

Ready to buy your first home? Here are all the Government grants available to you in 2022

Updated January 2022

First Home Owner Grant

Stamp duty concessions

5% Deposit scheme

Tips

- How to combine multiple grants

Is this guide right for you?

Buying a property is one of the biggest financial commitments you'll make. Throughout the process, you'll undoubtedly have some important questions and decisions to make.

This guide has been prepared to assist you along the path to property ownership and in your

overall financial journey. It will provide you with the necessary information on all first home owner grants and incentives offered by your state. If you are a first time buyer, then you could be eligible for one or more of the grants outlined in this guide.

It's important to remember this is only a guide to help you ask the right questions and highlight the important considerations.

Your local Mortgage Choice home loan expert can help you assess the mortgage market and find a home loan that's tailored to your individual needs.

As part of the service we offer, we'll meet with you to understand your needs and compare hundreds of competitive loans from our wide selection of quality lenders.

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You'll be pleased to know that our home loan service comes at no cost to you - the lenders pay us after your loan settles. And your Mortgage Choice broker is paid the same rate regardless of which home loan you choose from our wide choice of lenders.

This means that you can be sure that what matters to us is the home loan that's right for you.



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Part 1: First Home Owner Grant (By state)

1.1 What is the First Home Owner Grant (FHOG)

The First Home Owners Grant is a financial helping hand from your state or territory government to help you buy your first home. It is a lump sum of cash available to first home owners to help with the cost of buying a first home or vacant land to build on.

The grant doesn't have to be repaid and is not taxable, but there are strings attached.

1.2 How much is it?

As the FHOG is funded by state governments, there are different amounts available in each state and territory. What you will receive depends on where you are buying.

State	Amount	Conditions
ACT	N/A	From July 1 2019, the FHOG ACT has been replaced with exemptions on stamp duty (see below section 1.5).
NSW	\$10,000	To be eligible, your first home must have a total value below \$600,000, and be either newly constructed or 'substantially renovated*'. If you plan to build a new home from scratch, you can still be eligible as long as your land plus the home you build have a combined value of less than \$750,000.
NT	\$10,000	Your income and the price of your home don't affect the FHOG NT, and the grant is available if you buy or build a new house, apartment, duplex or townhouse.
QLD	\$15,000	To be eligible, you need to buy a brand new home or build a home from scratch with the total value (including the land) below \$750,000. You may also be eligible if you buy off the plan or an established home that's been substantially renovated*.
SA	\$15,000	You are only eligible when you buy or build a brand new home, the grant is not available if you buy an established home. You can choose from a house, apartment, townhouse or villa, but you will only be able to claim the FHOG SA if you pay below \$575,000 for your home.
TAS	\$30,000	You are only eligible when you buy or build a brand new home, the grant is not available if you buy an established home. The FHOG in Tasmania is currently available until 30 June 2022. Off the plan purchases are also eligible. In Tasmania there is no limit on the purchase price and the grant is not means tested.
VIC	\$10,000	The FHOG is available if you buy a newly built home or if you choose to build a home from scratch in Victoria. Your first home can be a house, townhouse, apartment, or unit but it must be valued at \$750,000 or less, and it must be a new home – being sold as a home for the first time, and less than five years old.
WA	\$10,000	You are only eligible when you buy or build a brand new home, the grant is not available if you buy an established home. However, a home that has been substantially renovated* may be considered a new home. There are limits on what you can pay for your first home to be eligible. If you're located south of the 26th parallel, which basically covers all the Perth metropolitan area, you can claim the FHOG WA if your new home is worth up to \$750,000 – this includes the value of the land plus buildings. If you buy or build a home north of the 26th parallel, the property must be valued up to or below \$1 million.

*Substantially Renovated means all, or most, of the building, has been removed or replaced. As a guide, substantial renovations include replacing or altering foundations or replacing or altering floors.

1.3 Eligibility

As well as the above conditions that are required to get the funds of the FHOG, there are other rules of eligibility that will dictate if you are able to receive the funds. This criteria differs slightly between states, but some basic conditions apply:

- You must be a permanent resident or an Australian citizen. If you're co-buying with someone else, at least one of you must be a permanent resident or Australian citizen
- You must not previously have owned or co-owned a home in Australia or have received an Australian First Home Owner Grant in the past.
- You must be buying a home to live in – not as an investment property
- You need to live in the home for at least six months after purchase (specific state breakdown below),
- You must be a natural person (not a company or a trust), and
- You need to be aged over 18.



