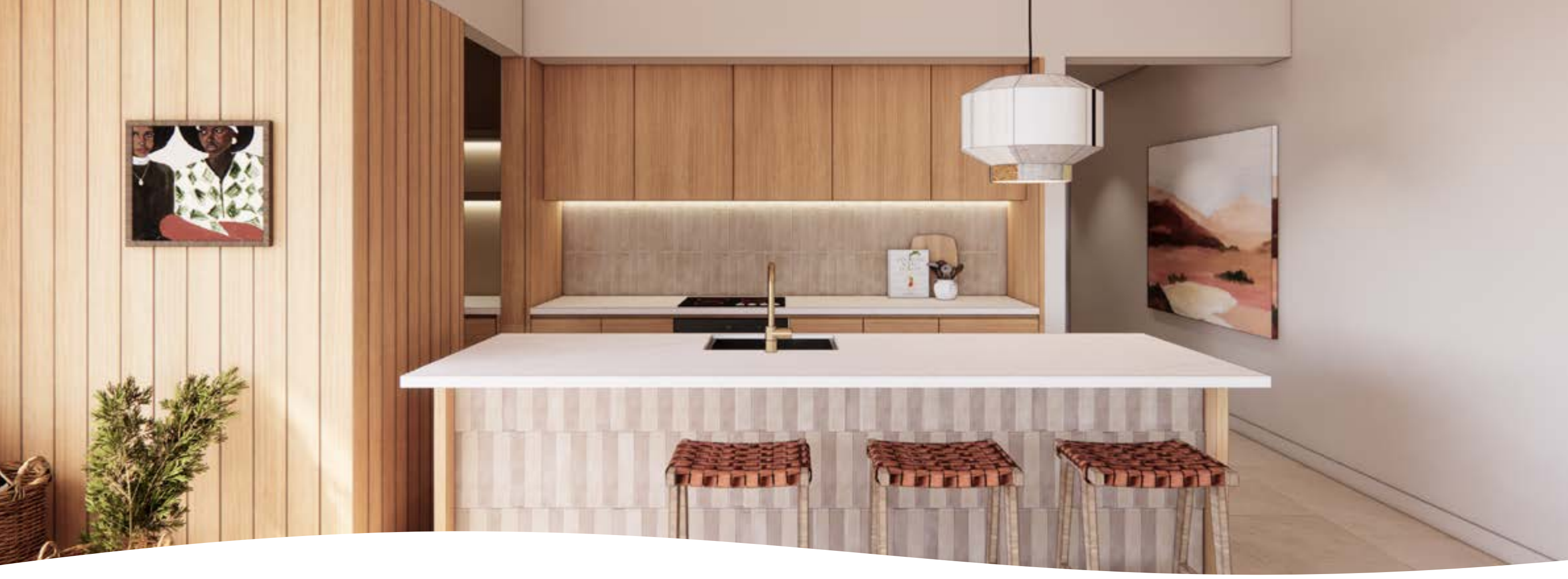
Your first home buyer guide 2026

Grants, finance and the steps to building your first home in Victoria.

Understand what support may be available, what you could be eligible for and how to take the next step towards your first home.

Lumi Homes Your bright future starts here



Your first home might be closer than you think

A brighter way to your first home

Buying your first home is exciting, but working out the finance side can sometimes feel like a different language.

How much deposit do you need? What can you borrow? Are there grants available? What can you actually afford to build?

You don't have to work it all out on your own.

Lumi was created to make the path to your first home feel simpler - with thoughtfully designed homes, clear pricing and support to help you understand your options from budget through to build.

This guide breaks down some of the key things to know, so you can start your first-home journey with a clearer picture of what's possible.

A good place to start

Know your budget

Understand what you may be able to borrow and the deposit you'll need.

Know what support is available

Explore grants and government schemes that may help.

Know the complete cost

Understand your home, land, site requirements and chosen options.

Find a home that fits

Once you know your position, you can start exploring homes and packages with confidence.

