LNG MORTGAGE SOLUTIONS

FIRST HOME BUYER

GRANTS & SCHEMES

Federal & State-by-State Support for Australian First Home Buyers

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Prepared by Liem Ngo • LNG Mortgage Solutions

0415 455 009 • liem.ngo@lngmortgagesolutions.com.au

Overview

Australian first-home buyers can access a mix of federal schemes and state/territory grants and stamp duty concessions. This guide summarises the support available.

How to use this guide

Start with the federal schemes (available nationwide), then check your state or territory section for local grants and stamp duty relief. Many buyers successfully combine a federal scheme with a state grant and duty concession.

1. Federal (Nationwide) Schemes

Australian Government 5% Deposit Scheme

Formerly known as the Home Guarantee Scheme / First Home Guarantee. Expanded significantly from 1 October 2025.

- **Buy** with as little as 5% deposit (2% for eligible single parents/guardians)
- **No** Lenders Mortgage Insurance (LMI) required
- **No** income caps and unlimited places (since Oct 2025)
- **Property** price caps still apply by location
- **Open** to Australian citizens and permanent residents
- **Must** live in the home as an owner-occupier

✓ Key Benefit

This scheme has removed the previous barriers of income limits and limited places, making it one of the most accessible pathways for first-home buyers with a smaller deposit.

Help to Buy (Shared Equity)

A shared equity scheme where the Australian Government contributes part of the purchase price.

- **Minimum** 2% deposit from the buyer
- **Government** contributes up to 40% for new homes or 30% for existing homes
- **Income** caps apply
- **Limited** places each year
- **Cannot** generally be combined with the 5% Deposit Scheme or other shared equity programs for the same purchase

First Home Super Saver (FHSS) Scheme

A way to save for a deposit inside superannuation at a lower tax rate.

- **Make** voluntary contributions of up to $15,000 per financial year
- **Withdraw** up to $50,000 per person (plus associated earnings) for a first home deposit
- **Couples** can each use their own entitlements
- **Must** request a determination from the ATO before signing a contract

2. State & Territory Snapshot

Quick comparison (grant amounts and stamp duty relief):

State	FHOG (New Homes)	Stamp Duty Relief (Key Points)
NSW	$10,000	Full exemption to $800k; concession to $1m
VIC	$10,000	Full exemption to $600k; concession to $750k
QLD	$15,000 / $30,000	New homes: full concession (no cap from 1 May 2025); established concessions available
WA	$10,000	Exemption to $600k; concession to $800k (from 7 May 2026)
SA	$15,000	Full relief on new homes / vacant land (no price cap)
TAS	$20,000	Established home duty relief ended 30 June 2026
ACT	None	Full stamp duty exemption (no price/income cap from 1 July 2026)
NT	$50,000 (new) / $10,000 (est.)	House & land package exemption available

3. Detailed State & Territory Grants & Schemes

New South Wales (NSW)

1. First Home Buyer Assistance Scheme (FHBAS)

Provides a full stamp duty exemption for homes up to $800,000, and a partial concession for homes between $800,000 and $1 million. This includes vacant land purchases up to $350,000, with concessions on land valued between $350,000 and $450,000, making it easier for first-home buyers to build their own homes.

2. First Home Owner Grant (FHOG)

Provides $10,000 for first-home buyers purchasing newly built properties. The property price must not exceed $600,000 for houses, townhouses, apartments, or similar. For those purchasing vacant land with plans to build, the combined value of the land, building contract, and any variations must not exceed $750,000.

3. Shared Equity Home Buyer Helper (closed on 30 June 2024)

Allows eligible key workers, single parents, and older Australians to purchase with as little as a 2% deposit, with the government covering up to 40% equity on new homes and 30% on existing ones.

Victoria

1. First Home Owner Grant (FHOG)

Provides $10,000 for new homes capped at $750,000.

2. First Home Buyer Duty Exemption/Concession

Offers full stamp duty exemption on homes $600,000 or less, and reduced rates up to $750,000.

3. Standard Off-the-Plan Stamp Duty Concession

Reduces the dutiable value of eligible off-the-plan properties by excluding qualifying construction costs incurred after the contract date. Eligibility and property-value thresholds apply.

4. Temporary Off-the-Plan Stamp Duty Concession

Introduced on 21 October 2024 and extended to eligible contracts signed before 21 April 2027. It offers broader stamp duty savings on eligible apartments, units and townhouses, including for investors, without a property-value threshold.