For each individual state and territory you must ensure you adhere to the above conditions, as well as the following:

NSW

- You'll need to live in your first home for at least six months within 12 months of buying or completion of construction.
- You may still be eligible for the FHOG in NSW if you've previously owned a residential property but you haven't lived in it for more than six months.

NT

- You'll need to live in your first home for at least six months within 12 months of purchase.
- You must not have owned residential property in Australia before 1 July 2000.
- You must not have owned residential property on or after 1 July 2000, which you have lived in.

QLD

- You may still be eligible for the First Home Owner Grant in Queensland if you have owned an investment property as long as you haven't lived in it.
- You'll need to live in your first home for at least six months within a year of becoming the owner.

SA

- You must not have previously owned a residential property anywhere in Australia before 1 July 2000.
- You must not have owned residential property in Australia after 1 July 2000, which you have lived in for six months or more.
- You need to live in the home you buy for at least six months within 12 months of taking ownership or following completion of construction.

TAS

- You need to live in the property as your home for at least six months within 12 months of completion or purchase.
- You must not have owned residential property anywhere in Australia prior to 1 July 2000, or lived in a residential property you owned after 1 July 2000.

VIC

- You must not have owned a home or other residential property in Australia, either jointly or separately, before 1 July 2000. However, you may still be eligible for the FHOG if you or your spouse/partner owned property on or after 1 July 2000 but did not live there as your home.
- You must occupy the home for at least 12 months within 12 months of settling on the property (this is when the keys are handed to you) or from when the home is fully built.

WA

- If you are under 18, you may be able to apply for an exemption from the age requirement.
- You need to live in the home for at least six months within 12 months of settlement of buying a home or within 12 months of completion if you're building a home.

Strict rules also apply to any property you may previously have owned. You won't be eligible for the FHOG WA if:

- You owned residential property anywhere in Australia before 1 July 2000
- You owned residential property anywhere in Australia on or after 1 July 2000, and you lived in the property as your home before 1 July 2004, or
- You owned residential property anywhere in Australia on or after 1 July 2000, and you lived in the property for at least 6 months on or after 1 July 2004.

1.4 How to apply

You are able to apply for any of the FHOG through your Mortgage Choice broker. They will be able to submit an application for the grant with your home loan application, which will be paid at settlement of a new home or at the first progress payment for the construction of a new home.

Alternatively you can apply directly through each State or Territory's revenue offices:

State	Website
ACT	www.revenue.act.gov.au
NSW	www.revenue.nsw.gov.au
NT	www.revenue.nt.gov.au
QLD	www.osr.qld.gov.au
SA	www.revenuesa.sa.gov.au
TAS	www.sro.tas.gov.au
VIC	www.sro.vic.gov.au
WA	www.treasury.wa.gov.au



1.5 Effects on stamp duty

Stamp duty is one of the upfront costs that apply when you buy a home or vacant land. It is a state government tax and therefore the rates of duty differ. The amount you will pay for stamp duty will depend on where you are buying, and how much you pay for your home or vacant land.

As stamp duty is a state government tax, the concessions on stamp duty will differ from state to state and can be provided with and without the FHOG in most cases:

ACT

From 1 July 2019, first home buyers in ACT will no longer have to pay stamp duty on their properties. This concession is applicable to all properties in ACT, including vacant residential land and both new and established homes at any price. As this is still to aid first home buyers, to be eligible at least one buyer must live in the home for at least 12 months, starting within 12 months of settlement or completion of construction.

To be eligible, first homeowners in the ACT must have a household income below \$160,000.

This number increases up to \$176,650 depending on the number of children you may have. As this is a household income measurement, your partner's income must be included, even if they won't be an owner of the home.



NSW

Under the First Home Buyer Assistance Scheme (FHBAS) first home buyers will not have to pay stamp duty on new and existing homes that are valued at less than \$650,000 and on vacant land that is valued less than \$350,000.

Additionally, a concessional rate of duty will apply to homes valued more than \$650,000 but less than \$800,000 and vacant blocks of land valued more than \$350,000 and less than \$450,000.

NT

As of 30 June 2021, there are currently no stamp duty concessions for first home buyers in NT.

