

**NEW  
INCENTIVES**



**> First Home Buyers' Guide**  
**Programs & Grants 2021**

## ABOUT

The *PRD First Home Buyers' Guide* is designed to help you quickly understand what is on offer to first home buyers around Australia.

With so many programs and grants available at various State and Federal Government levels, it can be difficult to know where to learn what is relevant to your personal situation. This guide helps you do just that.

A combined understanding of all the applicable programs and grants will help you maximise the benefits you can access as a first home buyer, and get you into the property market sooner.

Dr Diaswati Mardiasmo  
PRD Chief Economist



## NATIONAL

### FIRST HOME LOAN DEPOSIT SCHEME (FHLDS)

#### OVERVIEW

The FHLDS enables first home buyers to purchase a home with a minimum **5% deposit** whilst **paying no LMI** (Lenders Mortgage Insurance) with participating lenders. The scheme will support 10,000 buyers from **1 July 2021** to **30 June 2022**. An **additional 10,000** places are also available over this period **for newly built\*** properties under the New Home Guarantee. Price thresholds on property values apply as per the table below.

#### WITHDRAWAL THRESHOLDS

State/Territory	Capital Cities/ Regional Centres	Rest of State
NSW	\$800K	\$600K
VIC	\$700K	\$500K
QLD	\$600K	\$450K
WA	\$500K	\$400K
SA	\$500K	\$350K
TAS	\$500K	\$400K
ACT	\$500K	-
NT	\$500K	-

**MORE INFO:** [PRD.com.au/first-home](https://www.prd.com.au/first-home)

#### WHAT IS A REGIONAL CENTRE?

- Regional centres have populations over 250,000
- Include Newcastle & Lake Macquarie, Illawarra, Geelong, Gold Coast, and Sunshine Coast

#### ELIGIBLE PROPERTY TYPES

**All residential property**, including:

- New house and land construction
- New off-the-plan purchases
- Established houses, townhouses, units/apartments
- Vacant land with intention to build a home

#### APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years
- Income below \$125K in FY20/21 if single, or below \$200K if a couple
- Must be an Australian citizen
- Must not have previously held an interest in Australian property
- Couples must be married or in a de facto relationship
- Must intend to become owner-occupier of the property



## NATIONAL

### FAMILY HOME GUARANTEE

#### OVERVIEW

The Family Home Guarantee aims to support eligible single parents with **at least one dependent child**. Eligible participants will be able to purchase a home with as little as a **2% deposit** whilst **paying no LMI** (Lenders Mortgage Insurance) with participating lenders. This scheme will support 10,000 single parents over four financial years from **1 July 2021 to 30 June 2025**.

#### PRICE THRESHOLDS

State/Territory	Capital Cities/ Regional Centres	Rest of State
NSW	\$800K	\$600K
VIC	\$700K	\$500K
QLD	\$600K	\$450K
WA	\$500K	\$400K
SA	\$500K	\$350K
TAS	\$500K	\$400K
ACT	\$500K	-
NT	\$500K	-

**MORE INFO:** [PRD.com.au/first-home](https://PRD.com.au/first-home)

#### ELIGIBLE PROPERTY TYPES

**All residential property**, including:

- New house and land construction
- New off-the-plan purchases
- Established houses, townhouses, units/apartments
- Vacant land with intention to build a home

#### APPLICANT ELIGIBILITY

- Must be single (no spouse and/or de facto partner)
- Have at least one dependent child (natural or adopted)

Child must be either:

- A “dependent child” within the meaning of subsections (2), (3), (4),(5), (6) and (7) of section 5 of the Social Security Act 1991 or
- At least 16 but under 22 years of age, receive a disability support pension within the meaning of the Social Security Act 1991 and live with you
- Applicants can be either first home buyers or previous owners who do not currently own a home

### FIRST HOME SUPER SAVER SCHEME (FHSS)

#### OVERVIEW

The FHSS Scheme is a tax-effective method which allows the release of **voluntary superannuation contributions** plus any associated earnings from **1 July 2018** onwards, using voluntary contributions made from **1 July 2017** onwards. Thresholds on withdrawals are as per the table below.

