First Home Buyer's Government Money Guide

Every Grant, Scheme and Concession Available to Australians in 2026

A state-by-state breakdown of FHOG, First Home Guarantee, FHSS and stamp duty concessions

By the team at Loan Experts · 2026 Edition

Contents

This guide brings together every major federal and state government scheme that can help reduce the deposit, stamp duty or upfront cost of buying your first home in Australia. Eligibility rules and price caps are reviewed regularly, so figures here are current as a general guide only — a broker can confirm exactly what you qualify for before you make an offer.

Three Schemes Most Buyers Miss

5% Deposit

First Home Guarantee removes LMI entirely on eligible purchases.

$50,000

Can be released from voluntary super contributions under FHSSS.

Up to $15,000

First Home Owner Grant available in several states, on top of stamp duty relief.

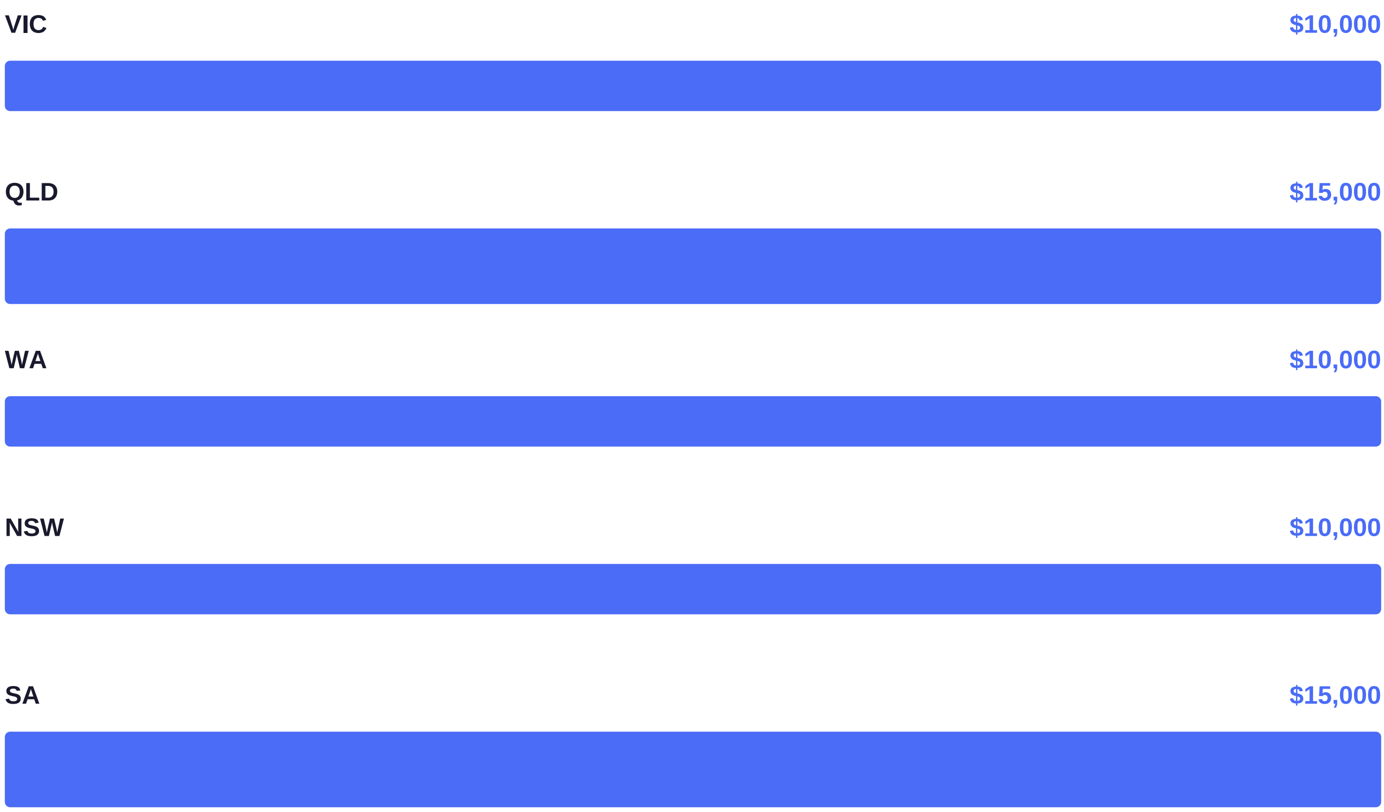
No. 1

First Home Owner Grant — State by State

A one-off payment available in every state and territory

The First Home Owner Grant (FHOG) is a one-off payment from your state or territory government, designed to offset some of the cost of buying or building your first home. Every state runs its own version, with different grant amounts, property price caps and eligibility conditions — so what you receive in Victoria can look very different from what's available in Queensland or Western Australia.

