



PRACTICAL GUIDE

First Home Buyer Grants & Concessions, VIC

FHOG, stamp duty exemption and concession, regional bonus, off-the-plan duty, current Victorian thresholds and rules.

First Home Owner Grant

- \$10,000 for newly built homes in regional Victoria only.
- Property value cap: \$750,000.
- Buyer must occupy as principal residence within 12 months for at least 12 months.
- Not available for established homes anywhere in VIC.

First Home Buyer Duty Exemption

- Full exemption: property up to \$600,000.
- Sliding concession: \$600,001 to \$750,000.
- Property must be principal place of residence within 12 months.
- All applicants must be first home buyers (no one has owned property before).

First Home Super Saver Scheme (Federal)

- Up to \$15,000 voluntary super contributions per year, \$50,000 total.
- Withdrawable for first home deposit.
- Earnings deemed at SIC + 3%.
- Application via ATO before purchase.

Federal First Home Guarantee

- Government guarantees deposit shortfall, allowing 5% deposit without LMI.
- Income caps: \$125k single, \$200k couple.
- Price caps: vary by city/region; Melbourne \$800k, regional \$650k.
- Limited places per year; apply through participating lender.

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