Previously the Territory's First Home Owner Discount was in place from 8 February 2019 to 30 June 2021. It let you save up to a maximum of \$18,601 on the cost of stamp duty. The savings were available whether you purchased a new or established home as long as the home was valued under \$650,000.

QLD

If you're buying vacant land to build your first home, you pay zero stamp duty as long as you pay \$400,000 or less for your block. That's a saving of up to \$7,175 on the regular cost of stamp duty.

If your first home is valued up to \$500,000, you pay zero stamp duty. That's a saving of up to \$15,925, which is the maximum stamp duty rebate available to first home buyers in QLD.

Additionally, savings on stamp duty may still be available if you pay between \$500,000 and \$550,000 for your first home. As a guide, if your first home is worth \$530,000, you pay stamp duty of \$6,300 a saving of \$3,500. These savings cut out altogether if your first home costs \$550,000 or more.

SA & TAS

There are currently no specific stamp duty concessions available for first home buyers in South Australia and Tasmania.

However, if you are a first home buyer that is ineligible for the FHOG in Tasmania you may be entitled to duty concessions (see below section 5.3).

VIC

First home owners in Victoria don't pay stamp duty at all on their first home as long as the property is valued below \$600,000 and you meet the eligibility criteria. That's a savings of up to \$31,000!

You may still be eligible for savings on stamp duty if you pay between \$600,000 and \$750,000 for your first home if you meet the eligibility criteria.

The stamp duty concessions available in Victoria apply to both established and new homes.

WA

If you buy vacant land to build your first home, you're exempt from paying stamp duty as long as you don't pay more than \$300,000. If you pay between \$300,000 and \$400,000 you will be entitled to a reduced rate of duty.

If you buy a home costing up to \$430,000, no stamp duty is payable at all. If the value of your home is between \$430,000 and \$530,000, you'll be entitled to a reduced rate of stamp duty.

There are no additional concessions for homes valued above \$530,000 and land valued above \$400,000, however, the stamp duty concessions in WA are applicable to both new and established homes.

Part 2: 5% Deposit Scheme

2.1 What is the 5% deposit scheme

The First Home Loan Deposit Scheme is a federal initiative from the Australian Government to assist first home buyers across Australia in purchasing their first home sooner.

This scheme will do this by allowing first time buyers to pay a deposit as little as 5% without paying lenders mortgage insurance (LMI). Most banks and lenders require a minimum deposit of 20% of the property's value for the borrower to be exempt from LMI.

LMI is an insurance that protects the lender, not you. It's usually a one-off payment made by the borrower at the time of loan settlement to allow the lender to have confidence in offering you a home loan with less than 20% deposit.

This scheme works as the government will underwrite the loans instead of the borrower.

2.2 FY2021-22 Price Caps

The government has also capped the number of homebuyers it will support at 20,000 per year, which means a relatively small number of people will benefit (more than 110,000 first homes were bought in 2018).

As part of the 2021-22 Federal Budget, the Government has announced from 1 July 2021, 20,000 First Home Loan Deposit Scheme places will be available for the 2021-22 financial year.

Due to this, not all properties will be eligible to be purchased under the government's home deposit scheme. The scheme will only underwrite loans for 'entry properties', excluding high-value properties. There is no fixed maximum value for properties eligible under the scheme, as price caps will be determined relative to the property's local market.

It is important to note that 10,000 of the 20,000 available spaces for this scheme will only be applicable to first home buyers who are looking to build or purchase a newly built home, under the FHLDS (New Homes) guarantee section of the scheme (see 2.4) while the remaining 10,000 are allocated for first home buyers looking to purchase an existing property.

Below is a guide on the price caps associated in each state for all applications submitted in FY2021-22, however, you will need to check what the property price cap is in your area.

