



**HOMESTATES**  
REALTY



**INVESTMENT  
ANALYSIS**

**QLD'S \$20,000 GREAT START GRANT - YOUR KEY TO STARTING PROPERTY INVESTMENTS TODAY**

From 1 July 2016, Queensland's First Home Owner's Grant is set to enable prospective buyers looking to start their property journey with a \$20,000 boost to their finances. The boon is expected to not only stimulate Brisbane's competitive property market, but also enable astute buyers to pick up investments of a lifetime. Read on to find out how you can take advantage of this offer today.

# Market Research & Development

Homestates Market Research & Development (R&D) provides leading knowledge and real-time analysis on the Australian property market.

Established to support investors and clients with a comprehensive overview of the local market, the R&D team strives to apply its expertise in creating informed decisions and confident purchases.

R&D forms one core node of Homestates' client-centric services: As a leading Australian intermediary consultancy group, Homestates provides integrated services including property investments, property sales, property management and immigration and education services.



**Ri Maksirakul**  
Property Specialist

## Benefits of Great Start Grant

\$20,000 could mean that your first years' living expenses are substantially offset. Here's how a Queensland First Home Owners' Grant can help you:

- Foot in the door of the property market
- Allow you to buy or build your new home
- Extra financial leverage to purchase something more than you were expecting
- Offset extraneous expenses

## Checklist for Eligibility

The following is a simple eligibility checklist to see whether or not you can claim up to \$20,000 for the Great Start Grant.

- Australian Citizen / Permanent Resident
- You or your spouse must not have previously owned property in Australia
- At least 18 years of age
- Buying a building or brand new home, valued under \$750,000

## CASE STUDY

**Purchasing a property under \$500,000 entitles you to a few concessions. Read the following excerpt to discover how you can maximise the benefits of your First Home Owners Grant**

You sign an agreement to buy a house in Queensland that will be your first home. The amount you agree to pay is \$465,000. You will occupy the home immediately after settlement, so you claim a first home concession for the transfer duty.

Because the value of the home is within the \$350,000 to \$540,000 range of the home concession rate, duty is first assessed at \$3,500 plus \$3.50 for each \$100, or part of \$100, over \$350,000. The first home concession amount is then subtracted from the result.

**This is how the duty is calculated:**

\$3,500 (for the first \$350,000)  
+ \$4,025 (\$3.50 for every \$100 in \$115,000, the balance above \$350,000)  
= \$7,525 (the transfer duty using the home concession rate)  
- \$8,750 (the first home concession amount for homes valued less than \$504,999.99)  
= \$0 (no transfer duty is payable when a first home concession is claimed on a home valued \$500,000 or less)

**Have a look at some of Homestates' stock, all of which are eligible for the Great Start Grant:**



**SELLING NOW**  
**NEW WORLD TOWERS**

Type: Apartment  
Status: Selling Now



**SELLING NOW**  
**MARY LANE**

Type: Apartment  
Status: Selling Now



**SELLING OUT FAST**  
**THE PINES, CORNERSTONE LIVING**

Type: Town Houses  
Status: 2 Units Left



**70% SOLD**  
**RIVER'S EDGE**

Type: Apartment  
Status: 70% Sold

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