#### WITHDRAWAL THRESHOLDS

Period	Limit
<b>One Financial Year</b>	\$15K plus earnings
<b>All years (total limit)</b>	\$30K plus earnings

**MORE INFO:** [PRD.com.au/first-home](https://PRD.com.au/first-home)

#### ELIGIBLE PROPERTY TYPES

**All residential property**, including:

- New house and land construction
- New off-the-plan purchases
- Established houses, townhouses, units/apartments
- Vacant land with intention to build a home

#### APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years
- Must not have previously held an interest in Australian property (exemption for financial hardship)
- Must not have previously requested the release of funds under the scheme
- Must intend to move into and live in the property as soon as practicable
- Must intend to live in the property for 6 months+ in the first year owned



# QUEENSLAND

## FIRST HOME OWNER GRANT (FHOG)

### OVERVIEW

The FHOG is a **\$15,000 grant** made available solely to first home buyers for new\* residential properties purchased from **1 July 2018** onwards. Price thresholds on property values apply as per the table below.

### PRICE THRESHOLDS

Type	Limit
New house & land	Up to \$750K

**MORE INFO:** [PRD.com.au/first-home](https://www.prd.com.au/first-home)

### ELIGIBLE PROPERTY TYPES

**Newly built\* residential property**, including:

- House and land construction
- Off-the-plan purchases
- Substantially renovated established properties

### APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years
- Buyer (and partner) must not have previously held an interest in Australian property
- Buyer (and partner) must not have previously received funds under any first home buyer scheme
- At least one of buyer and partner must be an Australian citizen or permanent resident
- Must move in within 12 months of purchase and remain for 6 continuous months

## FIRST HOME CONCESSION (FHC)

### OVERVIEW

The FHC is a **duty exemption/concession** made available to first home buyers of residential properties. Ineligible buyers can also apply for the Home Concession on transfer duty. Price thresholds on property values apply as per the table below.

### PRICE THRESHOLDS

Type	Exemption	Concession
FHC	Below \$500K	Below \$550K
FHC (Vacant Land)	Below \$250K	Below \$400K
Home Concession	Not available	\$350K off dutiable value

**MORE INFO:** [PRD.com.au/first-home](https://www.prd.com.au/first-home)

### ELIGIBLE PROPERTY TYPES

**All residential property**, including:

- New house and land construction
- New off-the-plan purchases
- Established houses, townhouses, units/apartments
- Vacant land with intention to build a home

### APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years
- Buyer (and partner) must not have previously held an interest in Australian or overseas property
- Buyer (and partner) must not have previously received funds under the scheme
- Must move in within 1 year of settlement and live there on a daily basis (or 2 years for land)
- Not dispose of (including lease or sell) all or part of the property before moving in

\*A new home is a home that has never been lived in. It can be newly constructed, or substantially renovated (and not previously sold). Specific property type (i.e. house, unit etc) is not a factor. Prepared by PRD Research. © PRD Real Estate 2021.





## QUEENSLAND

### QUEENSLAND HOUSING FINANCE LOAN (QHFL)

#### OVERVIEW

The QHFL is a **low-deposit, government-issued loan** made available to home buyers who can afford to purchase a home but cannot obtain private finance approval. Repayments are established based on applicant's personal financial situations.

#### LOAN FEATURES

- Only **2% deposit** needed
- **No mortgage insurance** fees (i.e. LMI-free)
- Variable or fixed interest rates
- Monthly repayments
- No monthly account-keeping fees
- Initial repayments are from 30% to 35% of initial determined income
- Reimbursement of up to \$100 for seeking independent financial advice on loan approval

#### ELIGIBLE PROPERTY TYPES

**All residential property**, including:

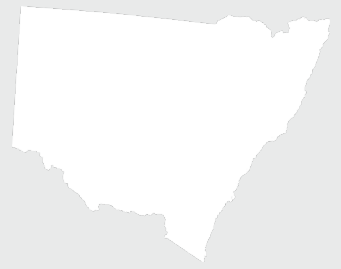
- New house and land construction
- New off-the-plan purchases
- Established houses, townhouses, units/apartments
- Vacant land with intention to build a home

#### APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years
- Must be an Australian citizen or permanent resident and live in Queensland
- Must intend to live in the home
- Not currently hold any interest in Australian property
- Household income under \$141,000 per annum
- No significant debts, good credit history
- Have savings to cover initial costs
- Be able to afford repayments without hardship

**MORE INFO:** [PRD.com.au/first-home](https://www.prd.com.au/first-home)





## NEW SOUTH WALES

### FIRST HOME OWNER GRANT (FHOG)

#### OVERVIEW

The FHOG is a **\$10,000 grant** made available solely to first home buyers for new\* residential properties purchased from **1 July 2017** onwards. Price thresholds on property values apply as per the table below.