Most states limit the grant to new homes (newly built, off-the-plan, or substantially renovated) rather than established properties, and almost all require you to live in the home as your principal place of residence for a minimum period, typically 6 to 12 months.



EXPERT TIP

Grant amounts and price caps change with little notice — always confirm the current figure for your state directly before relying on it in your budget.

No. 2

The First Home Guarantee Scheme

Buy with as little as 5% deposit and skip Lenders Mortgage Insurance

The First Home Guarantee (formerly the First Home Loan Deposit Scheme) lets eligible buyers purchase with as little as a 5% deposit, with the federal government guaranteeing the gap up to 20% — meaning you avoid Lenders Mortgage Insurance entirely, a saving that can run into tens of thousands of dollars on a typical purchase.

Places are limited and allocated through participating lenders rather than directly by government, so timing and choosing the right lender both matter. Income caps currently sit at $125,000 for individuals and $200,000 for couples, with regional property price caps that vary depending on where you're buying.

- No Lenders Mortgage Insurance payable on your loan
- Available to both new and established properties
- Single applicants and couples (including non-first-home-buyer co-borrowers in some cases)
- Property price caps vary by capital city and regional area

EXPERT TIP

Not every lender on the panel offers every loan feature under this scheme — a broker can match you to one that also suits your offset or fixed-rate preferences.

No. 3

First Home Super Saver Scheme

Use your superannuation to help build a deposit

The First Home Super Saver Scheme (FHSSS) allows you to withdraw voluntary contributions you've made into your super — plus associated earnings — to help fund your first home deposit. Because super contributions are taxed concessionally, saving through this route can be more efficient than saving in a standard bank account for some buyers.

You can withdraw up to $50,000 in total contributions (plus deemed earnings) under the scheme. Only voluntary contributions count — compulsory employer contributions (super guarantee) cannot be released under FHSSS, and there are annual contribution caps to be aware of before you start salary sacrificing.

- Maximum $50,000 in voluntary contributions released, plus earnings
- Applies to both salary-sacrificed and after-tax voluntary contributions
- Must apply for FHSSS determination before signing a contract in most cases
- Can be combined with the First Home Guarantee and most state grants

EXPERT TIP

Apply for your FHSSS determination through the ATO well before you start house-hunting — the release of funds can take several weeks to process.

No. 4

Stamp Duty Concessions and Exemptions

Often the single biggest saving available to first home buyers

Stamp duty (transfer duty) is calculated as a percentage of your purchase price and is payable in every state and territory — but first home buyers are typically offered either a full exemption below a certain price threshold, or a sliding-scale concession above it. On an average capital city purchase, this concession is frequently worth more than the FHOG itself.

Thresholds differ significantly by state: NSW currently exempts purchases under roughly $800,000 with concessions phasing out near $1,000,000, while other states use different cut-offs entirely. Some states also extend a smaller concession to vacant land intended for your first home.

EXPERT TIP

Stamp duty concessions are usually applied automatically by your conveyancer at settlement — confirm with them in writing which threshold applies to your contract.

No. 5

Regional First Home Buyer Guarantee

A dedicated low-deposit pathway for buyers outside the capital cities

Separate from the standard First Home Guarantee, the Regional First Home Buyer Guarantee reserves a set number of places specifically for buyers purchasing in eligible regional areas, again allowing a 5% deposit with no LMI payable. The intent is to support regional population growth without regional buyers competing against the much larger pool of capital-city applicants for the same places.

To qualify, you generally need to have lived in the regional area you're buying in (or an adjoining regional area) for at least the preceding 12 months. Income and property price caps apply and are set per region, so the cap for a coastal town can differ from a regional centre even within the same state.

- 5% deposit, no LMI — same structure as the metro First Home Guarantee
- Must have lived in the regional area for 12+ months prior to applying
- Separate allocation of places to metro buyers, reducing competition
- Price caps set per regional area, reviewed periodically

EXPERT TIP

If you've recently moved regionally for work, check the 12-month residency rule carefully — some lenders interpret 'lived in' more strictly than others.

No. 6

Family Home Guarantee

Supporting single parents and eligible guardians into home ownership

The Family Home Guarantee is targeted at single parents and eligible legal guardians with at least one dependent child, allowing a purchase with as little as a 2% deposit with the government guaranteeing the remainder up to 18%, avoiding LMI. It can apply to both first home buyers and previous owners who no longer hold an interest in property.