State	Capital city and regional centres		Rest of state	
	Purchase established property	Build or purchase newly built home	Purchase established property	Build or purchase newly built home
NSW	\$800,000	\$950,000	\$600,000	\$600,000
VIC	\$700,000	\$850,000	\$500,000	\$550,000
QLD	\$600,000	\$650,000	\$450,000	\$500,000
WA	\$500,000	\$550,000	\$400,000	\$400,000
SA	\$500,000	\$550,000	\$350,000	\$400,000
TAS	\$500,000	\$550,000	\$400,000	\$400,000
ACT	\$500,000	\$600,000	N/A	N/A
NT	\$500,000	\$550,000	N/A	N/A

2.3 Eligibility

The following criteria is used to determine eligibility as a first home buyer under the scheme:

Income test: Singles with a taxable income less than \$125,000, couples less than \$200,000 for the previous financial year. Please note to apply for a place in this scheme from 1 July 2021 to 30 June 2022, you will need to provide the relevant Notice of Assessment from the ATO for the previous financial year.

Prior ownership test: This scheme requires you to be a genuine first home buyer. Therefore, you must provide proof you have never owned or held interest in property in Australia before. This includes commercial property, investment or company title properties.

Citizen test: The scheme is only open to current Australian citizens.

Minimum age: You need to be at least 18 years or older to apply.

Deposit requirement: To be eligible, first home buyers must show that they have saved at least 5% of the value of the property they are purchasing.

Owner occupier requirement: Similar to the FHOG to be eligible you will need to move into the property within six months of owning your home and continue to live in that property for so long as your home loan has a guarantee under the Scheme.

2.4 The FHLDS for new homes

As mentioned above 10,000 of the 20,000 places are allocated for the New Homes Guarantee section of the FHLDS, available from 1 July 2021 to 30 June 2022, specifically targeting first home buyers who build or buy a newly constructed home.

The eligibility requirements for the new home guarantee section of the scheme are similar to first home buyers purchasing an existing home in terms of the above requirements.

However, to be eligible for the 10,000 places in the New Homes guarantee scheme, you will need to build or buy one of the following and meet the basic conditions associated:

Newly-constructed dwelling: Property has completed construction on or after 1 January 2020 and has not been sold as a residential premises, rented or leased, and never been lived in. The property may also be eligible if it has been substantially renovated to replace a demolished premises.

Off-the-plan dwellings: When entering into a contract of sale and the title of the property has not been issued or the property can't be legally occupied. To be eligible the contract of sale must be dated on or after 7 October 2020 and you need to move into the property within 6 months of the occupancy certificate being issued.

House and land packages or Land and separate contract to build a home: To be eligible for the FHLDS you must enter into an eligible building contract dated on or after 7 October 2020 to build a new home, start building within 6 months of entering the contract, finish building within 24 months and move into the property within 6 months of the occupancy certificate being issued.

Building contracts: Building contract must be with a licensed or registered builder and specify a fixed price for the construction of the dwelling.

2.5 How to apply

The scheme is administered by the National Housing Finance and Investment Corporation (NHFC) and they have appointed 27 participating lenders that will approve loans under this scheme.

You are able to apply for the 5% deposit scheme through your Mortgage Choice broker. They will be able to submit an application for the scheme to one of the participating lenders with your home loan application.

Alternatively you are able to apply directly with one of the lenders. The full list of lenders can be found at www.nhfc.gov.au/what-we-do/fhlds/

Part 3: How to combine all of the above

Individually each of these grants have the potential to greatly benefit your financial situation and boost your chances of becoming a homeowner. However, these grants are also set up to allow you to optimise your situation and apply for multiple if not all grants available.

Whilst this can vary with each state if you meet the eligibility criteria for the FHOG, stamp duty concessions and the First Home Loan Deposit Scheme, you could be able to access all these funds and benefits and move into your dream home sooner. In order to receive all the above grants you will need to build a new home or buy a newly built home, regardless of what state you're in. However, the conditions that may change between states, will include the max property value, your income and the amount of time you will need to live in your property once the building is complete. Below is a guide on the max eligibility criteria in each state that will allow you to apply for each grant stated above.

Please note that this guide is under the assumption that you are choosing to build a new home and only have 5% of a deposit saved.

State (Capital city and regional centres)	Max property Value (Including Land)	Income (Couples)	Occupy property in first 12 months
ACT	\$500,000	\$125,000 (\$160,000)	12 months and 80% LVR
NSW	\$600,000 / \$750,000 build	\$125,000 (\$200,000)	6 months and 80% LVR
NT	\$550,000	\$125,000 (\$200,000)	6 months and 80% LVR
QLD	\$650,000	\$125,000 (\$200,000)	6 months and 80% LVR
SA	\$550,000	\$125,000 (\$200,000)	6 months and 80% LVR
TAS	\$550,000	\$300,000 (\$200,000)	6 months and 80% LVR
VIC	\$750,000	\$125,000 (\$200,000)	12 months and 80% LVR
WA	\$550,000	\$125,000 (\$200,000)	6 months and 80% LVR

The above table is a great starting point if you are interested in taking advantage of the multiple grants available to you, as a first time home buyer.

