



YellowBrickRoad
Home Loans



YOUR GUIDE TO FIRST HOME BUYER SCHEMES



Your Path to Home Ownership

Stepping onto the property ladder can feel overwhelming, especially with changing rules and multiple government supports now available. In 2026, you have three clear federal pathways to help you get there sooner:



5% Deposit Scheme

Want to buy ASAP with a low deposit and no LMI?

This is for most first home buyers and single parents/guardians (2% minimum for eligible single parents).



First Home Super Saver Scheme

Ready to save smartly for your first home using super contributions? Ideal if you have time to build your deposit.



Help to Buy Scheme (Shared Equity)

Struggling to make up the last part of your deposit or needing greater borrowing power? This upcoming scheme helps bridge the gap by having the government co-own your first property to remove the need for LMI.

This guide explains each option in clear, practical terms so you can choose your path, prepare, and act with confidence. As always, partnering with a mortgage broker will make your journey simpler and your result stronger.

New and expanded programs are making home ownership possible for more Australians.



Lower deposit requirements



No lenders Mortgage Insurance



New increased price caps across Australia



Available to more buyers not just first timers



Fast track your savings



Move in sooner

1. AUSTRALIAN GOVERNMENT 5% DEPOSIT SCHEME

What It Is

A federal government initiative allowing eligible buyers to purchase with just a 5% deposit (or 2% for eligible single parents/guardians), with the government guaranteeing the difference up to a 20% deposit, removing the need for LMI.

Key Features and Updates

Low deposit entry into the property market	Buy your home with just a 5% deposit (2% for eligible single parents or guardians)
Remove barrier of some up front transaction costs	No Lenders Mortgage Insurance needed (significant upfront cost saving)
Wider choice of property types	Applies to a range of dwelling types (new, existing, townhouse, apartment, house & land)
Unlimited places with no waiting list	Removed restrictions on the number of places available (previously the scheme was capped at 10,000 places). Now it is unlimited.
No income tests	Previous income caps have been removed
Government Support	The Government provides a guarantee to you lender for the loan

Property Price Caps

State	Capital City & Regional Centres*	Other Areas	Territory	All Areas
New South Wales	\$1,500,000	\$800,000	Australian Capital Territory	\$1,000,000
Victoria	\$900,000	\$650,000	Northern Territory	\$600,000
Queensland	\$1,000,000	\$700,000	Jervis Bay Territory & Norfolk Island	\$550,000
Western Australia	\$850,000	\$600,000	Christmas Island & Cocos (Keeling) Islands	\$400,000
South Australia	\$900,000	\$500,000		
Tasmania	\$700,000	\$550,000		

*Regional centres are (1) in New South Wales - Illawarra, Newcastle and Lake Macquarie, (2) in Victoria - Geelong, and (3) in Queensland - Gold Coast and Sunshine Coast.

Both the purchase price and the home's value (as assessed by your Participating Lender) must be at or below the cap. For building a new home on vacant land with separate contracts, the total land price plus build costs need to come in under the cap too.

Are you eligible?

The below criteria applies, but you must also meet your Participating Lender's credit policy and loan approval criteria, meaning you may be eligible under the scheme, but would still need to meet the requirements of your Participating Lender to.

All applicants

- Australian citizen or permanent resident, at least 18 years old
- Buying a home in Australia priced at or below the location's price cap
- Will live in the home as an owner-occupier (no investment properties)
- 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

- Saved a minimum deposit of 5%
- Must be a first home buyer or you haven't 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

- Saved a minimum deposit of 2%
- Can't own another home or have any property interest
- Once your new home settles apply on your own (no joint applications).

Next steps

1. Check your eligibility for deposit size, citizenship, and property price cap.
2. Gather documents: 3 months of genuine savings, ID, payslips, and income statements.
3. Speak to your mortgage broker, get started on your application and to find a participating lender.

Considerations

- You must live in the property and cannot use it for investment.
- Not all lenders participate. Your broker can guide you.
- Single parents' pathway allows non-first-time-property-buyers as long as you do not currently own a property.

Important:

The information provides general information about the Australian Government 5% Deposit Scheme only. While the authors have taken reasonable steps to maintain accuracy with the Federal Government's publicly available information, it does not provide any warranty that it is complete or that you can rely on the information. To apply for the Australian Government 5% Deposit Scheme, home buyers will need to contact a Participating Lender who can assess their particular circumstances to determine whether they are eligible.

2. FIRST HOME BUYER SUPER SAVER SCHEME (FHSSS)

What It Is

A savings accelerator. By making extra voluntary contributions to your super, you can withdraw up to \$50,000 (plus earnings) for your first home deposit, taking advantage of lower tax and compound growth.