Queensland

1. First Home Owner Grant

Provides $15,000 or $30,000 for new builds or newly purchased homes priced under $750,000. FHOG for New Homes: $30,000 for contracts signed on or after November 20, 2023; $15,000 for contracts signed before November 20, 2023. Owner-Builder Grant: $30,000 if foundations are laid on or after November 20, 2023; $15,000 if foundations were laid before November 20, 2023.

2. Transfer Duty Home Concession

a. **First Home Concession**: The maximum property value eligible for a full stamp duty exemption has increased from $500,000 to $700,000 as of June 9, 2024, and partial concessions for properties valued from $700,001 and $799,999. From 1 August 2026, additional citizenship and residency requirements apply.

b. **First Home (new home) Concession**: From 1 May 2025, first-home buyers who purchase a new or substantially renovated home may receive a full transfer duty concession, reducing the

duty to nil with no upper property value limit. From 1 August 2026, additional citizenship and residency requirements apply.

c. **First Home Vacant Land Concession**: From 1 May 2025, first-home buyers who buy vacant land on which to build their first home may not pay any duty on residential vacant land (duty will be imposed on any portion of the land that is non-residential land). From 1 August 2026, additional citizenship and residency requirements apply.

3. Pathways Shared Equity Loan

Available for purchasing public housing rental properties, allowing government assistance in the form of equity contributions to help buyers secure home ownership.

4. Boost to Buy Shared Equity Scheme

Helps eligible first-home buyers purchase a home with a minimum 2% deposit. The Queensland Government can contribute up to 30% for new homes or 25% for existing homes. The property price must not exceed $1 million.

5. Queensland Housing Finance Loan

A government low-deposit home loan for eligible Queensland residents who can afford repayments but struggle to save a deposit. A minimum 2% deposit may be accepted, subject to eligibility and borrowing capacity. The maximum gross annual household income is $141,000 outside eligible regional areas. A temporary regional trial raises the limit to $201,000 but is scheduled to close on 31 October 2026.

Western Australia (WA)

1. First Home Owner Grant (FHOG)

Provides a one-off grant of $10,000 to eligible first-home buyers purchasing or building a new home, including a qualifying substantially renovated home. For eligible transactions commencing on or after 7 May 2026, the property-value cap is $800,000 south of the 26th parallel (including Perth) and $1 million north of it.

2. Home Buyers Assistance Account

Provides a grant of up to $2,000 for the incidental expenses of first home buyers when they purchase an established or partially built home up to $500,000 through a licensed real estate agent.

3. First Home Owner Rate of Duty

Provides a stamp duty exemption on homes valued up to $600,000, with concessional rates for homes valued between $600,001 and $800,000 (for transactions entered on or after 7 May 2026). For vacant land, no duty is payable if the dutiable value does not exceed $450,000; with concessional rates for land between $450,001 and $550,000 (for transactions entered on or after 7 May 2026).

4. Off-the-Plan Duty Concession

In addition, the WA Government provides an off-the-plan duty concession to support new housing supply. Eligible buyers purchasing an off-the-plan apartment, townhouse, villa, or unit may receive a stamp duty concession depending on the stage of construction. Buyers may receive up to a 100% duty concession for properties valued up to $800,000, tapering to 50% up to $900,000 for pre-construction purchases. For properties purchased while under construction, buyers may receive up to a 75% concession up to $800,000, tapering to 37.5% up to $900,000. The concession applies to eligible contracts entered until 30 June 2028.

5. Shared Home Ownership

Designed for low-to moderate-income earners. The government may fund up to 30% of the home's purchase price. That means borrowers only need a loan for the remaining share, reducing your mortgage repayments.

6. Keystart Home Loans (Low Deposit Home Loan)

A low-deposit home loan option for eligible applicants, requiring only a 2% deposit without Lenders Mortgage Insurance (LMI).

South Australia

1. First Home Owner Grant (FHOG)

Offers $15,000 for new homes, without a price cap.

2. Stamp Duty Relief

Effective on or after 13 February 2025, full stamp duty relief is available (for new home, an off-the-plan apartment, vacant land to build new home on), regardless of the property value.

3. HomeStart Finance Shared Equity Option

Offers eligible buyers an interest-free shared equity loan of 5%–25% of the property's purchase price or value, whichever is lower, helping reduce the amount they need to borrow. Eligibility includes net household income of up to $120,000 per year, a property price cap of $750,000, and other lending criteria. The property must be in South Australia and used as the applicant's home.