However please do treat this as a guide and for more information you may research directly with the individual state revenue office or contact your local Mortgage Choice broker for expert advice and assistance with getting your first home.



Part 4: Family Home Guarantee

4.1 What is the Family Home Guarantee

This new scheme announced in the 2021-22 Federal budget allows single parents to be able to get a home loan with a 2% deposit, as the government's scheme aims to support single parents with dependants (who are predominantly women) to enter or re-enter the housing market.

Commencing on 1 July 2021, the Family Home Guarantee scheme will provide 10,000 places to eligible single parents over four financial years to 30 June 2025.

Similarly to the 5% deposit scheme, the family home guarantee is administered by the NFHC and allows single parents to purchase an existing home or build a new property with a low deposit while avoiding LMI. Although unlike the FHLDS, single parents will be able to get a mortgage with a 2% deposit as opposed to 5%. Of course when buying a property there will be additional costs involved than just paying a 2% deposit. During the purchase process there are many different costs to consider. Your local Mortgage Choice broker will work in your best interest and can help provide you with an estimate on what costs to expect. Read more on the common home loan costs here.

Although this grant is not specifically for first home buyers, eligible first home buyers are able to apply.

4.2 FY2021-22 Price Caps

As the Family Home Guarantee is offered by the NFHC as an extension of the First Home Loan Deposit Scheme (FHLDS), not all properties will be eligible. This scheme holds the same property price limits as the FHLDS that can differ depending on your area. You will need to check what the property price cap is in your area.

Below is a copy from the table presented in section 2.2 of this guide (5% deposit scheme price caps)

State	Capital city and regional centres		Rest of state	
	Purchase established property	Build or purchase newly built home	Purchase established property	Build or purchase newly built home
NSW	\$800,000	\$950,000	\$600,000	\$600,000
VIC	\$700,000	\$850,000	\$500,000	\$550,000
QLD	\$600,000	\$650,000	\$450,000	\$500,000
WA	\$500,000	\$550,000	\$400,000	\$400,000
SA	\$500,000	\$550,000	\$350,000	\$400,000
TAS	\$500,000	\$550,000	\$400,000	\$400,000
ACT	\$500,000	\$600,000	N/A	N/A
NT	\$500,000	\$550,000	N/A	N/A



4.3 Eligibility

To be eligible for the Family Home Guarantee scheme you will need to meet these basic conditions:

- Be a single parent with at least one dependent. You will need to demonstrate that as a single parent you are legally responsible for the day-to-day care, welfare and development of your child and that they are in your care. Depending on your situation and terms of any shared custody arrangement, both single mother and father of a child may be able to separately access the Family Home Guarantee as individuals.
- Australian citizen, at least 18 years of age
- With an annual taxable income of \$125,000 or less for the previous financial year (Child support payments are not included as income for the purpose of the income cap) Please note to apply for a place in this scheme from 1 July 2021 to 30 June 2022, you will need to provide the relevant Notice of Assessment from the ATO for the previous financial year..
- As a single parent, you must be the sole applicant listed on the loan and certificate of title.
- You must live in the property you intend to purchase.
- Although this does not need to be your first home to be eligible for this scheme, you will not be eligible if you do currently own a home, including commercial property, investment property, owning land or a company title interest in land in Australia.

4.4 How to apply

Similar to the FHLDS, to apply for the Family Home Guarantee you will need to make an application through one of the 27 participating lenders or through a mortgage broker.



Part 5: HomeBuilder Program

Please note: Applications for the HomeBuilder Program are no longer being accepted for contracts signed after 31 March 2021 & applications are closed as of 14 April 2021.

5.1 What is the HomeBuilder Program?

The HomeBuilder program provides eligible owner-occupiers with a grant of \$25,000 to build a new home or substantially renovate an existing home where the contract is signed between 4 June 2020 and 31 December 2020. An extension has been granted on the HomeBuilder Program to provide a \$15,000 grant for any building contracts that are signed between 1 January 2021 and 31 March 2021. In any case all applicants will have until 14 April 2021 to submit their applications for the grant.

