



> **First Home Buyers' Guide**
WA 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 the various State and Federal Government levels, it can be difficult to know where to turn 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

OVERVIEW

The FHLDS enables first home buyers to purchase a home with a minimum **5% deposit** while **paying no LMI** (Lenders Mortgage Insurance) with participating lenders. The scheme will support 11,800 buyers from **1 July 2020 to 30 June 2021**. An **additional 10,000** places are also available over this period **for newly built*** properties. Price thresholds on property values apply as per the table below.

WITHDRAWAL THRESHOLDS

State/Territory	Capital Cities/ Regional Centres	Rest of State
NSW	Existing \$700K	Existing \$450K
	New \$950K	New \$600K
VIC	Existing \$600K	Existing \$375K
	New \$850K	New \$550K
QLD	Existing \$475K	Existing \$400K
	New \$650K	New \$500K
WA	Existing \$400K	Existing \$300K
	New \$550K	New \$400K
SA	Existing \$450K	Existing \$250K
	New \$500K	New \$400K
TAS	Existing \$400K	Existing \$300K
	New \$550K	New \$400K
ACT	Existing \$500K	Existing \$500K
	New \$600K	New \$600K
NT	Existing \$375K	Existing \$375K
	New \$550K	New \$550K

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 FY18/19 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

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



NATIONAL

HomeBuilder

OVERVIEW

HomeBuilder is a **\$15,000 grant** available to home buyers of new builds or substantial renovations of existing residential properties purchased from **1 January 2021 to 31 March 2021**. Price thresholds on property values apply as per the table below.

PRICE THRESHOLDS

Type	Limit
New construction	Up to \$750K Up to \$850K (VIC) Up to \$950K (NSW)
Renovation	\$150K to \$750K, and valued below \$1.5M

MORE INFO: PRD.com.au/first-home

ELIGIBLE PROPERTY TYPES

Newly built* residential property, including:

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

Substantial renovations on residential property

APPLICANT ELIGIBILITY

- Must be an individual (not a trust or company)
- Must be aged 18+ years
- Income below \$125K in FY18/19 or FY19/20 if single, or below \$200K if a couple
- Must be an Australian citizen
- Work must be completed a licensed builder service contractor (owner builders ineligible)
- Construction commencing from within 6 months of contract date

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
One Financial Year	\$15K plus earnings
All years (total limit)	\$30K plus earnings

MORE INFO: 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



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](https://www.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](https://www.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



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

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

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



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.



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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