Australian Capital Territory (ACT)

1. Home Buyer Concession Scheme

Eligible buyers can receive a full stamp duty exemption on residential property purchases, including established homes, new homes and vacant land. From 1 July 2026, there is no property price cap or income limit. Buyers generally must not have owned property in the previous five years and must live in the home as their principal residence for at least 12 months.

2. Off-the-Plan Duty Concession

This provides stamp duty exemptions on unit-titled apartments or townhouses bought off-plan. From 1 July 2026, there is no property price cap. Buyers must meet the scheme's residency and other eligibility requirements.

3. Newly Unit Titled Duty Exemption

Introduced from 1 July 2026, this scheme provides a full stamp duty exemption for eligible buyers purchasing a newly built, ready-to-occupy apartment or townhouse directly from the developer. The buyer must be the first occupant and live in the property as their principal residence for at least 12 months.

4. Disability Duty Concession Scheme

Provides a full stamp duty exemption for eligible buyers who qualify for an individual funding package under the National Disability Insurance Scheme (NDIS) and purchase a home to live in. From 1 July 2026, the property price cap has been removed. Other eligibility conditions apply.

5. Pensioner Duty Concession Scheme

Helps eligible pensioners move to more suitable accommodation by providing a full stamp duty exemption on an eligible home or residential land purchase. From 1 July 2026, the property price cap has been removed. Applicants must meet the scheme's pensioner, homeownership and residency requirements.

Tasmania

1. First Home Owner Grant (FHOG)

Provides a one-off grant of $20,000 to eligible first-home buyers purchasing or building a new home under eligible transactions commencing from 1 July 2026 to 30 June 2027. Applicants must live in the property as their principal residence for at least six continuous months, commencing within 12 months of completion.

2. First home buyers of established homes duty relief

From 18 February 2024 to 30 June 2026, first-home buyers can benefit from a 100% exemption on property transfer duty for established homes valued at $750,000 or less. It is no longer available for transactions settling after 30 June 2026.

3. MyHome Shared Equity Scheme

This scheme helps eligible buyers purchase a home by sharing the cost with Homes Tasmania. Homes Tasmania contributes up to $300,000 or 40% (whichever is the lesser amount) for new homes, construction, or house & land packages, and up to $150,000 or 30% (whichever is the lesser amount) for existing Homes Tasmania home. Buyers must repay Homes Tasmania’s share within 30 years, either by buying it out or selling the home. The price cap for new homes has increased to $800,000, while the existing-home cap remains $750,000.

Northern Territory (NT)

1. HomeGrown Territory Grant (First Home Owner)

$50,000 grant for first-time buyers building or buying a new home. Contract must be signed between Oct 1, 2024, and Sept 30, 2027, and $10,000 grant for first-time buyers purchasing an established home. Must live in the property for at least 12 months. Contract must be signed between Oct 1, 2024, and Sept 30, 2025.

2. FreshStart New Home Grant

$30,000 grant for buyers (not necessarily first-timers) building or buying new. Contract must be signed between Oct 1, 2024, and Sept 30, 2027.

3. Stamp Duty Concessions

Currently, there are no stamp duty exemptions or concessions for first-home buyers. There is, however, a stamp duty exemption available to buyers purchasing house and land packages. The House and Land Package Exemption (HLPE) may apply to packages entered between 1 July 2022 and 30 June 2027.

4. Practical Tips & Disclaimer

- **Many first home buyers** successfully combine the federal 5% Deposit Scheme + a state First Home Owner Grant + stamp duty exemption or concession.
- **Help to Buy** generally cannot be combined with the 5% Deposit Scheme or most other shared equity programs for the same purchase.
- **New homes** often unlock both the grant and stronger duty concessions.
- **Occupancy rules** apply almost everywhere.
- **Always** get personalised advice – eligibility can depend on your exact situation, contract date and property type.

⚠ Important

This guide is for general information only. Government grants, schemes, stamp duty concessions and eligibility rules change regularly. Always verify the latest details with the relevant state revenue office, Housing Australia, or a licensed mortgage broker / solicitor before making decisions.

Liem Ngo
LNG Mortgage Solutions
Phone: 0415 455 009
Email: liem.ngo@lngmortgagesolutions.com.au
Website: www.lngmortgagesolutions.com.au