Construction needs to commence within 18 months of the contract date. This program has been a federal government response to assist the construction market in recovering from the coronavirus pandemic.

5.2 How much is it?

The HomeBuilder grant is a \$25,000 or \$15,000 payment depending on when you entered your building contract that will be paid directly to you once your first progress payment has been made for new builds and at least \$150,000 of the contract price has been paid for renovations.

The grant is also available for off the plan purchases and is paid after your name is registered on title.

5.3 Eligibility

To access HomeBuilder, owner-occupiers must meet the following eligibility criteria:

- Be an Australian citizen aged 18 years or older and be an individual, not a company or trust.
- Be on an income of less than \$200,000 for couples, and \$125,000 for singles.
- Be spending between \$150,000 and \$750,000 on a renovation for a home that has been previously valued at less than \$1.5 million.
- Be registered as the owner on the certificate of title.
- Must not have previously received the HomeBuilder Grant for any property owned individually or jointly with another person in any Australian state or territory.
- Must live in the home as their principal place of residence for a continuous period of at least 6 months immediately on completion of construction, renovation or settlement.
- For contracts signed between 4 June and 31 December 2020: be building a new home or purchasing an off the plan home worth less than \$750,000 (this includes land value).
- For contracts signed between 1 January and 31 March 2021: be building a new home or purchasing an off the plan home worth less than \$950,000 in NSW, \$85,000 in VIC, or \$750,000 in all other States and Territories (this includes land value).

5.4 How to apply

Similar to the FHOG you can apply directly through each State or Territory's revenue offices:

State	Website
ACT	www.revenue.act.gov.au
NSW	www.revenue.nsw.gov.au
NT	www.revenue.nt.gov.au
QLD	www.osr.qld.gov.au
SA	www.revenuesa.sa.gov.au
TAS	www.sro.tas.gov.au
VIC	www.sro.vic.gov.au

Part 6: Additional state specific grants

6.1 Northern Territory

6.1.1 BuildBonus grant: Applications now closed as of 31 March 2021

Along with the FHOG NT you may also be eligible for the BuildBonus grant. This is available to any home owner in Northern Territory, not just first home owners.

Introduced in February 2019, to be eligible for the BuildBonus grant you will need to have signed a contract to build or buy a new home, or have started construction as an owner builder on or after 8 February 2019.

The grant is \$20,000 for all contracts signed before 31 December 2020 and \$12,000 for contracts signed between 1 January and 31 March 2021.

You can apply for the BuildBonus grant directly through the Territory Revenue Office or go through the application with your Mortgage Choice home loan expert. If you are eligible for both the FHOG and BuildBonus grant your Mortgage Choice broker will be able to assist in applying for both.

6.1.2 Home renovation grant: Applications now closed as of 24 December 2020

Whilst the FHOG in the Northern Territory is only available if you choose to build or buy a new home, the state government offers a home renovation grant if you buy an established property as your first home.

This grant is worth \$10,000 and is used to provide financial help to renovate or improve the established home you've purchased. You will be eligible to apply for the grant if you are a first time buyer of an established home and have bought your first home after 1 September 2016.

If you are successful in receiving this grant you will be emailed with vouchers worth the value of the renovations of up to \$10,000, to pay for the renovations. To use the voucher you must use a local business to renovate your home this includes a business that meets all of the following:

- Operates in NT
- Has a permanent base in NT
- Employs NT people.

You are eligible to use the grant with up to five different local businesses.

To apply for the grant you will need to follow the following steps:

1. **Get a quote** from local businesses for the renovations or improvements you plan to have done.
2. **Apply online** at <https://businessnt.smartygrants.com.au/homerenovationgrant>
3. **Once approved** you may contact your contractor to carry out the works.

It is important to know that work must not start until your application has been approved and applications for the home renovation grants have now closed. Any amendments made to submitted applications are no longer being accepted after 5pm on 24 December 2020.

Please note that applications for this grant have closed.

6.1.3 2k Household goods grant scheme: Applications now closed as of 30 November 2020

If you are a first home buyer and eligible for the First Home Owners Grant in NT, then you may also be eligible to apply for up to \$2,000 to buy household goods. If you are buying a new home, you can apply for the grant at settlement and if you are building you can apply once the certificate of occupancy is issued.

