homes under \$600,000

SA

- Available to first home owners who buy a new or substantially renovated home (or block of land)
- Must live in the home for six months (within 12 months of taking ownership)

NT

- Homes being bought or built must be new
- HomeBuild Access limited to 2-bedroom homes with a maximum purchase price of \$475,000, 3-bedroom homes with a maximum purchase price of \$550,000

WA

- Available to first home buyers who buy or build a new residential property (or substantially renovated home)
- Must be for use as your principal place of residence

ACT

- Buyers must not have owned a property in the last 2 years
- Must live in the property continuously for 1 year (starting within 12 months of settlement or completion of construction)
- All properties are eligible (including vacant land)
- Total income of all buyers must not exceed \$250,000 (or more if you have dependent children)



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