Lumi Tip You don't need to have everything worked out before you start looking. Understanding your options is the first step.

Could $10,000 help bring your first home closer?

Victoria’s First Home Owner Grant may provide eligible first-home buyers with a one-off $10,000 payment when buying or building a new home.

The grant at a glance

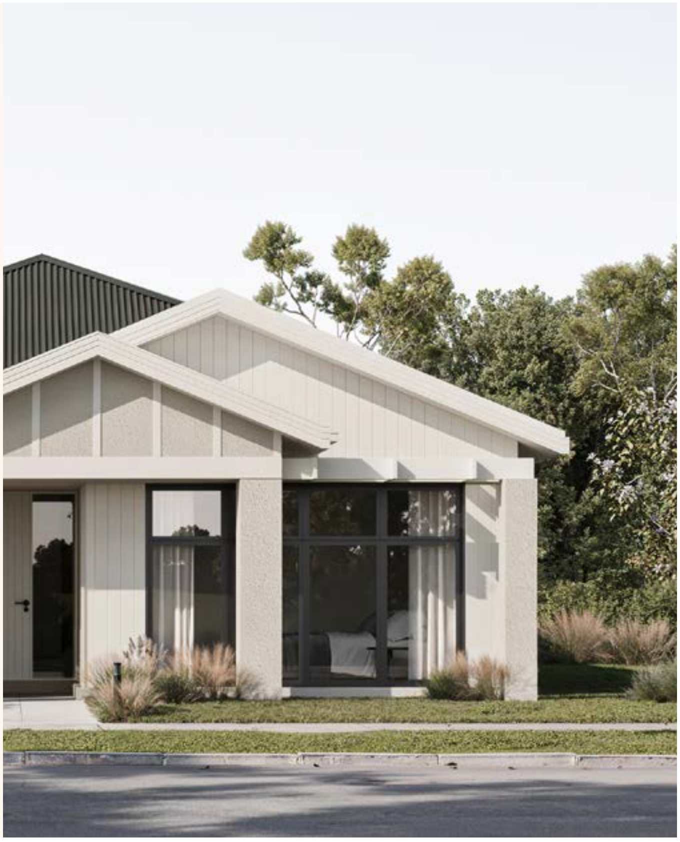
$10,000 One-off Victorian grant.	**New homes only** Established homes don’t qualify.	**$750,000** Maximum eligible home or contract value.
No income limit Your earnings don’t affect eligibility.	**Move in** Within 12 months.	**Stay for a year** Live there for 12 months.

The important word is **new.** The grant is designed to support eligible buyers purchasing or building a new home rather than an established property.

Building new with Lumi

Victoria’s First Home Owner Grant may provide eligible first-home buyers with a one-off $10,000 payment when buying or building a new home.

Explore Lumi Home designs



Important This is a quick guide only. The State Revenue Office determines eligibility for the First Home Owner Grant. Always confirm your eligibility before relying on the grant as part of your budget.

Could you be eligible?

First home owner grant checklist.

You may be eligible when the following requirements apply to you and your purchase.

You're 18 or older

Every person applying must be at least 18 when the purchase settles or the build is finished.

Citizenship or permanent residency

At least one applicant must be an Australian citizen or permanent resident on the relevant date.

You meet the first-home rules

You and your spouse or partner must meet the requirements around previous property ownership and must not have received the grant before.

You're buying or building new

The home must be new and can't have previously been sold, lived in, rented out or used for short stays.

Your home is within the cap

The eligible home or contract value must be $750,000 or less.

