

Help to Buy Shared Equity Home Loan

An Australian Government shared equity scheme that helps eligible Western Australians buy a new or existing home sooner, with a lower deposit and no lender's mortgage insurance.

2%

Minimum deposit

Up to 40%

Govt equity contribution

**Up to
\$850,000**

Property price cap (Perth)

\$0

Lender's mortgage insurance

Figures current as at September 2026 based on Housing Australia's published Help to Buy Scheme guidance and are subject to change at any time — always confirm live rates, income limits and price caps with us before relying on them.

1. What Is the Help to Buy Scheme?

The Australian Government (through Housing Australia) 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 30% for an existing home or up to 40% for a newly built home — reducing how much you need to borrow and repay. You can make voluntary payments to buy back its share over time, or sell the property and split proceeds proportionately. Western Australia joined the scheme after passing enabling legislation in December 2025, opening around 1,100 places to eligible WA households as part of a national program offering 10,000 places a year.

2. Key Features & Eligible Properties

Key features

- Low 2% deposit
- No lender's mortgage insurance (LMI)
- Govt contributes up to 30% (existing home) or 40% (new build)
- Principal & interest repayments over up to 30 years
- Voluntary extra repayments allowed to buy back equity anytime
- Removes the need to save a large deposit or pay LMI
- Owner-occupier only — no investment use
- Free to sell at any time (proceeds split proportionately)

Eligible properties

- New or existing house, townhouse, apartment, unit or duplex
- Vacant land for a new build, with a signed contract with an eligible builder
- Must be within the property price cap for your postcode
- Located anywhere in participating WA postcodes
- Owner-occupier purchases only

3. Income & Property Price Limits (WA)

Household type	Maximum annual income	Property price cap
Single	\$103,000	\$850,000 (Perth) / \$600,000 (regional WA)
Couple / single parent	\$165,000	\$850,000 (Perth) / \$600,000 (regional WA)

Income thresholds are set by Housing Australia and wage-indexed annually (FY2026 figures shown); property price caps are region-specific and reviewed periodically — check the current cap for your postcode before relying on it. Standard Participating Lender 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 a Participating Lender for conditional approval.
- 3 Find your property**
Search for an eligible new or existing home within your price cap.
- 4 Settle & move in**
Housing Australia 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, Housing Australia or the Australian Government. Product features, rates, income limits and price caps are set by Housing Australia and may change at any time — please contact us to confirm current details and your eligibility before making any decisions.