You are able to apply for this grant directly with the Territory Revenue Office and can contact your local Mortgage Choice broker for assistance with any questions you may have.

This grant can be used to buy many household goods such as a fridge, kitchen appliances, furniture or general items such as towels, sheets and kitchenware. If you are unsure whether an item is eligible under this grant you can contact the Territory Revenue Office here: ntrevenue@nt.gov.au .

Similarly to the Home Renovation grant detailed above in order to be successful in this grant application you must buy your goods from a business that has a permanent base in NT, is currently engaged in the production of goods or delivery of services and employs Territory residents.

6.2 Queensland: Regional home building boost grant

Applications now closed as of 31 March 2021

Along with the FHOG QLD you may also be eligible for the regional home building boost grant.

This is available to any home owner in a regional Queensland area, not just first home owners.

This grant will give you a \$5,000 lump sum of cash after the purchase or construction of a brand-new home, valued at less than \$750,000.

As with many other grants described in this guide there is an eligibility criteria that must be met to gain the funds, those conditions include the following:

- You must be at least 18 years of age and an Australian citizen or permanent resident (or applying with someone who is)
- You or any co-owner must not have received a previous regional home building boost grant
- You must be buying or building a brand new home valued at less than \$750,000
- You'll need to live in your first home for at least six months within a year of becoming the owner.
- The home is being bought or built must be in a regional Queensland area – you can find out if the area you want to buy or build is located in regional Queensland by searching your postcode directly with the QLD Government here: <https://www.qld.gov.au/housing/buying-owning-home/financial-help-concessions/regional-home-building-grant>, or by contacting your local Mortgage Choice broker who can guide you through the process.

It is important to note that the contract you enter must be between 4 June 2020 and 31 March 2021 to be eligible for this grant.

6.3 Tasmania: Duty concessions for first home buyers of established homes

Whilst the FHOG in Tasmania is only applicable to first home buyers buying or building a new home and there are no stamp duty concessions available, if you choose to buy an established home in Tasmania, you may be eligible for concessions on the property transfer duty.

This concession is a 50% discount on property transfer duty (stamp duty) on the purchase of any established home valued \$400,000 or less. As with all other grants, some eligibility conditions apply, the specific ones for this grant include the following:

- You must be purchasing an established home in Tasmania between 7 February 2018 and 30 June 2022 (inclusive) that does not exceed \$400,000 value.
- You must be a natural person (not a company or a trust); and
- You need to be at least 18 years of age
- You must be an Australian citizen or permanent resident – or if there is more than one applicant, at least one of them must meet this criteria; and
- You must not have previously owned a home (or have a spouse/partner who owned a home) in Australia
- You must not have received a First Home Owner Grant in any state or territory of Australia or the Duty Concession before (or have a spouse/partner who has)
- You'll need to live in your home for at least 6 months, commencing within 12 months of purchasing the property.

You may apply for this grant directly through the State Revenue Office of Tasmania.

You will also be able to apply for this grant through your Mortgage Choice home loan expert who will be able to guide you through the process and assist with any questions you may have.

6.4 Western Australia: \$20k Building bonus grant

Applications now closed as of 31 December 2020

In addition to the FHOG and HomeBuilder program detailed above, homebuyers who build a new house in WA could be eligible for an additional \$20,000.

While you can apply for this if you are also applicable to get the FHOG WA, you are able to apply for this on its own as it is available to both owner-occupiers and investors and there is no cap on the purchase price or value of the contract.

To be eligible for this grant you will need to enter into a contract to build a new home on vacant land or enter into an off-the-plan contract to purchase a new home between 4 June 2020 and 31 December 2020.

You are able to apply for this grant directly with the WA state government.

You can also contact your local Mortgage Choice broker to help you throughout each state of the process and make sure you get a solution that's right for you.



