

Keystart Urban Connect Shared Equity Home Loan

A WA Government & Keystart shared equity scheme that helps eligible Western Australians buy a new apartment, townhouse, villa or unit sooner, with a lower deposit and no lender's mortgage insurance.

2%

Minimum deposit

**Up to
\$250,000**

Govt equity contribution

**Up to
\$800,000**

Property price cap

\$0

Lender's mortgage insurance

Figures current as at the April 2026 Keystart product update and subject to change at any time — always confirm live rates, income limits and price caps with us before relying on them.

1. What Is Urban Connect Shared Equity?

The WA Housing Authority co-owns a share of your property alongside you, acting as a silent financial partner rather than a landlord. It contributes toward the purchase price — up to 35% or \$250,000, whichever is lower — reducing how much you need to borrow and repay. You can buy back its share over time (where the loan allows it), or sell the property and split proceeds proportionately. The scheme is part of a \$210 million WA Government initiative delivering 1,000 shared equity loans for new apartments and townhouses.

2. Key Features & Eligible Properties

Key features

- Low 2% deposit (or \$2,000, whichever is greater)
- No lender's mortgage insurance (LMI)
- No monthly account-keeping fees
- Additional repayments allowed
- Flexible repayment frequency
- FHOG can go toward deposit if building, where eligible
- No Housing Authority property inspections
- Free to sell at any time

Eligible properties

- New, under-construction or off-the-plan apartment, townhouse, villa or unit
- New build on green title land — up to 300m² metro, up to 500m² regional
- New build on survey strata title (no land size limit)
- Located anywhere in Western Australia
- Owner-occupier purchases only

3. Income & Property Price Limits (All of WA)

Household type	Maximum annual income	Property price cap
Single	\$128,000	\$800,000
Couple / family	\$197,000	\$800,000

Income and price limits are set by Keystart and reviewed periodically — the figures above reflect the most recent update at time of writing. Standard Keystart credit and serviceability criteria also apply.

4. How It Works

- 1 Check eligibility**
Confirm your income, deposit and chosen property fall within scheme limits.
- 2 Get pre-approved**
We help you apply through Keystart for conditional approval.
- 3 Find your property**
Search for an eligible new build, off-the-plan or strata home in WA.
- 4 Settle & move in**
Housing Authority takes its equity share; you own and live in the rest.

This overview is a general guide only and does not constitute financial or lending advice. It is not issued by, and does not represent, Keystart or the WA Housing Authority. Product features, rates, income limits and price caps are set by Keystart/WA Housing Authority and may change at any time — please contact us to confirm current details and your eligibility before making any decisions.