Up to \$15,000
Voluntary contributions per year



\$50,000 total
maximum you can withdraw



18 years and older
minimum age to apply

Key Features

- Withdraw up to \$50,000 per person (plus earnings) as a deposit
- The tax benefits of super help your savings grow faster than in a bank account
- Flexible: make contributions as your cashflow allows

"How the FHSS Scheme Works"

1. You make voluntary contributions to your super (up to \$15,000 per year, max \$50,000 total)
2. These contributions are taxed at just 15% (instead of your income tax rate)
3. You can later withdraw those funds to use as your first home deposit
4. You apply to the ATO to release the funds when you're ready

Can you use the FHSS Scheme? Eligibility Checklist

- You've never owned property in Australia before
- You're 18 or older
- You intend to live in the home you buy (owner-occupier)
- You have made eligible contributions (voluntarily) into your super
- You haven't previously used FHSS

- FHSS applies to voluntary contributions only, not employer super
- You need to apply to the ATO before signing a contract to buy
- Check with your super fund if they will release funds under the scheme, and find out if there will be any fees or charges associated with using the scheme
- Generally, You have 12 months to sign a contract after requesting release, with one 12-month extension available
- ATO must be notified within 90 days of signing a contract

For general information only. Visit ato.gov.au/FHSS for more details.



3. AUSTRALIAN GOVERNMENT HELP TO BUY SCHEME



Eligible Home Buyers
minimum 2% deposit



The Australian Government
contributes up to 30% (existing homes) or 40% (newly built homes)



10,000 places
each year to support Australian applicants

What It Is

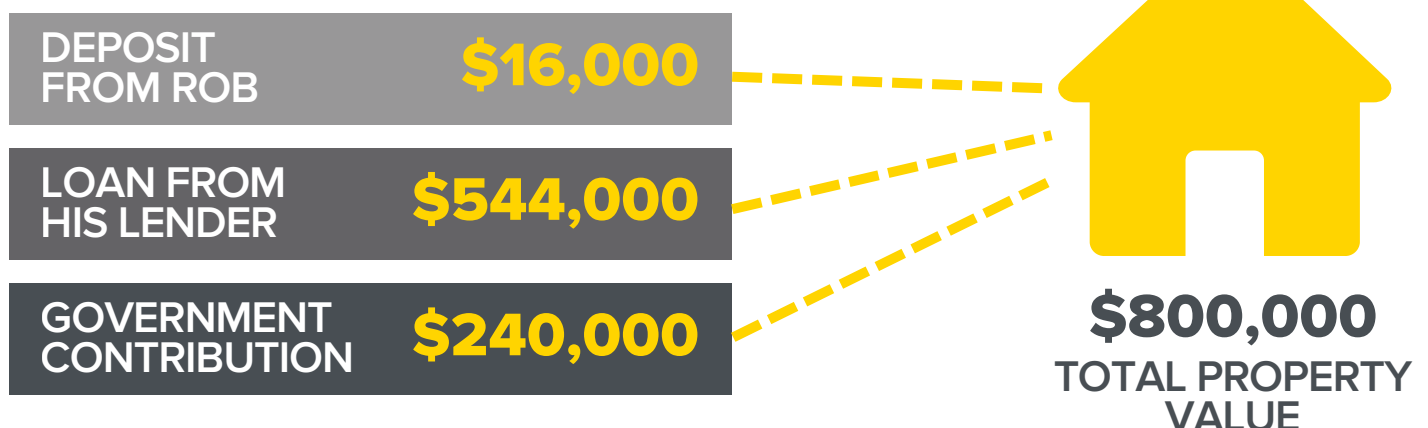
A new shared equity pathway (launching soon), where the government invests alongside you, contributing up to 30% (existing) or 40% (new) toward your purchase, meaning you need a lower deposit and borrow less.

Key Features

- Buy a home with as little as a 2% deposit plus the government's contribution
- Government co-owns a portion (shared equity), reducing the amount you need to borrow
- No regular equity repayments; repay the government share when you sell or refinance
- Lower ongoing mortgage repayments

EXAMPLE

Rob bought a home for \$800,000 through the Help to Buy Scheme. His home purchase was structured as follows:



Continued on next page.

Rob's loan to value ratio (LVR) is 68% ($\$544,000 \div \$800,000$).

He repays this loan over 30 years through monthly principal and interest repayments to his lender.

The Government holds a 30% equity share ($\$240,000 \div \$800,000$).

The contribution must eventually be repaid, either through:

- voluntary repayments
 - when Rob has the financial capacity to make a payment to buy back the Government's equity or
 - when Rob sells the property.
-

The amount paid will always be based on the value of the property at the time of making the payment.

By understanding these obligations, Rob knows what he needs to repay regularly to his lender, and how his long-term path to full home ownership works under the Help to Buy Scheme.

¹ Source: <https://firsthomebuyers.gov.au/australian-government-help-buy-scheme>



Eligibility

The criteria to be eligible for the Scheme includes:

Age	Must be at least 18 years old
Citizenship	Must be Australian citizens
No. of Applicants	Can apply as a single or as joint applicants, so long as both applicants meet the eligibility criteria:
Income for single applicant	Annual taxable income at or below \$100,000 <ul style="list-style-type: none">Based on ATO Notice of Assessment for previous financial year
Income for joint applicants	Annual taxable income at or below \$160,000 <ul style="list-style-type: none">Based on ATO Notice of Assessment for previous financial year
Owner-occupier	Purchased property must be the principal place of residence whilst utilising the scheme. Investment properties are not permitted.
Current or Prior Property ownership	Cannot own property in Australia or overseas, with some exceptions for single parents.
Prior or existing government assistance	You cannot utilise assistance from other government shared equity schemes, loans or guarantees provided by State or Territory governments. This does not prevent you from utilising stamp duty concessions, grants or other exemptions.

