

Queensland Government Grants & Assistance

January 2026



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Buying your first home can be both exciting and daunting – particularly if you're not sure how to get started. We understand this decision is a big step – in fact, for most Australians, this is the largest financial decision of their lives.

The Government offers a number of financial incentives and schemes to help first home buyers enter the property market. Depending on your circumstances and eligibility, the savings can be significant so it's certainly worth exploring.

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Australian Government 5% Deposit Scheme

This Scheme is for first home buyers with a minimum 5% deposit or single parents/legal guardians with a minimum 2% deposit. There are no income caps, no wait lists, and no Lenders Mortgage Insurance (LMI).

Eligibility criteria

You may be eligible if you meet the criteria, including the ones below. You must also meet your Participating Lender's credit policy and loan approval criteria.

Property price caps are: \$1,000,000 for Queensland's capital city and regional centres (Sunshine Coast and Gold Coast), with \$700,000 for other areas.

All applicants must be

- An Australian citizen or permanent resident at least 18 years old.
- Buying a home in Australia priced at or below the location's price cap.
- Live in the home as an owner occupier (no investment properties).
- Be applying for an owner occupier home loan with Principal and Interest repayments from a Participating Lender up to 30 years (plus up to three years to build a new home).

First home buyer applicants must

- Have saved a minimum deposit of 5% of the purchase price.
- Have not owned a home or land in Australia in the last 10 years.
- Apply on your own or jointly with one other person (partner, friend, or family member).

Single parent or legal guardian applicants must

- Have saved a minimum deposit of 2% of the purchase price.
- Not owned another home or have any other property interests once your new home settles.
- Apply on your own (no joint applications).



Additional information & applications:

www.firsthomebuyers.gov.au/australian-government-5-percent-deposit-scheme



Participating Lenders for the Australian Government 5% Deposit Scheme



Australian Government Help to Buy Scheme

The Help to Buy Scheme is a shared equity Scheme where the Australian Government contributes up to 40% towards the purchase price of your newly built home.

Applicant eligibility

- Must be an Australian citizen aged 18 years or older.
- Must have a minimum 2% deposit of the purchase price.
- May be a single or joint applicant provided you both meet the eligibility criteria.
- Must have an annual taxable income at or below \$100,000 for individuals or \$160,000 for single parents and joint applicants.
- Must be an owner occupier (no investment properties).
- Not currently own any property in Australia or overseas. There are some exceptions for single parents.
- Not receive help from other Schemes. However, you can still benefit from stamp duty concessions, grants, and other exceptions.
- Contribute up to 30% (existing homes) and 40% (newly built homes) toward the purchase price.
- Capped at 10,000 places.

Eligible property types

- Newly built or existing home in Australia at or below the property price cap for the location.
- Includes houses, townhouses, apartments, units, and duplexes.
- Includes a vacant block of land for the development of a new home.



More information, including when the Help to Buy Scheme becomes available:

www.firsthomebuyers.gov.au/australian-government-help-buy-scheme#about-the-scheme



Queensland First Home Owner Grant

The first home owner grant is separate to the home guarantee schemes, which are administered by Housing Australia. If you are eligible for one of the national schemes, it will not affect your eligibility for the first home owner grant.

Eligibility & restrictions

- For buying or building a new home, the grant amount is \$30,000 for contracts signed between 20 November 2023 and 30 June 2026 (both dates inclusive).
- The grant is only available for new homes.
- You (and any co-applicants) must be aged 18 years or older.
- You must be an Australian citizen or permanent resident (or applying with someone who is).
- You or your spouse must not have previously received a first home owner grant.
- The grant is not available to purchase investment property.
- You must move into your new home as your principal place of residence within one year of completed transaction and live there continuously for six months.



Additional information & applications:

www.qro.qld.gov.au/property-concessions-grants/first-home-grant/



First Home (New Home) Concession

When you buy your first home (and it's a new home) you might be eligible for a full transfer (stamp) duty concession. There are obligations to meet after you claim the concession.

