



> **First Home Buyers' Guide**
QLD Programs & Grants 2022

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, getting you into the property market sooner.

Dr Diaswati Mardiasmo
PRD Chief Economist



NATIONAL

FIRST HOME LOAN DEPOSIT SCHEME

OVERVIEW

The First Home Loan Deposit Scheme* (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 | \$900K | \$750K |
| VIC | \$800K | \$650K |
| QLD | \$700K | \$550K |
| WA | \$600K | \$450K |
| SA | \$600K | \$450K |
| TAS | \$600K | \$450K |
| ACT | \$750K | - |
| NT | \$600K | - |



WHAT IS A REGIONAL CENTRE?

- Regional centres have populations over 250,000
- Includes areas such as: 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

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

*An update regarding 2022-2023 scheme places was proposed pre-Federal Election. However these changes are subject to legislation by Government, and have not yet been finalised due to the changes Federal Government.
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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 2022 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 | - |

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 First Home Super Saver Scheme* (FHSS) 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. From **1 July 2022**, the maximum of voluntary contributions will increase from \$30,000 to \$50,000.

WITHDRAWAL THRESHOLDS

| Period | Limit |
|-------------------------|---------------------|
| One Financial Year | \$15K plus earnings |
| All years (total limit) | \$50K plus earnings |

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 at least 6 months in the first year owned

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

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NATIONAL



REGIONAL FIRST HOME BUYER SUPPORT SCHEME (RFHBSS)

OVERVIEW

The Regional First Home Buyer Support Scheme (RFHBSS) is a **low-deposit, government-issued loan** made available by the Federal Government to home buyers who can afford to purchase a home but cannot obtain private finance approval. Repayments are established based on the applicant's personal financial situations. Property price caps apply.

LOAN FEATURES

- Only **5% 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
- Must intend to live in the home
- To have lived in region for at least 12 months
- Not currently hold an interest in Australian property
- Household income under \$125,000 per annum or \$200,000 for couples
- 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)

| Eligible Region (outside capital city) | Property Price Cap | Maximum Mortgage Insurance Saving |
|--|--------------------|-----------------------------------|
| NSW - Illawarra, Central Coast & Newcastle | \$800,000 | \$31,939 |
| NSW - Other | \$600,000 | \$23,954 |
| VIC – Geelong | \$700,000 | \$27,946 |
| VIC – Other | \$500,000 | \$14,871 |
| QLD – Gold and Sunshine Coast | \$600,000 | \$23,954 |
| QLD - Other | \$450,000 | \$13,384 |
| WA | \$400,000 | \$11,897 |
| TAS | \$400,000 | \$11,897 |
| SA | \$350,000 | \$10,410 |
| NT | \$500,000 | \$14,871 |

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 |

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 or partner must be an Australian citizen or permanent resident
- Must be buying or building a brand new home
- The value of the new home including the land is less than \$750,000
- Must intend to move into the new home as your principal place of residence within 12 months of the completed transaction and live there continuously for 6 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 |

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
- Those applying for the First Home Concession must not have claimed the First Home Vacant Land Concession
- Must move in with your personal belongings and live there on a daily basis within 1 year of settlement (or 2 years for land)
- Not dispose of (sell, transfer, lease or otherwise grant exclusive possession) of all or part of the property before moving in

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

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

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 Australian citizen or permanent resident and live in Queensland
- Must intend to live in the home
- Not own or part-own another property
- Household income under \$141,000 per annum
- No significant debts, good credit history
- Have regular savings history and have savings to cover initial costs (such as legal fees, stamp duty and insurance)
- Be able to afford repayments without hardship
- Have earning potential for the term of the loan



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 RESEARCH SERVICES

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

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OUR RESEARCH 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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