References / Government resources

ACT

- **ACT Revenue Office** - <https://www.revenue.act.gov.au/>
- **First Home Owner Grant** - <https://www.revenue.act.gov.au/home-buyer-assistance/first-home-owner-grant>
- **Home buyer concession scheme** - <https://www.revenue.act.gov.au/home-buyer-assistance/home-buyer-concession-scheme>

NSW

- **NSW Revenue Office** - <https://www.revenue.nsw.gov.au/>
- **First Home Owner Grant (New Homes) scheme** - <https://www.revenue.nsw.gov.au/grants-schemes/first-home-buyer/first-home-owners-grant-new-homes-scheme>
- **First Home Buyer Assistance scheme** - <https://www.revenue.nsw.gov.au/grants-schemes/first-home-buyer/assistance-scheme>
- **HomeBuilder program** - <https://www.revenue.nsw.gov.au/grants-schemes/homebuilder>

NT

- **Territory Revenue Office (TRO)** - <https://treasury.nt.gov.au/df/territory-revenue-office>
- **First home owner grant** - <https://nt.gov.au/property/home-owner-assistance/first-home-owners/first-home-owner-grant>
- **First home owner discount** - <https://nt.gov.au/property/home-owner-assistance/first-home-owners/first-home-owner-discount>
- **\$2k Household goods grant scheme** - <https://nt.gov.au/property/home-owner-assistance/first-home-owners/household-goods-grant-scheme>
- **Home renovation grant** - <https://nt.gov.au/property/home-owner-assistance/first-home-owners/home-renovation-grant>
- **Home renovation grant application form** - <https://businessnt.smartygrants.com.au/homerenovationgrant>
- **BuildBonus grant** - <https://nt.gov.au/property/home-owner-assistance/buildbonus-grant>
- **HomeBuilder Grant** - <https://treasury.nt.gov.au/df/territory-revenue-office/homebuilder-grant>

QLD

- **First Home Owners Grant** - <https://www.qld.gov.au/housing/buying-owning-home/financial-help-concessions/qld-first-homegrant>
- **Regional home building boost grant** - <https://www.qld.gov.au/housing/buying-owning-home/financial-help-concessions/regional-homebuilding-grant>
- **Homebuilder grant** - <https://www.qld.gov.au/housing/buying-owning-home/financial-help-concessions/homebuilder>
- **Stamp duty concessions and exemptions** - <https://www.qld.gov.au/housing/buying-owning-home/financial-help-concessions/transfer-duty-concessions-exemptions>

SA

- **RevenueSA** - <http://www.revenuesa.sa.gov.au/>
- **First Home Owners Grant** - <http://www.revenuesa.sa.gov.au/generic-pages/i-am-a-first-home-buyer>
- **First Home Owners Grant Application form** - <http://www.revenuesa.sa.gov.au/grants-and-concessions/first-home-owners/forms>

TAS

- **State Revenue Office of Tasmania** - <https://www.sro.tas.gov.au/>
- **First Home Owner Grant** - <https://www.sro.tas.gov.au/first-home-owner/eligibility>
- **Duty Concession for first home buyers of established homes** - <https://www.sro.tas.gov.au/property-transfer-duties/concessions-and-exemptions-for-property-transfer-duties/duty-concession-for-first-home-buyers-of-established-homes>
- **Duty Concession for first home buyers of established homes application form** - https://www.sro.tas.gov.au/Documents/Section_46E_Concession_from_duty-Transfer_to_first_home_buyers_of_an_established_home.pdf

VIC

- **State Revenue of Victoria** - <https://www.sro.vic.gov.au/>
- **SRO First Home Owner Information Centre** - <https://www.sro.vic.gov.au/first-home-owner>
- **Applying for the First Home Owner Grant** - <https://www.sro.vic.gov.au/fhogapply>
- **Applying for a first home buyer duty exemption, concession or reduction** - <https://www.sro.vic.gov.au/first-home-owner/apply-first-home-buyer-duty-reduction>

WA

- **First home owner grant** - https://www.wa.gov.au/organisation/departments-of-finance/fhog?utm_source=redirect&utm_medium=finance_wa_fhog
- **\$20k Building Bonus Grant** - <https://www.wa.gov.au/service/community-services/grants-and-subsidies/apply-new-home-construction-grant#frequently-asked-questions>

National Grants and Schemes

- **First Home Loan Deposit Scheme** - <https://www.nhfc.gov.au/what-we-do/support-to-buy-a-home>
- **HomeBuilder Program** - <https://treasury.gov.au/coronavirus/homebuilder>
- **Family Home Guarantee** - <https://www.nhfc.gov.au/what-we-do/support-to-buy-a-home/family-home-guarantee/>





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