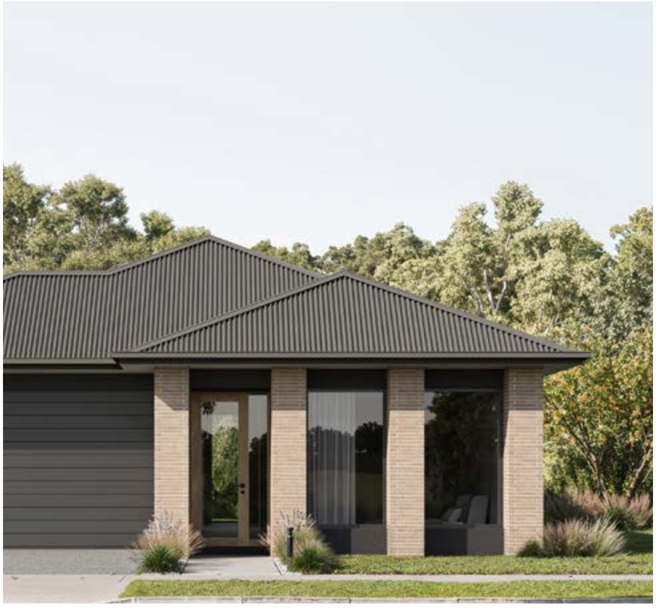
You'll live there

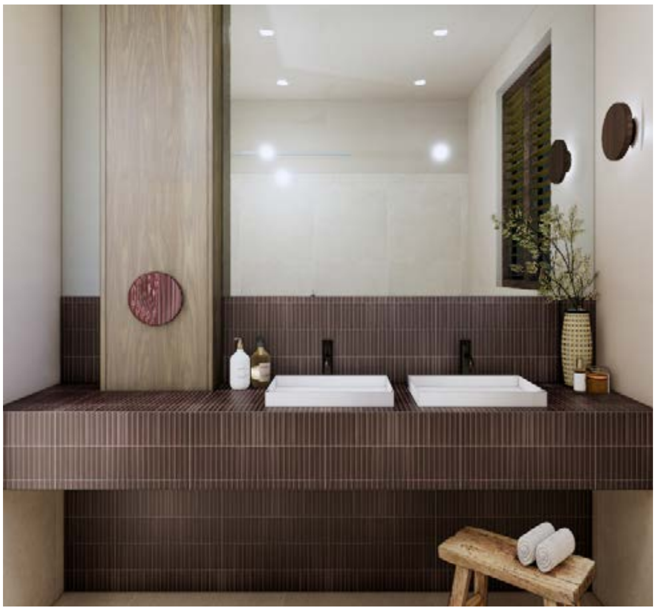
At least one applicant must move into the property and use it as their main home for the required period.

Good to know

Your partner's property history can affect your eligibility, even if they won't be named on the title. If you or your partner have owned property before, it's worth checking your circumstances with your lender or the State Revenue Office before including the grant in your budget.

Check current eligibility





Important

This is a quick guide only. The State Revenue Office determines eligibility for the First Home Owner Grant. Always confirm your eligibility before relying on the grant as part of your budget.

What counts as a new home?

Building new could open the door to more support

For the Victorian First Home Owner Grant, a new home is generally one that hasn't previously been sold or lived in. It also can't have been rented out or used for short-stay accommodation.

For many first-home buyers, one pathway is buying land and building a brand-new home.

House + land

With a house and land package, you generally purchase your block of land and enter into a separate contract for the construction of your new home.

When looking at a package, it's important to understand the complete picture - including the land, home, site requirements and any options you choose.

Finding house + land with lumi

Lumi offers house andland opportunities across Melbourne's growing communities, bringingtogether a Lumi home design and block of land to make finding your first home simpler.

Our team can help you understand what's included and the complete package price before you move ahead.

Explore Lumi house + land

When do i need to move in?