What type of Home can you use Help to Buy to Purchase?

Help to Buy will support purchases for either newly built or existing homes in Australia, but purchases will need to be at or below the specified property price cap depending on your location, including:

New or Existing Home	Vacant block of land
Includes house, townhouse, apartment, unit or duplex.	Provided you have signed a comprehensive building contract with an eligible builder.

Western Australia, South Australia and Tasmania are yet to pass enabling legislation to allow for participation in the Help to Buy Scheme. The Government will notify when those states initiate their participation in the Scheme here: <https://firsthomebuyers.gov.au/australian-government-help-buy-scheme>

Considerations

- Shared equity means the government holds an interest in your property
- Place limits and eligibility requirements (income and property price caps) will apply
- You must live in the property, maintain your home, maintain insurance and agree to participate in reviews (such as providing updated income details).
- Scheme availability timing and place limits subject to rollout



How can you leave the **help to buy** scheme?

1

You Sell the Property

You'll need to repay the Government's proportional equity contribution from the sale proceeds. Example: If they contributed 30%, they receive 30% of the sale price.

2

You Refinance With a Non-Participating Lender

Refinancing away from a participating lender may trigger a requirement to repay the Government's share. Always check with your broker before switching lenders.

3

You Choose to Buy Out the Government Share

You can repay the Government's equity stake in part or in full at any time, depending on your financial situation and lender policies.

“Helping you turn your dream of home ownership into reality is our passion at Yellow Brick Road.”

Mark Bouris, Executive Chairman, Yellow Brick Road Home Loans

Buying your first home is likely to be one of the biggest financial commitments of your life and there’s a lot to understand. We know it can feel overwhelming. But it’s also the beginning of something great.

It’s the first step toward true independence, building long-term wealth, and joining the millions of Australians who’ve successfully made the leap onto the property ladder.

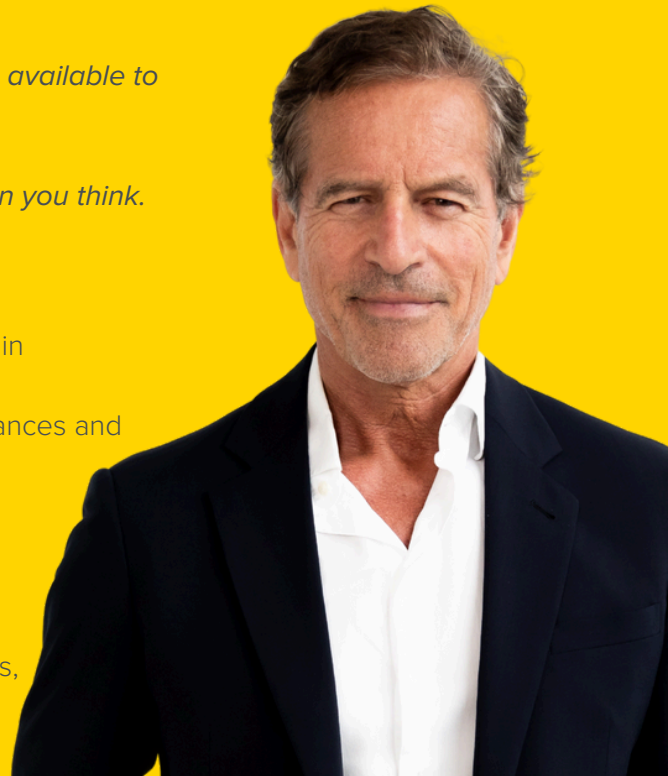
At Yellow Brick Road, we’re committed to helping you navigate that path. Our experienced mortgage brokers across the country are here to listen to your needs and match you with the right loan ... one that suits your goals, lifestyle, and future.

We appreciate the time you’ve taken to learn more about what’s available to you. Now it’s time to take the next step.

I look forward to welcoming you into your new home, sooner than you think.

Get Ready to Apply in 2026

1. Find an Expert: Partner with a mortgage broker who can explain your options and secure your place.
2. Check Eligibility: Work out which scheme(s) suit your circumstances and goals.
3. Sort Deposit: Build up your deposit, or start voluntary super contributions for the FHSSS.
4. Track Property Caps: Check the latest price caps for your preferred region.
5. Prepare Documents: Savings/transaction history, ID, tax returns, payslips.



Remember: You don’t have to go it alone. Your Yellow Brick Road mortgage broker is here to guide you through every step.



Disclaimer:

This guide provides general information and has been gathered based on available information as at November 2025 from firsthomebuyers.gov.au. The information provided does not consider your personal objectives, financial situation, or needs. Eligibility, property price caps, and scheme details are set by the Australian Government, participating lenders, and may change at any time. Always seek professional, independent advice before making property or finance decisions. Any loan application is subject to lender credit criteria and scheme eligibility.



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