

First Home Buyers

How to Buy Guide



The backyard, 12:36pm

Everything first home buyers need to know about buying land and building a home in Providence.

Land Sales and Community Centre
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Phone **1800 604 246** | info@providenceripley.com.au
Open 10am – 5pm, 7 days
providenceripley.com.au  

PROVIDENCE
SOUTH RIPLEY
.....
Everything a town should be.



“I wish someone would make

everything easier for
first time buyers.”

We agree.

Buying a block of land and building a home has always been the Great Australian Dream, and Providence is the ideal place to make that dream come true. Over the next twenty years Providence will become home to more than 20,000 people, all living, working, playing, shopping and going to school in the biggest town in the Ripley Valley. And now is the perfect time to buy and put down roots here.



40 Minutes from
Brisbane CBD



200 Hectares of open
space and parklands



7,000 New homes



4 Schools
(2 open 2020)



1 Future town centre

Finances for first home buyers.

With strong government incentives on offer and interest rates at an all-time low, now is a great time to buy. So the first thing you need to know is how much can you afford to borrow? Before you talk to your bank, credit union or home loan broker it's a good idea to make a list of the things you'll need to take into account:

- Your income (yours and your spouse's)
- Other loans (amount owing, repayment amounts)
- Savings you have on hand as a deposit and savings history for the past 6 months (with Bank statements)
- Your assets
- Your general living expenses
- Your employment details (company details, duration of employment)
- Do you qualify for the First Home Loan Deposit Scheme? For full details visit www.nhfc.gov.au/what-we-do/fhlds
- Talk to your bank or a lending specialist to ascertain your budget and borrowing capacity

First Home Loan Deposit Scheme.

From 1 January 2020, the Australian Government is introducing a First Home Loan Deposit Scheme that will enable eligible first home buyers to buy a new home with a deposit of as little as 5%.

The scheme is aimed at individuals earning up to \$125,000 per year, or couples earning up to \$200,000, and grants are limited to just 10,000 applicants. So visit Providence as soon as possible and make sure you're grant ready.

For full details visit
<https://www.nhfc.gov.au/what-we-do/fhlds/>

Top tips for first home buyers.

With your budget set, you're good to go! It's time to get excited as the fun of finding your ideal block of land and home design begins.

Key things to consider include:

- Take your time and visit all of the homes in the Providence Display Village. With 29 display homes on show it will give you a great feeling for the style of home that best suits your needs and personal style
- The critical dimension of a block is the frontage width. As well as the popular 32m deep blocks, Providence offers 30m deep blocks that will stretch your budget further
- A two storey home can often enable you to buy a smaller block and still have a spacious home with a backyard

A great first step is to come in to the Providence Land Sales and Community Centre. The helpful Okeland Sales Representatives will give you an overview of your options, listen to your needs and help you find a location and home that's perfect for you.

4 reasons why buying your first home has never been easier.

1. Transfer Duty concessions

The Queensland Government is offering eligible first home buyers a transfer duty concession on homes valued under \$550,000* that can save you up to \$15,925.

2. Record low interest rates

Interest rates are at their lowest level in decades. Three of Australia's four largest banks now offer fixed home loan interest rates below 3%, and some economists are predicting further cuts in 2020.

3. Access to super

The Australian Government's First Home Super Saver scheme allows eligible first home buyers to use their superannuation as a tax-effective way to save for part of their home deposit.

4. Great deals at Providence

Right now there are some fantastic deals on house and land packages at Providence. To find the right one for you, visit providenceripley.com.au

* The Transfer Duty concession may still apply for a home valued over \$550,000.