12 months

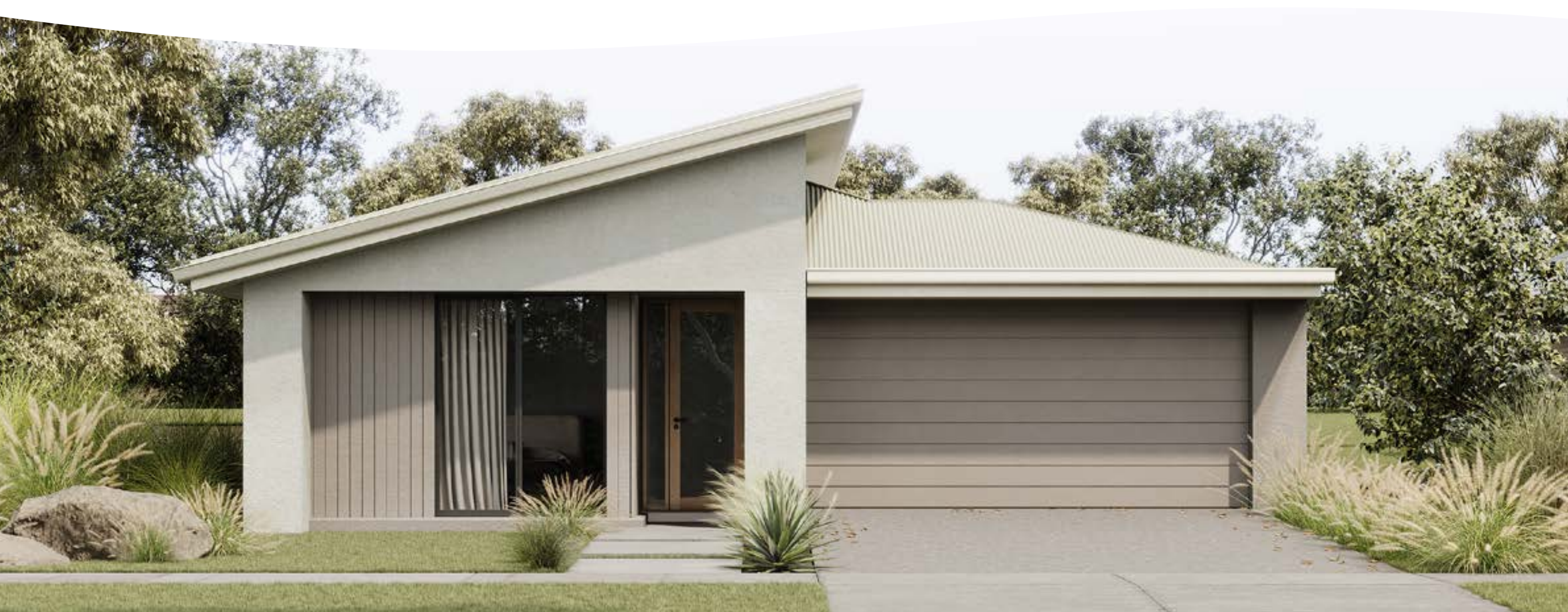
to move into the new home

12 months

continuous occupancy

At least one applicant must generally move into the home within 12 months of settlement or the build being completed and live there as their main home for 12 continuous months.

For a new build, the timing begins once the home is ready to live in rather than when you sign your building contract.



There may be more help available
Government support for first-home buyers

The First Home Owner Grant isn't the only support that may be available.

Depending on your circumstances, other government schemes could help reduce upfront costs or make buying with a smaller deposit possible.

First home buyer stamp duty savings

With a house and land package, you generally purchase your block of land and enter into a separate contract for the construction of your new home.

Eligible Victorian first-home buyers may pay no land transfer duty on an eligible property valued up to $600,000, or receive a concession on an eligible property valued from $600,001 to $750,000.understand the complete picture - including the land, home, site requirements and any options you choose.

Australian government 5% deposit scheme

Eligible first-home buyers may be able to purchase with a deposit of at least 5% without paying Lenders Mortgage Insurance (LMI).

Different deposit requirements may apply to eligible single parents and single legal guardians with dependent children.included and the complete package price before you move ahead.

Help to buy

Help to Buy is a shared equity scheme for eligible home buyers.

With a deposit of at least 2% and a home loan from a participating lender, the Australian Government may contribute up to 40% of the price of an eligible new home.