#### PRICE THRESHOLDS

Type	Limit
New homes	Up to \$600K
New homes & land	Up to \$750K

**MORE INFO:** [PRD.com.au/first-home](http://PRD.com.au/first-home)

#### ELIGIBLE PROPERTY TYPES

**Newly built\* residential property**, including:

- House and land construction
- Off-the-plan purchases
- Substantially renovated established properties

#### APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years
- Buyer (and partner) must not have previously held an interest in Australian property
- Buyer (and partner) must not have previously received funds under any first home buyer scheme
- At least one of buyer and partner must be an Australian citizen or permanent resident
- Must move in within 12 months of purchase and remain for 6 continuous months

### FIRST HOME BUYER ASSISTANCE SCHEME (FHBAS)

#### OVERVIEW

The FHBAS is a **duty exemption/concession** made available exclusively to first home buyers of residential properties purchased from **1 August 2021**. Price thresholds on property values apply as per the table below.

#### PRICE THRESHOLDS

Type	Exemption	Concession
New homes	Below \$650K	\$650K - 800K
Existing homes	Below \$650K	\$650K-\$800K
Vacant land	Below \$350K	\$350K-\$450K

**MORE INFO:** [PRD.com.au/first-home](http://PRD.com.au/first-home)

#### ELIGIBLE PROPERTY TYPES

**All residential property**, including:

- New house and land packages
- New off-the-plan purchases
- Established houses, townhouses, units/apartments
- Vacant land with intention to build a home

#### APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years
- Buyer (and partner) must not have previously held an interest in Australian property
- Buyer (and partner) must not have previously received funds under the scheme
- At least one of buyer and partner must be an Australian citizen or permanent resident
- Must move in within 12 months of purchase and remain for 6 continuous months



# VICTORIA

## FIRST HOME OWNER GRANT (FHOG)

### OVERVIEW

The FHOG is a **\$10,000 grant** made available solely to first home buyers for new\* residential properties purchased from **1 July 2013** onwards, or a **\$20,000 grant** for purchases in regional Victoria from **1 July 2017** to **30 June 2021**. Price thresholds on property values apply as per the table below.

### PRICE THRESHOLDS

Type	Limit
New homes	Up to \$750K

**MORE INFO:** [PRD.com.au/first-home](http://PRD.com.au/first-home)

### ELIGIBLE PROPERTY TYPES

**New\* residential property**, including:

- House and land construction
- Off-the-plan purchases
- Existing premises sold as residential for the first time

### APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years at settlement
- Buyer (and partner) must not have previously held an interest in Australian property prior to 1 July 2000, or lived in a home owned after 1 July 2000 for less than 6 continuous months
- Buyer (and partner) must not have previously received funds under any first home buyer scheme
- At least one of buyer and partner must be an Australian citizen or permanent resident
- Must move in within 12 months of purchase and remain for 12 continuous months

## FIRST HOME BUYER DUTY EXEMPTION/CONCESSION

### OVERVIEW

The **FHB Duty Exemption/Concession** is made available to first home buyers of residential properties purchased from **1 July 2017** onwards. If your contract is dated **before 1 July 2017**, you may be eligible for a 50% duty reduction. Price thresholds on dutiable values apply as per the table below.

### PRICE THRESHOLDS

Type	Exemption	Concession
All homes	Below \$600K	Below \$750K

**MORE INFO:** [PRD.com.au/first-home](http://PRD.com.au/first-home)

### ELIGIBLE PROPERTY TYPES

**All residential property**, including:

- New house and land packages
- New off-the-plan purchases
- Established houses, townhouses, units/apartments
- Vacant land with intention to build a home

### APPLICANT ELGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years at settlement
- Buyer (and partner) must not have previously held an interest in Australian property prior to 1 July 2000, or lived in a home owned after 1 July 2000 for less than 6 continuous months
- Buyer (and partner) must not have previously received funds under any first home buyer scheme
- At least one of buyer and partner must be an Australian citizen or permanent resident
- Must move in within 12 months of purchase and remain for 12 continuous months

\*A new home is less than 5 years old, and must be either newly built, an existing property being sold for the first time as a residence, or a land a building package. Specific property type (i.e. house, unit etc) is not a factor. Prepared by PRD Research. © PRD Real Estate 2021.



