

VICTORIAN HOME BUYERS HAVE NEVER HAD IT SO GOOD!

Some eligible Victorian homebuyers can get up to \$45,000 in grants from the government. More detailed calculations suggest that with approximately \$21k in savings, some may be eligible to claim \$70k in grants towards their brand new home up to the value of \$750k.

A home buyer's snapshot:

Home Buyers in Victoria have never had it so good with government grants and benefits but note that these are subject to change and each person's eligibility needs to be established with your Chocolate Money finance broker or with the State Revenue Office.

At a high level some benefits for Home Buyers are:

- ✚ A \$10,000 First Homeowner's Grant from the state government to buy or build a new home for \$750,000 or less.
 - A \$20,000 First Homeowners Grant if the home is in regional Victoria
- ✚ Victorian First Home Buyers will not need to pay any stamp duty on new or established homes below \$600,000 saving them thousands!
 - Victorians still get a concession for homes up to \$750,000.
- ✚ The Federal Government's \$25,000 HomeBuilder grants are available to anyone who wants to build a new property for \$750,000 or less, or to renovate an existing home for \$150,000 to \$750,000.
- ✚ The 10,000 First Home Loan Deposit Scheme spots are to help first home buyers purchase an established or new home with a 5% deposit with the remaining 15% guaranteed by the federal government. This can save thousands of dollars in lenders mortgage insurance. Another 10,000 spots have been added to build a new home for up to \$850,000 depending on the state.

Added to these incentives is the large availability of money and loans at historically low interest rates.

Finally, if you overlay the Federal Government's plan to remove the Responsible Lending Guidelines early in 2021 which will make borrowing significantly easier by moving the burden of responsibility from brokers and banks to the borrowers, then this will surely have a significant impact on housing prices and housing construction demand.

You must wonder whether now is a good time to buy your first home or another investment property if you have security of income and work. My personal opinion is the best time to buy property is when your personal situation allows you to do so but at the moment, there are a lot of incentives geared to make buying property a very attractive proposition.