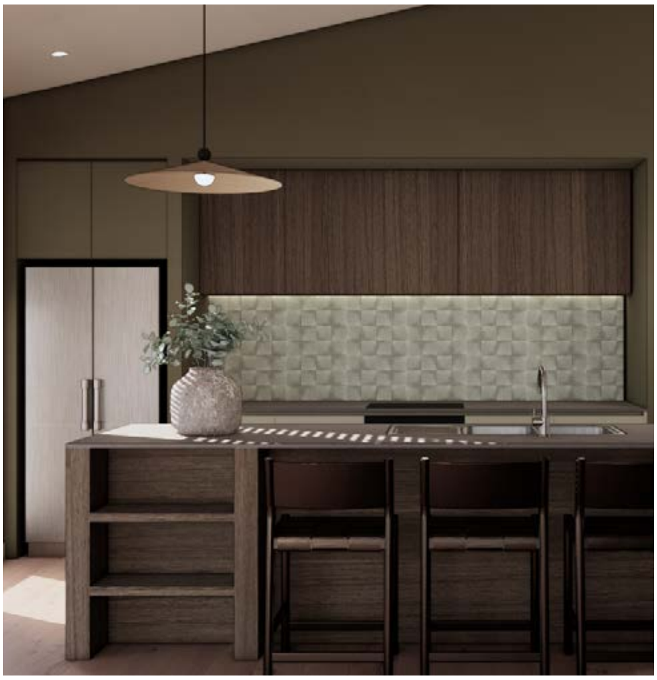
First home super saver scheme

The First Home Super Saver Scheme may help you save towards your deposit through eligible voluntary superannuation contributions.

Not sure what could apply to you?

Lumi works with a finance partner experienced in new-home construction. With your permission, we can introduce you to a specialist who can help you understand your finance position and the government support that may be relevant to you.

Get financial help



Understanding finance for a new build

Finance works a little differently when you build

Finance for a home that’s still being built works differently from buying an established property.

Instead of the full construction amount being paid at once, a construction loan is generally released through progress payments as your home reaches agreed building stages.

During construction, Lumi issues progress payment requests at different stages. Your lender then checks and releases the relevant payment in line with its process.

Your lender or finance specialist can explain how repayments, valuations, inspections and fees apply to your particular loan.

From budget to build

1

Tell us where you’re at

You might already have a deposit, be saving while renting or simply want to understand whether your first home is within reach.

Speak with a Lumi New Home Expert and tell us what you’re hoping to achieve.

2

Meet a finance specialist

With your permission, we’ll introduce you to our finance partner, experienced in new-home construction.

3

Understand your buying position

Get a clearer picture of what you may be able to borrow, the deposit you’ll need and which grants or schemes may be relevant.

4

Find a home that fits

Once you understand your budget, Lumi can help you explore home designs and house and land packages that fit.

Speak with a lumi new home expert

What can you actually afford to build?

A loan estimate is only one part of your first-home budget.

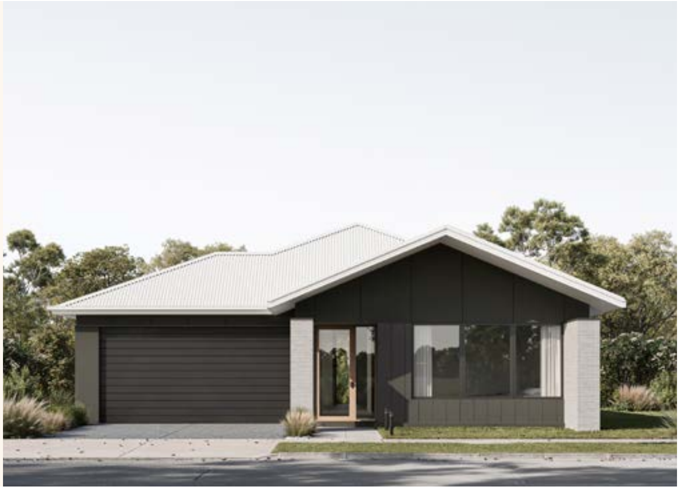
You also need a clear idea of what your home, land, site requirements and chosen options will cost.