# AUSTRALIAN CAPITAL TERRITORY

## HOME BUYER CONCESSION SCHEME

### OVERVIEW

From **1 July 2019**, more eligible home buyers in the ACT will pay **no or reduced duty**, and they will have more freedom to buy the home that's right for them. There is no property price threshold. Income thresholds apply as per the table below.

### INCOME THRESHOLDS

Dependents	Income
0	\$160,000
1	\$163,330
2	\$166,660
3	\$169,990
4	\$173,320
5 or more	\$176,650

### ELIGIBLE PROPERTY TYPES

**All residential property**, including:

- New house and land packages
- New off-the-plan purchases
- Established houses, townhouses, units/apartments
- Vacant land with intention to build a home

### APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years
- Buyer (and partner) must not have previously held an interest in Australian property in the past 2 years
- Buyer's and partner's combined gross income must remain below the thresholds set out in the table (irrespective of whether or not the partner will hold any interest in the property)
- Must move in within 12 months of purchase and remain for 12 continuous months

**MORE INFO:** [PRD.com.au/first-home](https://www.prd.com.au/first-home)







# TASMANIA

## FIRST HOME OWNER GRANT (FHOG)

### OVERVIEW

The FHOG is a **\$30,000 grant** made available solely to first home buyers for new\* residential properties purchased from **1 April 2021 to 30 June 2022**. No price thresholds are applicable to the grant. Properties purchased between 1 July 2016 and 31 March 2021 are also eligible for a \$20,000 grant.

### BUILDING REQUIREMENTS

Between 1 July 2016 and 30 June 2022, applicants must either:

- Enter into a contract to buy an off the plan dwelling;
- Enter into a comprehensive building contract to build a new home; or
- Commence laying foundations (if an owner-builder);

Construction must be completed within 24 months of:

- Entering into contract to build
- Or laying the foundations (if an owner-builder)

For moveable buildings, an owner-builder scenario is applied, where the commencement date is the date of contract to purchase the building is entered.

### ELIGIBLE PROPERTY TYPES

**New\* residential property**, including:

- House and land construction
- Off-the-plan purchases
- Owner-builder construction

### APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years
- Buyer (and partner) must not have previously held an interest in Australian property prior to 1 July 2000, or lived in a home owned after 1 July 2000 for more than 6 months
- Buyer (and partner) must not have previously received funds under any first home buyer scheme
- At least one of buyer and partner must be an Australian citizen or permanent resident
- Must move in within 12 months of purchase and remain for 6 continuous months

**MORE INFO:** [PRD.com.au/first-home](https://www.prd.com.au/first-home)

## FIRST HOME BUYER DUTY CONCESSION

### OVERVIEW

The First Home Buyer Duty Concession is a **50% duty discount** for first home buyers of established homes from **7 February 2018 to 30 June 2022**. The price threshold for property value is set out in the table below.

### PRICE THRESHOLDS

Period	Concession
7 February 2018 – 15 March 2021	\$400K or less
16 March 2021 – 30 June 2022	\$500K or less

### ELIGIBLE PROPERTY TYPES

**Established residential property**, including:

- Established houses, townhouses, units/apartments

### APPLICANT ELGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years
- Buyer (and partner) must not have previously received funds under this or any FHOG scheme
- Buyer (and partner) must not have previously held an interest in Australian property
- At least one of buyer and partner must be an Australian citizen or permanent resident
- Must move in within 12 months of purchase and remain for 6 continuous months

**MORE INFO:** [PRD.com.au/first-home](https://www.prd.com.au/first-home)



# SOUTH AUSTRALIA

## FIRST HOME OWNER GRANT (FHOG)

### OVERVIEW

The FHOG is a **\$15,000 grant** made available to first home buyers for new\* residential properties purchased from **15 October 2012** onwards. Price thresholds on property values apply as per the table below.

### PRICE THRESHOLDS

Type	Limit
New homes	Up to \$575K

**MORE INFO:** [PRD.com.au/first-home](http://PRD.com.au/first-home)

## HOMESTART FINANCE

### OVERVIEW

**HomeStart Finance** is a government organisation which affords buyers **low upfront cost loans**, with options for as little as a **3% deposit** available. These loans are provided as an ongoing service to South Australian residents have the option to be variable, fixed or split interest rates.