Because it isn't restricted to first home buyers, this scheme is particularly useful for a parent re-entering the market after separation or divorce. Income caps and regional price caps apply in the same way as other guarantee schemes, and places are similarly limited each financial year.

- Available with as little as a 2% deposit
- Open to single parents and eligible guardians, not just first-time buyers
- No LMI payable on the guaranteed portion
- Can be combined with FHSSS if you also meet first-home-buyer criteria

EXPERT TIP

Previous home owners are generally still eligible here even though they're excluded from the standard First Home Guarantee — don't rule this scheme out based on past ownership.

No. 7

Combining Schemes — What You Can Stack

Getting the most out of overlapping grants and guarantees

Many buyers don't realise several of these schemes can be used together. A typical strong combination is the First Home Guarantee (5% deposit, no LMI) alongside your state's stamp duty concession and the FHOG, with FHSSS used to help build the deposit itself in the first place. Used together, the combined saving can meaningfully change what's achievable.

The exceptions to be aware of: you generally cannot combine the metro First Home Guarantee with the Regional or Family Home Guarantee for the same purchase, since these all guarantee the same portion of the loan. Your broker or lender will confirm which single guarantee scheme applies before submission.

STEP 1
Build deposit via FHSSS withdrawal

→ **STEP 2**
Apply for First Home Guarantee place

→ **STEP 3**
Confirm FHOG and stamp duty concession with state

→ **STEP 4**
Lender combines all approved assistance

EXPERT TIP

Apply for scheme places in the right order — guarantee scheme places are often allocated before your FHOG application is finalised, not after.

No. 8

How a Broker Helps You Access These Schemes

Navigating eligibility, place allocation and lender panels

Government schemes change eligibility rules, price caps and place allocations regularly — and not every lender participates in every scheme. A broker tracks all of this for you and structures your application to use every grant and concession you're entitled to.

Eligibility Check

Confirms which schemes you qualify for based on income, location and ownership history.

Scheme Place Booking

Submits your guarantee scheme application through a participating lender before places fill.

Grant Paperwork

Prepares and lodges your state FHOG application alongside your loan application.

Stamp Duty Confirmation

Liaises with your conveyancer to confirm the correct concession is applied at settlement.

FHSSS Coordination

Times your super withdrawal request so funds land before you need to settle.

Lender Panel Matching

Identifies which scheme-approved lenders also suit your rate and feature needs.

Price Cap Guidance

Checks your target property and suburb against current regional price caps.

Combination Strategy

Sequences multiple schemes correctly so nothing is forfeited by applying in the wrong order.

NEXT STEP

Book a free assessment and we'll confirm in one conversation exactly which grants, guarantees and concessions you currently qualify for.

Your Government Assistance Self-Check

Tick off what applies to you before your first lender conversation

- ☐ I know whether my purchase price falls under my state's FHOG and stamp duty thresholds
- ☐ I've checked the income caps for the First Home Guarantee against my (and any co-borrower's) income
- ☐ I know whether I'm buying in a metro, regional or eligible Family Home Guarantee area
- ☐ I've checked how much I can access through voluntary super contributions under FHSSS
- ☐ I understand which schemes can and cannot be combined for my situation
- ☐ I've confirmed current price caps for the specific suburb I'm targeting
- ☐ I have a broker or lender lined up who can lodge a guarantee scheme place on my behalf

GET YOUR FREE ASSESSMENT

Ticked fewer than five? A free assessment with Loan Experts will map every scheme you qualify for and the order to apply for them in — at no cost and no obligation.

Quick Reference — Minimum Deposits by Scheme

SCHEME	MINIMUM DEPOSIT
Standard purchase (no scheme)	**20% to avoid LMI**
First Home Guarantee	**5% deposit, no LMI**
Regional First Home Buyer Guarantee	**5% deposit, no LMI**
Family Home Guarantee	**2% deposit, no LMI**

Ready to Put These Schemes to Work?

We'll map every grant and guarantee you qualify for — free, no obligation.

Get Your Free Assessment

PHONE
03 7034 6634

EMAIL
hello@loanexperts.au

WEBSITE
loanexperts.au

OFFICE
Melbourne VIC 3000

This guide is general information only and does not take into account your personal financial situation, objectives or needs. Grant amounts, eligibility criteria and price caps are subject to change without notice — always confirm current details with the relevant government department or your broker before relying on them.