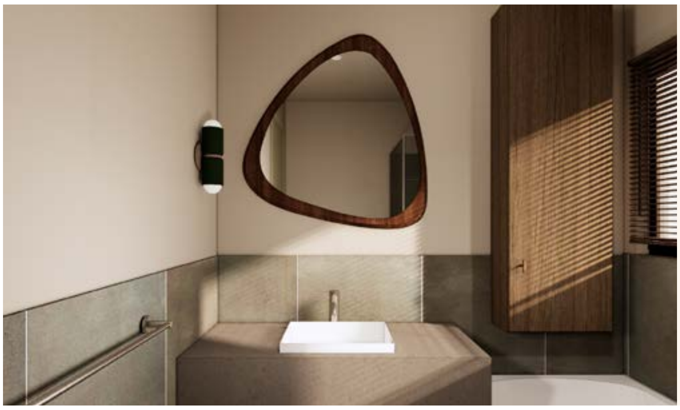
At Lumi, we've made it easier to start exploring those numbers before you're ready to sit down with a salesperson.

See home pricing online

Explore Lumi home designs and use our Home Estimator to see how different options affect the construction price.

Try new home estimator





Explore complete packages

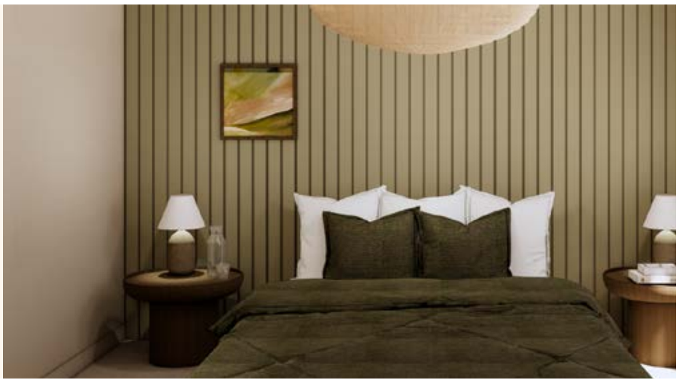
Lumi works with a finance partner experienced in new-home construction. With your permission, we can introduce you to a specialist who can help you understand your finance position and the government support that may be relevant to you.