### LOANS AVAILABLE

Loan Type	Deposits	Description
Graduate	From 3% to buy or 6% to build	For Cert III or higher graduates
Low Deposit	From 3%	For existing homes only
HomeStart	From 5% to buy or 8% to build	Buy or build

**MORE INFO:** [PRD.com.au/first-home](http://PRD.com.au/first-home)

### ELIGIBLE PROPERTY TYPES

**Newly built\* residential property**, including:

- House and land construction
- Off-the-plan purchases

### APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years at settlement
- Buyer (and partner) must not have previously held an interest in Australian property prior to 1 July 2000, or lived in a home owned after 1 July 2000 for more than 6 continuous months
- At least one of buyer and partner must be an Australian citizen or permanent resident
- Must move in within 12 months of purchase and remain for 6 continuous months

### ELIGIBLE PROPERTY TYPES

**All residential property**, including:

- New house and land packages
- New off-the-plan purchases
- Established houses, townhouses, units/apartments
- Vacant land with intention to build a home

### APPLICANT ELGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years
- Must be an Australian citizen or hold Permanent Residency or skilled migrant status in Australia
- Must have a clear credit history
- Rent and/or savings needs to be the same or more than the proposed loan repayment amount
- 3+ months of continuous employment (for Graduate)
- No unpaid defaults, court judgements or bankruptcy history (for HomeStart)

\*A new home is new construction. Specific property type (i.e. house, unit etc) is not a factor. Prepared by PRD Research. © PRD Real Estate 2021.



# WESTERN AUSTRALIA

## FIRST HOME OWNER GRANT (FHOG)

### OVERVIEW

The FHOG is a **\$10,000 grant** made available to first home buyers for new\* residential properties purchased from **3 October 2015** onwards. Price thresholds on property values apply as per the table below.

### PRICE THRESHOLDS

Position from 26th parallel of south latitude	Limit
South	Up to \$750K
North	Up to \$1M

**MORE INFO:** [PRD.com.au/first-home](http://PRD.com.au/first-home)

### ELIGIBLE PROPERTY TYPES

**Newly built\* residential property**, including:

- House and land construction
- Off-the-plan purchases

### APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years at settlement
- Buyer (and partner) must not have previously held an interest in Australian property prior to 1 July 2000, or lived in a home owned after 1 July 2000 for more than 6 continuous months after 1 July 2004
- Buyer (and partner) must not have previously received funds under any first home buyer scheme
- At least one of buyer and partner must be an Australian citizen or permanent resident
- Must move in within 12 months of purchase and remain for 6 continuous months

## FIRST HOME OWNER RATE OF DUTY (FHOR)

### OVERVIEW

The FHOR is a **duty exemption/concession** made available to first home buyers of residential properties purchased from **3 July 2014** onwards. Price thresholds on property values apply as per the table below.

### PRICE THRESHOLDS

Type	Exemption	Concession
All homes	Below \$430K	Below \$530K
Vacant land	Below \$300K	Below \$400K

**MORE INFO:** [PRD.com.au/first-home](http://PRD.com.au/first-home)

### ELIGIBLE PROPERTY TYPES

**All residential property**, including:

- New house and land packages
- New off-the-plan purchases
- Established houses, townhouses, units/apartments
- Vacant land with intention to build a home

### APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years at settlement
- Buyer (and partner) must not have previously held an interest in Australian property prior to 1 July 2000, or lived in a home owned after 1 July 2000 for more than 6 continuous months after 1 July 2004
- Buyer (and partner) must not have previously received funds under any first home buyer scheme
- At least one of buyer and partner must be an Australian citizen or permanent resident
- Must move in within 12 months of purchase and remain for 6 continuous months

\*A new home is a home that has never been lived in. It can be newly constructed, or substantially renovated (and not previously sold). Specific property type (i.e. house, unit etc) is not a factor. Prepared by PRD Research. © PRD Real Estate 2021.



## WESTERN AUSTRALIA

### KEYSTART

#### OVERVIEW

**Keystart** is a government-initiated organisation which affords buyers **low upfront cost loans**, with options for as little as a **2% deposit** available. These loans are provided as an ongoing service to Western Australian residents.

