

# The 2026 Scheme Stacking Cheat Sheet

What you can legally combine, what each piece is worth, and the cash you actually need at settlement — state by state.

The 20% deposit rule is a myth. It was never a legal requirement. It was the threshold at which lenders stopped charging Lenders Mortgage Insurance. Since 1 October 2025, the federal 5% Deposit Scheme has removed the income cap and the places limit entirely — so most eligible first home buyers can now reach 5% with no LMI at all.

Same house. Same price. \$105,000 less cash at settlement. The only requirements are that you are a first home buyer, you can show genuine savings, and your lender participates in the scheme.

# The five pieces

Everything you can stack, and what each is worth in 2026.

| Scheme                      | Jurisdiction | What it gives you               | The catch                                                                                                                                                                                            | Worth (typical) |
|-----------------------------|--------------|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1. 5% Deposit Scheme        | Federal      | 5% deposit, no LMI              | No income cap, no places limit. Requires genuine savings — not a gift or a family loan. Applies to new and established homes. Price caps vary by state (\$600K NT to \$1.5M NSW).                    | \$22,000        |
| 2. Family Home Guarantee    | Federal      | 2% deposit, no LMI              | Single parents and guardians with at least one dependent child. You don't have to be a first home buyer, but you must not currently own property.                                                    | \$25,000        |
| 3. Help to Buy              | Federal      | Up to 40% govt co-ownership     | The Government contributes up to 40% of a new home (30% existing). Income caps: \$103K single, \$165K joint or single parent. The Government takes its percentage of any capital gain when you sell. | \$280,000       |
| 4. First Home Super Saver   | Federal      | Withdraw up to \$50K from super | \$50K per person (\$100K couple). Contributed at 15% instead of your marginal rate, so most people pay roughly \$2–3K less tax per \$15K contributed.                                                | \$3,000         |
| 5. State FHOG + duty relief | State        | \$0 to \$50,000 cash            | Paid at settlement, new homes only in most states. Range: QLD \$30,000, NT \$50,000, SA \$15,000, TAS \$20,000, NSW/VIC/WA \$10,000. Duty exemptions are separate and often larger.                  | \$0             |

## Can you stack them?

Yes — most of them. Here is the combination matrix.

| Combination<br>Legal?<br>Typical total cash saving                                                 |
|----------------------------------------------------------------------------------------------------|
| 5% scheme + state FHOG + duty exemption + FHSS<br>Yes<br>\$32,000                                  |
| Family Home Guarantee + state FHOG + duty exemption<br>Yes<br>\$35,000                             |
| Help to Buy + state FHOG + FHSS<br>Yes<br>\$60,000                                                 |
| 5% scheme + Help to Buy on the same property<br>No<br>—                                            |
| State FHOG counted as part of your 5% deposit<br>No<br>The grant arrives after you pay the deposit |
| Two state grants (e.g. QLD + NSW) on one purchase<br>No<br>Only your state of residence            |

## State by state

What you actually receive, by jurisdiction. Verified against each revenue office in October 2026.

| State | Cash grant | Stamp duty       | 5% scheme | cap    | Net | new-build | benefit  |
|-------|------------|------------------|-----------|--------|-----|-----------|----------|
| NSW   | \$10,000   | \$0 up to \$800K |           | \$1.5M |     |           | \$10,000 |
| VIC   | \$10,000   | \$0 up to \$600K |           | \$950K |     |           | \$10,000 |
| QLD   | \$30,000   | \$0 at any price |           | \$1M   |     |           | \$30,000 |
| WA    | \$10,000   | \$0 up to \$600K |           | \$850K |     |           | \$10,000 |
| SA    | \$15,000   | \$0 at any price |           | \$900K |     |           | \$15,000 |
| TAS   | \$20,000   | \$0 at any price |           | \$700K |     |           | \$20,000 |
| ACT   | —          | \$0 at any price |           | \$1M   |     |           | \$0 duty |
| NT    | \$50,000   | House+land only  |           | \$600K |     |           | \$50,000 |

NSW and VIC duty exemptions phase out above the threshold rather than ending abruptly. QLD, SA, TAS and ACT charge no duty at any price on qualifying new homes — the most generous position in the country. ACT has also removed the income test entirely since 1 July 2026.

## Worked examples

What the cash requirement looks like for three real situations.

| Situation                                        | Before         | With the right stack                           | Cash needed |
|--------------------------------------------------|----------------|------------------------------------------------|-------------|
| Couple, \$95K combined, buying new \$720K in QLD | \$144K deposit | 5% scheme + \$30K QLD FHOG + \$0 duty          | \$36K       |
| Single parent, \$75K, buying new \$550K in NSW   | \$110K deposit | Family Home Guarantee + \$10K FHOG             | \$17.5K     |
| Single, \$88K, buying new \$640K in VIC          | \$128K deposit | 5% scheme + FHSS \$25K + \$10K FHOG + \$0 duty | \$32K       |

## The five things that go wrong

1. Counting the state grant as part of your deposit

Grants are paid at settlement. The deposit is due at exchange. You will be short.

2. Using a gift as your 5% deposit

The scheme requires genuine savings. A parental gift may not qualify, and some lenders want it back at settlement.

3. Skipping independent legal review on off-the-plan

The developer's conveyancer acts for the vendor. A \$500–\$900 review catches clauses that cost tens of thousands.

4. Letting pre-approval lapse before exchange

Pre-approval usually lasts 90 days. Renewal after expiry can take weeks and re-evaluates your position.

5. Budgeting only the deposit and the mortgage

Conveyancing, inspection, registration and stamp duty add 3–5% on top. Plan for it.

## Get the numbers for your situation

This cheat sheet gives you the general rules. The calculator gives you your numbers — deposit, stamp duty, LMI, grants and total cash at settlement, for any state, updated whenever the policy changes.

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### What to do next

1. Run the deposit calculator
2. Take the 60-second eligibility check
3. Read the buyer journey for your stage
4. Check /updates.html before you sign

## Sources

Housing Australia · Australian Taxation Office · Revenue NSW · State Revenue Office Victoria · Queensland Revenue Office · RevenueWA · RevenueSA · State Revenue Office Tasmania · ACT Revenue Office · NT Treasury. All thresholds verified 5 October 2026.

## Important

This document is general information, not financial, legal or tax advice, and it does not create a solicitor–client or conveyancer–client relationship. Scheme eligibility, income caps, price caps and grant amounts change frequently and differ by state. Final eligibility is determined by the relevant authority and your lender, not by lodeposit.com.au. Figures are indicative and assume an eligible first home buyer purchasing a new home. Always confirm your position with a licensed practitioner before entering a contract.

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