

First Home Owners Grant for Existing Homes: What First-Time Buyers Should Know

Buying an existing home is often the most practical option for first home buyers in Australia. Established properties are usually located in well-connected suburbs, offer immediate move-in options, and can be more affordable than building new. However, many buyers are unsure whether the [first home owners grant for existing homes](#) is available.

Understanding how the grant works—and what alternatives exist—can help first home buyers reduce upfront costs and enter the property market with confidence.

What Is the First Home Owner Grant?

The First Home Owner Grant is a government initiative designed to support first-time buyers purchasing or building a new residential property. Although the scheme is nationally funded, it is administered by individual states and territories, each with its own rules, grant amounts, and property value caps.

In most cases, the FHOG is targeted at **new homes** to encourage housing construction. As a result, existing homes usually do not qualify for the grant itself.

Can You Get a First Home Owners Grant for Existing Homes?

Generally, the answer is **no**. Most Australian states restrict the First Home Owner Grant to:

- Newly built homes
- Off-the-plan properties
- Substantially renovated homes (under strict conditions)

If you are buying an established home that has been previously lived in, you are unlikely to receive the FHOG. However, this does not mean first home buyers are left without support.

State-Based Alternatives for Existing Homes

While the [first home owners grant](#) for existing homes is limited, state governments offer other incentives that can be just as valuable.

Stamp Duty Concessions

Many states provide stamp duty exemptions or discounts for first home buyers purchasing existing properties. These concessions can reduce upfront costs by tens of thousands of dollars, depending on the property value and location.

First Home Buyer Assistance Schemes

Programs such as the First Home Buyers Assistance Scheme in NSW offer relief to eligible buyers purchasing established homes, even when the FHOOG does not apply.

Regional Buyer Incentives

Some states provide additional benefits for buyers purchasing in regional areas, including increased concessions or supplementary grants.

Substantially Renovated Homes Explained

In limited cases, a substantially renovated home may qualify for the First Home Owner Grant. This typically requires:

- Major structural changes
- Replacement of most of the building
- Compliance with strict state definitions

These applications are assessed carefully and require detailed documentation, including building approvals and valuation reports.

Other Government Schemes That Can Help

First home buyers purchasing existing homes may also benefit from broader federal initiatives, such as:

- [First Home Guarantee Scheme](#), which allows eligible buyers to purchase with a low deposit and no Lenders Mortgage Insurance
- **Shared equity schemes**, where the government co-owns part of the property

- **Low-deposit or guarantor home loans**, which reduce upfront savings requirements

When combined with stamp duty concessions, these programs can significantly lower the barrier to home ownership.

Why Existing Homes Still Make Sense

Despite the FHOG being focused on new builds, existing homes remain attractive because they:

- Are closer to established infrastructure
- Avoid construction delays
- Offer more suburb choices
- Often provide better value for money

For many first home buyers, the savings achieved through stamp duty relief and smart loan structuring outweigh the absence of a cash grant.

How to Maximise Your First Home Buyer Benefits

To make the most of available support:

1. Confirm your eligibility as a first home buyer
2. Check state-specific stamp duty rules
3. Explore federal guarantee schemes
4. Compare loan options and deposit strategies
5. Seek professional guidance before purchasing

Planning ahead can help ensure you don't miss out on valuable concessions.

Conclusion:

While a [first home owners grant for existing homes](#) is rarely available, Australian first home buyers still have access to meaningful financial support. Stamp duty concessions, government

guarantee schemes, and tailored home loan options can make buying an established property achievable and affordable.

By understanding your options and combining the right incentives, you can take confident steps toward owning your first home—even without a direct grant.