#### LOAN FEATURES

- As little as **2% deposit** required
- **No mortgage insurance** fees (i.e. LMI-free)
- No monthly account-keeping fees
- Variable interest rates
- Weekly, fortnightly, or monthly repayments
- **Various loan types** including shared ownership loans (co-ownership with Housing Authority)
- Low Deposit Home Loan may be well-suited to first home buyers looking to enter the market

**MORE INFO:** [PRD.com.au/first-home](https://www.prd.com.au/first-home)

#### ELIGIBLE PROPERTY TYPES

**All residential property**, including:

- New house and land construction
- New off-the-plan purchases
- Established houses, townhouses, units/apartments
- Vacant land with intention to build a home

#### APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years
- Must be an Australian citizen or permanent resident and live in Western Australia
- Must intend to live in the home
- Not currently hold any interest in Australian property
- Personal, couple, and family income thresholds vary for different loan types across different locations
- Varying conditions on employment and savings history depending on the type of loan applied for

### HOME BUYERS ASSISTANCE ACCOUNT (HBAA)

#### OVERVIEW

A grant of up to **\$2,000** from the Home Buyers Assistance Account (HBAA) reimburses some of the incidental expenses incurred when purchasing a first home in Western Australia.

#### ELGIBILITY CRITERIA

- **Maximum price** of dwelling purchased is **\$400,000**
- An existing tenancy agreements in place at the time of purchase must finish within 6 months of settlement
- Dwelling must have been purchased through a licensed real estate agency in Western Australia
- Financing lending institution is also required to lodge the application on behalf of the applicant
- **Dwelling must be established or partially built** at the time of acceptance of the contract to purchase, not a plan to build a dwelling
- Application should be lodged no more than 90 days after the date of settlement of contract to purchase

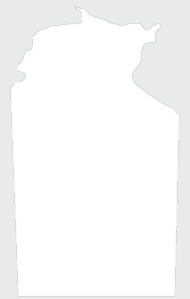
**MORE INFO:** [PRD.com.au/first-home](https://www.prd.com.au/first-home)

#### INCIDENTAL EXPENSES

- Mortgage registration fees
- Solicitor or conveyancing fees
- Valuation fees
- Inspection fees
- Establishment fees
- Mortgage insurance premiums
- Lending institution fees

#### APPLICANT ELGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years
- Must be an Australian citizen or permanent resident and live in Western Australia
- Must intend to live in the home
- Must not own or have previously owned a dwelling in Western Australia
- Must intend to live in the home for at least the first 12 months
- Dwelling must be the applicants principal place of residence



## NORTHERN TERRITORY

### FIRST HOME OWNER GRANT (FHOG)

#### OVERVIEW

The FHOG is a **\$10,000 grant** made available to first home buyers for new\* residential properties purchased from **7 May 2019** onwards. There is **no price threshold** on property value or income applied to this grant.

#### ELIGIBLE PROPERTY TYPES

**Newly built\* residential property**, including:

- House and land construction
- Off-the-plan purchases

**MORE INFO:** [PRD.com.au/first-home](http://PRD.com.au/first-home)

#### APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years at settlement
- Buyer (and partner) must not have previously held an interest in Australian property
- Buyer (and partner) must not have previously received funds under any first home buyer scheme
- At least one of buyer and partner must be an Australian citizen or permanent resident
- Must move in within 12 months of purchase and remain for 6 continuous months

### TERRITORY HOME OWNER DISCOUNT (THOD)

#### OVERVIEW

The THOD is a **stamp duty exemption/concession** made available to home buyers of residential properties. THOD is available up to and including 30 June 2021. If you exchange a contract after this date, you won't be eligible for THOD. If you miss the deadline due to the COVID-19 lockdown, your circumstances will be considered.

#### PRICE THRESHOLDS

Type	Exemption	Concession
All homes	Below \$430K	Below \$650K

**MORE INFO:** [PRD.com.au/first-home](http://PRD.com.au/first-home)

#### ELIGIBLE PROPERTY TYPES

**All residential property**, including:

- New house and land packages
- New off-the-plan purchases
- Established houses, townhouses, units/apartments
- Vacant land with intention to build a home

#### APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years at settlement
- Buyer (and partner) must not be entitled to any other grant or rebate payable by the WA Commissioner (except FHOG) relating to the purchase of the home
- Buyer (and partner) must not have held an interest in property in WA in the past 2 years (some exceptions)
- At least one of buyer and partner must be an Australian citizen or permanent resident
- Must move in within 12 months of purchase and remain for 6 continuous months

\*A new home is a home that has never been lived in. It can be newly constructed, or substantially renovated (and not previously sold). Specific property type (i.e. house, unit etc) is not a factor. Prepared by PRD Research. © PRD Real Estate 2021.





