



Are your potential clients looking for support to build a new home?

Over the past few years the Federal Government has made a number of commitments to support homeowners into the dream of homeownership.

The Help to Buy Program is one of these commitments.

What is the Help to Buy Program?

The Help to Buy Program (Program) is a shared equity scheme that will allow eligible home buyers to purchase a property with a smaller deposit.

The Program works by allowing buyers with a deposit of at least 2% to obtain a loan with an equity contribution from the federal government.

The size of the equity contribution can vary from up to 30% for an existing home to 40% for a new home. This aims to assist prospective homeowners to enter the property market sooner than they would otherwise have been able, due to the smaller deposit requirements. It will also allow these home buyers to benefit from a smaller mortgage and smaller repayments.

How many places in the Program are available?

10,000 places are available in the first year of the Program (1 July 2025– 1 July 2026).

What are the eligibility criteria for Program?

In order to be eligible for the Program applicants must:

- be an Australian citizen,
- be at least 18 years of age,
- have a yearly income of \$100,000 or less, or \$160,000 or less for a couple,
- live in the purchased home,
- not currently own any other land or property either in Australia or overseas,
- have saved the required minimum 2% deposit of the home price and be able to finance the remainder through a participating lender, and
- be able to manage all associated costs up front including stamp duty, legal fees and bank fees.

Can a homeowner sell a property purchased under the Program?

Yes. Voluntary early repayments are permitted, as is selling the property at any time.



Are there limits on the price of the property that can be purchased under the Program?

Yes

Area	Cap
New South Wales – capital city and regional centre	\$1,300,000
New South Wales – other	\$800,000
Victoria – capital city and regional	\$950,000
Victoria – other	\$650,000
Queensland – capital city and regional centre	\$1,000,000
Queensland – other	\$700,000
Western Australia – capital city	\$850,000
Western Australia – other	\$600,000
South Australia – capital city	\$900,000
South Australia – other	\$500,000
Tasmania – capital city	\$700,000
Tasmania – other	\$550,000
Australian Capital Territory	\$1,000,000
Northern Territory	\$600,000
Jervis Bay and Norfolk Island	\$550,000
Christmas Island and Cocos (Keeling) Islands	\$400,000

Area – Regional Centre	
New South Wales	Newcastle and Lake Macquarie Illawarra Central Coast Mid-North Coast Coffs-Harbour – Grafton Richmond-Tweed
Victoria	Geelong
Queensland	Gold Coast Sunshine Coast

Additional requirements that apply to new home construction

There are a number of matters that must be dealt with in a new home construction contract including that:

- it is a fixed price contract,
- the builder holds all the relevant licenses and registrations required by law to perform the work,
- all required insurance policies are in place,
- the contract is at arm's length, and
- the builder builds a fully completed dwelling up to the issuing of an occupancy certificate/permit.

There are also some time frames that apply to off the plan purchases and new home construction:

- Construction of an off the plan dwelling must commence before the parties enter into the contract of sale and settle no later than 90 days after the application to enter into the Program is approved.
- For all other newly constructed dwellings the construction of the dwelling must commence within 12 months from when the applicant becomes the registered owner of the property and must be completed within 36 months of this date.

Can I access the Program in my state or territory?

At the time of publication, those in Queensland, Victoria, NSW, the ACT and NT can access the Program and we expect other jurisdictions to follow suit.

A number of jurisdictions also have their own shared equity schemes in place.

- Victoria HomeBuyer Fund
sro.vic.gov.au/homebuyer
- NSW Home Buyer Helper
nsw.gov.au/housing-and-construction/buying-and-selling-property/home-buying-assistance/previous-programs/shared-equity
- SA HomeSeeker
homeseeker.sa.gov.au/advice-and-resources/what-is-shared-equity
- WA Keystart
keystart.com.au/loans/shared-ownership-home-loan
- Tasmania MyHome
homestasmania.com.au/Buying-a-Home/MyHome
- Queensland Boost to Buy
statements.qld.gov.au/statements/102863

Keep in mind that applicants cannot access more than one scheme.