



2025 Government Grants and Schemes for

First Home Buyers in **NSW**



Disclaimer: This content is based on our best knowledge and includes links to official sources where possible. It is for general information only and not financial advice.

All the grants and schemes available to **First Home Buyers in New South Wales (NSW) in 2025**, including both state and federal programs.

Benefit	Scheme	First Home Buyer Only	Australian Citezen / PR	Income Limit	Deposit Required	Property Price Cap	Must Live In Property	How To Apply?
Buy with 5%, no LMI	First Home Guarantee (FHBG)	Yes (with exceptions)	Yes	Yes – \$125k (Singles) \$200k (Couples)	5%	\$900k metro / \$750k regional	Yes	<ul style="list-style-type: none"> • Mortgage Broker • Through Participating lenders.
Stamp duty exemption/ concession	First Home Buyer Assistance Scheme (FHBAS)	Yes	Yes	No	Any	New/Existing Home: <\$800k = \$0 \$800-\$1m = Discount Vacant Land: <\$350k = \$0 \$350k-\$450k = Discount	Yes – for at least 6 months	<ul style="list-style-type: none"> • Mortgage Broker • Conveyancer or solicitor • Directly via Revenue NSW
A \$10,000 grant for purchasing or building a brand-new home/ substantially renovated home/ or building a new one.	First Home Owner Grant (FHOG)	Yes	Yes	No	Any	New Home Max Price <\$600k \$750k (only for land & build)	Yes – 6 continuous months	<ul style="list-style-type: none"> • Mortgage Broker • Conveyancer or solicitor • Directly via Revenue NSW
Use your voluntary super contributions (up to \$50,000 total) to save for a deposit.	First Home Super Saver Scheme (FHSSS)	Yes	Yes	No	Voluntary super savings	N/A	Yes – 6 months within 12 months of purchase	Via myGov and the ATO.
For single parents with at least one dependent – Buy with 2%, no LMI	Family Home Guarantee	No – but must not currently own property	Yes	Yes – \$125k	2% (excludes child support)	\$900k metro / \$750k regional	Yes	<ul style="list-style-type: none"> • Mortgage Broker • Through NHFC's participating lenders.

See next pages for a comprehensive overview of all government grants and schemes.



Need Help Understanding Which Grants Apply to You?

We recommend connecting with a qualified mortgage broker who can walk you through your options with clarity and confidence.



Ruban Sohana

Founder and Principal Mortgage Broker

- Ruban began his journey in **2011** and has **5 years** of experience as a mortgage broker.
- Recognised as one of **Finsure's Best Commercial Newcomers** in 2022, he's helped hundreds of Australians secure their first home or investment with a client-first approach.

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1. First Home Guarantee (FHBG) – formerly First Home Loan Deposit Scheme

<https://www.nhfc.gov.au/support-buy-home/first-home-guarantee/>

What it is:

Allows eligible first home buyers to purchase a home with as little as 5% deposit, without paying Lenders Mortgage Insurance (LMI). The government guarantees the remaining 15% of the deposit.

Eligibility:

- ✓ Must be an Australian citizen or permanent resident.
- ✓ Income cap: \$125,000 for singles, \$200,000 for couples.
- ✓ You must live in the home.
- ✓ First-time buyer (with very limited exceptions).
- ✓ Property price caps apply – in NSW metro areas, it's \$900,000, and \$750,000 in regional areas.

How to apply: Through your lender, solicitor, or directly with Revenue NSW.





2. First Home Buyer Assistance Scheme (FHBAS)

<https://www.revenue.nsw.gov.au/grants-schemes/first-home-buyer/assistance-scheme>

What it is:

A **stamp duty exemption** or discount for eligible first home buyers purchasing new or existing homes, or vacant land to build a home.

Eligibility:

- ✓ You must be an individual over 18, never owned property in Australia before.
- ✓ The property must be your principal place of residence for at least 6 months.



1. First Home Buyer Assistance Scheme (FHBAS)

Benefits (from 1 July 2023 onwards):

- ✓ Full stamp duty exemption for:
 - New or existing homes valued up to \$800,000.
 - Vacant land valued up to \$350,000.

- ✓ Concessional rate (discounted stamp duty) for:
 - Homes valued between \$800,000 – \$1,000,000.
 - Land valued between \$350,000 – \$450,000.

How to apply: Through your Mortgage Broker, conveyancer or solicitor, or directly via Revenue NSW.

3. First Home Owner (New Homes) Grant

<https://www.revenue.nsw.gov.au/grants-schemes/first-home-buyer/new-homes>

What it is:

A **\$10,000 grant** for purchasing or building a brand-new home.

Eligibility:

- ✓ Must be buying a newly built home, substantially renovated home, or building a new one.
- ✓ Price cap: **<\$600,000** (new home), **\$750,000** (only for land and build).
- ✓ You (or your spouse) must not have previously received this grant or owned property before.
- ✓ Must move into the home within 12 months and live there for at least 6 continuous months.

How to apply:

Through your lender, solicitor, or directly with Revenue NSW.

4. First Home Super Saver Scheme (FHSSS)

<https://www.ato.gov.au/Individuals/Super/Withdrawing-and-using-your-super/First-Home-Super-Saver-Scheme/>



What it is:

Lets you use your **voluntary super contributions** (up to \$50,000 total) to save for a deposit.

Eligibility:

- ✓ Must be a first home buyer.
- ✓ Must live in the home for at least 6 months within 12 months of purchase.
- ✓ Can withdraw up to \$15,000 per year, capped at \$50,000 total (plus earnings).

How to apply: Via myGov and the ATO.

5. Family Home Guarantee

<https://www.nhfc.gov.au/support-buy-home/family-home-guarantee/>

What it is:

For **single parents** with at least one dependent, allowing them to buy a home with 2% deposit, without paying LMI.

Eligibility:

- ✓ You don't have to be a first home buyer, but must not currently own property.
- ✓ Available to Australian citizens or permanent residents.
- ✓ Income cap: \$125,000 (excludes child support).
- ✓ Must live in the home.

How to apply: Through your Mortgage Broker or NHFIC's participating lenders.