# NORTHERN TERRITORY

## HOME BUYER INITIATIVE (HBI)

### OVERVIEW

The HBI is a **government initiative** to support **low to middle income earners** build or buy new\* property.

### INCOME LIMITS

Household size	Maximum gross income
One adult	\$85,000
Two adults	\$108,512
Three adults	\$138,537
Four adults	\$168,563
Sole parent with one child	\$108,587
Sole parent with two children	\$134,622

**MORE INFO:** [PRD.com.au/first-home](https://PRD.com.au/first-home)

## HomeBuild Access

### OVERVIEW

HomeBuild Access is government package which affords buyers **low upfront cost loan options for new\* homes**, with options for as little as a **2.5% deposit** available. Price thresholds on property values apply as per the table below.

### PRICE THRESHOLDS

Type	Limit
1 - 2 Bedrooms	\$475K
3+ Bedrooms	\$550K

**MORE INFO:** [PRD.com.au/first-home](https://PRD.com.au/first-home)

### HOW IT WORKS

- Applicants must have financial pre-approval
- NT Government releases eligible properties

### APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years
- Buyer must be an Australian citizen or permanent resident
- Must have a satisfactory pre-approval finance letter
- Not exceed maximum income limits
- Not currently own residential property or be a party contracted to purchase another property

### ELIGIBLE PROPERTY TYPES

**New\* residential property**, including:

- New house and land construction
- New off-the-plan purchases

### APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years
- Buyer (or partner) must be an Australian citizen or permanent resident
- Must live in the home for at least 3 years once built
- Have a single fixed priced building contract with a NT-licensed builder if constructing a house
- Not currently have a HomeBuild Access loan
- Varying conditions (i.e. income limits, asset tests, etc) depending on the type of loan applied for

## ABOUT PRD RESEARCH

PRD Research Division provides reliable, unbiased, and authoritative property research and consultancy to clients in metro and regional locations across Australia

Our extensive research capability and specialised approach ensures our clients can make the most informed and financially sound decisions about residential and commercial properties.

## OUR KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions.

As the first and only truly knowledge based property services company,

PRD shares experience and knowledge to deliver innovative and effective solutions to our clients.

We have a unique approach that integrates people, experience, systems and technology to create meaningful business connections. We focus on understanding new issues impacting the property industry; such as the environment and sustainability, the economy, demographic and psychographic shifts, commercial and residential design; and forecast future implications around such issues based on historical data and fact.

## OUR PEOPLE

Our research team is made up of highly qualified researchers who focus solely on property analysis.

Skilled in deriving macro and micro quantitative information from multiple credible sources, we partner with clients to provide strategic advice and direction regarding property and market performance. We have the added advantage of sourcing valuable and factual qualitative market research in order to ensure our solutions are the most well considered and financially viable.

Our experts are highly sought after consultants for both corporate and government bodies and their advice has helped steer the direction of a number of property developments and secured successful outcomes for our clients.

## OUR SERVICES

**Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customized products.**

We have the ability and systems to monitor market movements, demographic changes and property trends. We use our knowledge of market sizes, price structure and buyer profiles to identify opportunities for clients and provide market knowledge that is unbiased, thorough and reliable.

PRD does not give any warranty in relation to the accuracy of the information contained in this report. If you intend to rely upon the information contained herein, you must take note that the information, figures and projections have been provided by various sources and have not been verified by us. We have no belief one way or the other in relation to the accuracy of such information, figures and projections. PRD will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that you rely upon that is contained in the material. Prepared by PRD Research. © All medians and volumes are calculated by PRD Research. Use with written permission only. All other responsibilities disclaimed.



## OUR SERVICES INCLUDE

- Advisory and consultancy
- Market Analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market Analysis
- Geographic information mapping
- Project Analysis including product and pricing recommendations
- Rental and investment return analysis

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