First Home Buyer Grants & Schemes

A summary of government grants, concessions and schemes available to first home buyers in Australia.

Grants and concessions vary by state, property type, and individual circumstances. The information below is a guide only — eligibility must be confirmed before applying. We'll work through exactly what applies to your situation as part of your assessment.

Federal Government — Home Guarantee Scheme

The Home Guarantee Scheme allows eligible buyers to purchase with a smaller deposit without paying Lenders Mortgage Insurance (LMI). The government guarantees the gap between your deposit and 20% of the property value.

Scheme	Who it's for	Min. deposit	Key details
First Home Guarantee	First home buyers (or not owned in 10+ years)	5%	No LMI. Unlimited places. No income cap. New and established homes.
Family Home Guarantee	Single parents / legal guardians with a dependent	2%	No LMI. 5,000 places per year. No income cap.
Help to Buy	First home buyers — shared equity	2%	Government contributes up to 40% (new) or 30% (existing). Income caps: $100,000 individual / $160,000 joint. 10,000 places per year.

Property price caps (First Home Guarantee / Family Home Guarantee):

Location	Price cap
Sydney	$1,500,000
Melbourne, ACT	$950,000
Brisbane, Gold Coast	$1,000,000
Perth, Adelaide, Hobart, Darwin	$800,000
Regional NSW, Regional VIC, Regional QLD	$800,000
Regional WA, Regional SA, Regional TAS, Regional NT	$600,000

Federal Government — First Home Super Saver Scheme (FHSSS)

Allows first home buyers to save for a deposit inside their superannuation fund, taking advantage of the concessional tax rate on super contributions.

How it works	Voluntary contributions made into super (up to $15,000 per year) can be withdrawn for a first home deposit.
Maximum withdrawal	$50,000 per person ($100,000 for couples).
Tax benefit	Contributions taxed at 15% inside super rather than your marginal tax rate.

Eligible properties	New and established homes. Must be your principal place of residence.

State and Territory — First Home Owner Grant (FHOG)

Most states offer a cash grant for eligible first home buyers purchasing or building a new home. Grants generally do not apply to established homes.

State / Territory	Grant amount	Property type	Price cap
NSW	$10,000	New homes only	$600,000 (land + build $750,000)
QLD	$30,000	New homes only	$750,000
VIC	$10,000	New homes only	$750,000
WA	$10,000	New homes only	No cap
SA	$15,000	New homes only	$650,000
TAS	$20,000	New homes only	No cap
NT	$10,000	New homes only	No cap
ACT	No grant	N/A	Stamp duty concession available instead

State and Territory — Stamp Duty Concessions and Exemptions

First home buyers may be eligible for a full exemption or concession on stamp duty (transfer duty). This applies to both new and established homes in most states.

NSW	Full exemption on homes up to $800,000. Concession on $800,000 - $1,000,000. *Applies to new and established homes.*
QLD	Full concession on new homes up to $700,000 (sliding scale to $800,000). Home concession rate for established homes. *Separate First Home Concession applies.*
VIC	Full exemption up to $600,000. Concession on $600,000 - $750,000. *Applies to new and established homes.*
WA	Full exemption up to $430,000. Concession on $430,000 - $530,000. *Applies to new and established homes.*
SA	No stamp duty exemption for first home buyers on established homes. *FHOG only available on new builds.*
TAS	50% duty discount for first home buyers on established homes. *Applies to primary residences.*

ACT	Home Buyer Concession Scheme — duty concession on properties up to $1,000,000. *Income and asset tests apply.*
NT	Territory Home Owner Discount — up to $18,601 off stamp duty. *Must be new or substantially renovated home.*

Questions about your eligibility?

Josh Stewart Principal Broker, Value Lending
0420 708 800 josh@valuelending.com.au
valuelending.com.au

Useful links

Federal — Home Guarantee Scheme	housingaustralia.gov.au/support-buy-home
Federal — First Home Super Saver Scheme	ato.gov.au/individuals-and-families/super-for-individuals-and-families/super/withdrawing-and-using-your-super/early-access-to-super/first-home-super-saver-scheme
NSW — First Home Owner Grant	revenue.nsw.gov.au/grants-schemes/first-home-buyer
NSW — First Home Buyer Assistance Scheme (stamp duty)	revenue.nsw.gov.au/grants-schemes/first-home-buyer/assistance-scheme
QLD — First Home Owner Grant	qro.qld.gov.au/property-concessions-grants/first-home-grant
QLD — First Home Concession (stamp duty)	qro.qld.gov.au/duties/transfer-duty/concessions/homes/first-home
VIC — First Home Owner Grant	sro.vic.gov.au/first-home-owner-grant
VIC — First Home Buyer Duty Exemption	sro.vic.gov.au/fhbdutyexemption
WA — First Home Owner Grant	wa.gov.au/first-home-owner-grant
SA — First Home Owner Grant	revenuesa.sa.gov.au/grants-and-concessions/first-home-owner-grant
TAS — First Home Owner Grant	sro.tas.gov.au/first-home-owner
NT — First Home Owner Grant	treasury.nt.gov.au/dtf/territory-revenue-office/grants-and-concessions/first-home-owner-grant
ACT — Home Buyer Concession Scheme	revenue.act.gov.au/duties/home-buyer-concession-scheme