

QUEENSLAND FIRST HOME BUYERS

MAJOR CHANGES AND WHAT THEY MEAN FOR YOU

From 1 May 2025, first home buyers in Queensland will pay zero transfer duty—with no price limits! This game-changing initiative reduces upfront costs, making home ownership more accessible than ever.

Start your journey to owning a home with more savings in your pocket!

Position
Your Genuine Choice



Game-Changing Policy for First Home Buyers

From 1 May 2025, first-home buyers in Queensland who enter into a contract to purchase a home to live in will be eligible to apply for a full transfer duty concession. This means that eligible buyers will pay no stamp duty, significantly lowering the financial barrier to home ownership.

Additionally, recipients of the home concession will now be permitted to rent out part of their property during the one-year occupation period while still retaining the full benefit of the transfer duty exemption.

Immediate Benefits More Money in Your Pocket

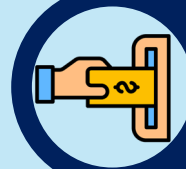
- > Stamp duty adds thousands to a home purchase. Removing the cost means first home buyers need less at settlement, freeing up funds for moving, furnishing, and other expenses.
- > Without stamp duty costs, buyers may qualify for larger loans or better mortgage terms, leading to lower interest rates and more affordable home ownership.
- > Removing transfer duty allows first-home buyers to enter the market sooner by reducing upfront costs—especially valuable in a rising market where delays can mean higher prices.
- > Some banks will include rental income as part of your serviceability calculation. For example, CBA will use \$150 per week as part of your serviceability calculation, further increasing your borrowing capacity.

How This Impacts Your Mortgage



Reduced Financial Pressure Upfront

Without the need to pay stamp duty, buyers can allocate more funds toward mortgage repayments, reducing stress in the early years of home ownership.



Increased Deposit Power

Buyers can use their saved funds to increase their deposit, potentially lowering their loan-to-value ratio (LVR) and reducing lender's mortgage insurance (LMI) costs. A lower LVR could also help them access better interest rates.



Easier Access to Home Loans

Buyers with higher savings and a lower LVR may be seen as less risky borrowers, increasing their chances of securing loan approval from major banks and lenders.

What to Consider Long Term?



Higher Loan Amounts

While eliminating stamp duty reduces upfront costs, buyers make take on larger mortgage loans to purchase properties in areas they want to live long-term.



Potential Property Price Inflation

As more buyers enter the market to take advantage of the exemption, demand for new homes may rise, potentially driving up property prices.



The Brisbane Olympics

Olympic host cities often see property prices rise due to increased demand and infrastructure upgrades. Brisbane's market is set to benefit before and after the event.

Renting v Buying

Rent vs. Loan Payments

Rather than paying rent, your loan repayments contribute towards owning an asset.

Building Future Equity

As the value of your home increases over time, so does your equity, creating a strong financial future.

Your Future is in Your Hands

Owning a home provides stability, security and a valuable asset for long-term wealth creation.



How Position Property Can Help *you*

Navigating the complexities of buying a first home can be overwhelming. The Position Property Team is here to simplify the process, ensuring you understand the full benefits of these changes while helping you find a property that aligns with your budget and lifestyle.

We offer:

- Expert guidance on eligibility and application processes, via Astute
- Insights into the best new homes in Brisbane
- Assistance with financing options and mortgage pre-approval

If you're considering purchasing your first home, now is the time to take advantage of these new policies. With the right guidance and support, this initiative can help more Queenslanders secure their dream home and build a strong financial future.

Contact your team of property experts today to get started on your home ownership journey.

Property Guidance
www.positionproperty.com.au

Finance Guide
www.astuteposition.com.au or contact Ron Pratap 0417 739 756.

Astute Position is owned and operated by Position Property Financial Services Pty Ltd | ABN 99 693 024 584 | Astute Financial Management Pty Ltd | ABN 59 093 587 010 | Australian Credit Licence Number 364253.

Position
Your Genuine Choice

ASTUTE
FINANCE | INSURANCE | WEALTH