

# Help to Buy Scheme



## What is the Help to Buy Scheme?

The Help to Buy scheme is an initiative from the Australian Government designed to assist eligible buyers by contributing up to 40% of the purchase price for new homes and up to 30% for established homes. This contribution helps reduce the deposit required, making it easier for home buyers to enter the property market.

## How it Works

You can purchase a home with as little as a 5% deposit (or 2% for eligible buyers). The government's contribution means you only need to borrow the remaining amount from a participating lender. You'll co-own the home with the government and have the option to buy back their share over time when you're ready.

## Who Can Apply?

- Australian citizens 18 or over
- Buyers who don't currently own any property in Australia
- Buyers who will use the home as their main residence
- Buyers who would not be able to purchase without the scheme
- Buyers who have a taxable income of less than \$100,000 (single) or \$160,000 (couple/single parent)
- Buyers who qualify for a standard home loan
- Buyers who can cover the costs of stamp duty and other fees

## How Will This Benefit Me?

### Smaller deposit required

You can buy a home with as little as a 5% deposit (or 2% for eligible buyers), reducing the upfront savings needed to get started.

### Lower loan amount and repayments

With the government contributing up to 40% for new homes or 30% for established homes, you'll need a smaller loan — which means more affordable monthly repayments.

### Less interest paid over time

Borrowing less also reduces the total interest paid over the life of your loan.

### Potential to avoid Lenders Mortgage Insurance (LMI)

Help to Buy may allow you to sidestep LMI altogether, saving you thousands.

### Ability to purchase a higher value property

The government contribution can increase your buying power, helping you access homes that might otherwise be out of reach — with lower repayments than a standard loan.

### Flexible ownership share between 5%–40%

You co-own the home with the government and have the option to buy back their share over time when you're ready.

## Buying a Home in Melbourne: Comparison Example

Current First Home Guarantee Scheme	New Help to Buy Scheme
Property price \$600,000	Property price \$600,000
Deposit 5% \$30,000	Deposit 5% \$30,000
Loan amount 95% \$570,000 (No LMI)	Commonwealth contribution 40% \$240,000 Loan amount 55% \$330,000 (No LMI)
Monthly repayments \$3,305*	Monthly repayments \$1,914*

Places are limited – 10,000 spots will be available across Australia from 1 July 2025.

Speak to us today to find out if you're eligible and how to get started.



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\*Figures are based on an owner-occupied loan with a 30-year term, principal and interest repayments, and an interest rate of 5.69% p.a. Repayments have been calculated based on no Lenders Mortgage Insurance (LMI) being applied. Actual rates, repayments, and LMI requirements will vary depending on individual circumstances and lender criteria. Rates and information are general only and is not intended as financial advice. Help to Buy scheme commences 01/07/2025. Eligibility criteria applies. For full terms of the scheme, visit: <https://www.legislation.gov.au/F2025L00682/latest/text>.