Eligibility & restrictions

- You must be legally acquiring the property as an individual.
- Must have never claimed the first home vacant land concession.
- Have never held an interest in another residence in Australia or overseas.
- Must be at least 18 years of age (although there may be exceptions).
- Move into your new home and live there within one year of settlement.
- Do not sell, transfer, lease, or otherwise grant exclusive possession of all or part of the property before you move in.
- Your contract (or arrangement) must be dated 1 May 2025 or later (the 'contract date' means the date you sign the contract, not the date of settlement).
- Your contract (or arrangement) must be dated 1 May 2025 or later (the 'contract date' means the date you sign the contract, not the date of settlement).
- There is no value cap for the home and residential land attributed to the home. Duty will be imposed on additional land that doesn't form part of the residence or isn't used for residential purposes.



Additional information & applications:

www.qro.qld.gov.au/duties/transfer-duty/concessions/homes/first-home-new-home/



First Home Vacant Land Concession

If you're eligible, you may not have to pay any duty on residential vacant land.

You do not have to be an Australian citizen or permanent resident to claim this concession.

Eligibility & restrictions

- You must be legally acquiring the property as an individual.
- Never claimed the first home vacant land concession.
- Never held an interest in a residence anywhere in Australia or overseas.
- Must be at least 18 years of age (although there may be exceptions).
- Be paying market value for vacant land.
- Build your first home on the land, move in and live there within two years of settlement.
- Build only one home on the land.
- Not sell, transfer, lease, or otherwise grant exclusive possession of all or part of the property before you move in.



Additional information & applications:

www.qro.qld.gov.au/duties/transfer-duty/concessions/homes/first-home-vacant-land/



Queensland House Finance Loan

The Queensland Housing Finance loan may be available for Queenslanders who can afford to buy or build a home but can't get private finance from a bank or building society.

If you're eligible, you can use this loan to build a house, or to buy an established house, unit, townhouse, or duplex.

Eligibility & restrictions

- You must live in Queensland and intend to live in this home.
- You must be an Australian citizen or permanent resident.
- Have an annual household income of \$141,000 or less. If you live and plan to buy or build a home in one of 45 eligible local council areas, you can have an annual household income of up to \$201,000.
- Have a good credit history, no significant debts, and a regular savings history.
- Have savings to cover the deposit and other costs including legal fees, stamp duty, and insurance.
- Must be able to afford the loan repayments without hardship.
- Must have earning potential for the term of the loan.

How much can I borrow?

You can get an estimate of the maximum loan you are eligible for by contacting the Queensland Government Loan hotline on 1300 654 322.



Additional information & applications:

www.qld.gov.au/housing/buying-owning-home/financial-help-concessions/qld-housing-finance-loan



Boost to Buy

Boost to Buy is a shared equity scheme. This means the Queensland Government makes a financial contribution towards the purchase of your home in exchange for ongoing equity in the property.

The equity contribution from the Queensland government will allow first home buyers to benefit from smaller mortgage and lower repayments.

Eligibility & restrictions

- An Australian citizen and/or permanent resident aged 18 years or older
- A first home buyer; neither you nor your spouse own or have owned property in Australia
- Have a minimum deposit of 2% of the purchase price
- The property price must not exceed \$1 million
- Be within the relevant income threshold, either:
 - A single adult with an annual income of up to \$150,000
 - Two adults (with or without dependant/s) with a combined annual income of up to \$225,000
 - A single adult with dependant/s with an annual income of up to \$225,000
- Intend to be an owner occupier and registered owner of the purchased property

You must not be receiving assistance from

- A home buyer guarantee or shared equity scheme provided by a Commonwealth entity or Commonwealth company
- A loan or guarantee provided by or on behalf of a state or territory government to support homeownership



Additional information & applications:

Applications will be approved on a first come, first served basis.

www.treasury.qld.gov.au/policies-and-programs/home-ownership/boost-to-buy/



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