Browse house + land

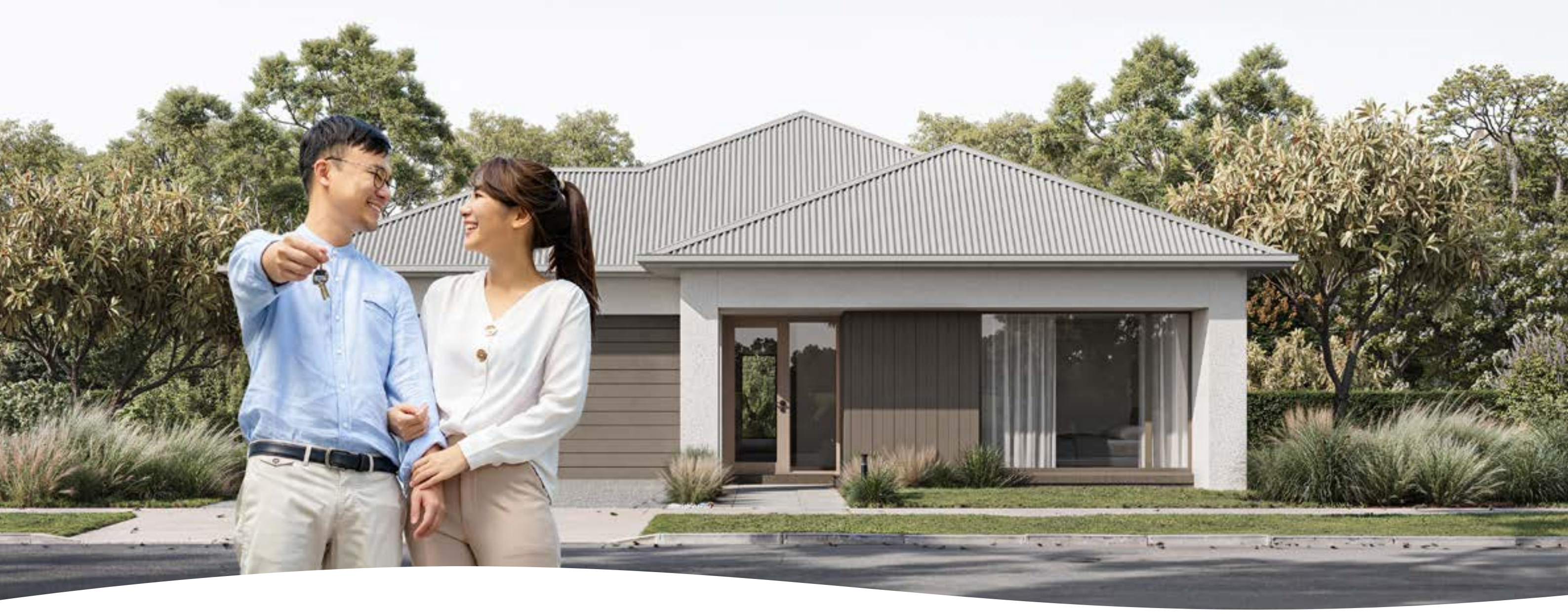
Get the full picture

When you've found a home or package you like, our team can explain what's included and help you understand the complete price before you move ahead.

Your finance specialist can then assess that information against your loan position and any government support for which you may be eligible.



Lumi Tip You don't need to have everything worked out before you start looking.Understanding your options is the first step.



Why build your first home with lumi?

Designed to make building feel brighter

Your first home is a big milestone. We believe building it should feel exciting, not overwhelming.

Lumi brings together thoughtful design, clear pricing and support along the way to make the journey to your new home simpler.

Architect-designed

Bright, architect-designed single-storey homes with thoughtful layouts, natural light and spaces designed for everyday living.

Floorplan options

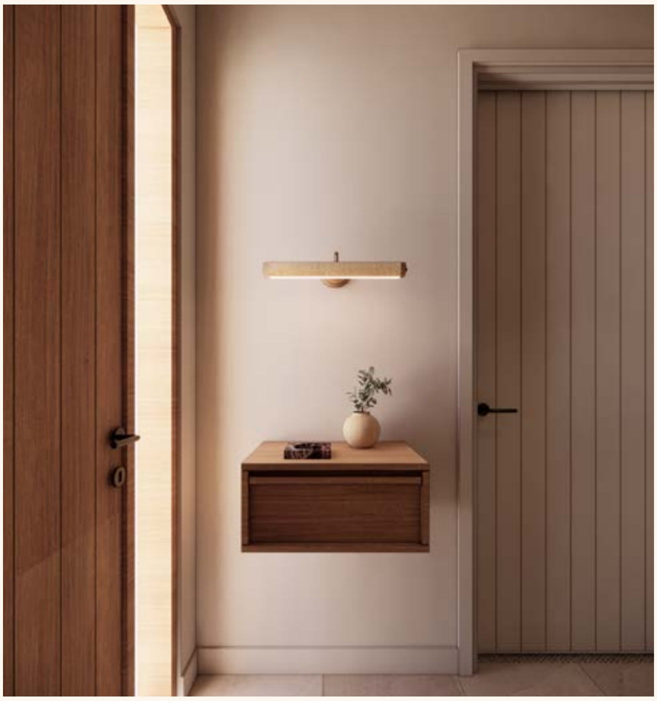
Choose the plan that works for your block and budget, with a range of options to help make your home work for the way you want to live.

Ready in 24 weeks

For a standard Lumi build with no changes or upgrades, your home will be ready in 24 weeks, guaranteed.

Easy finance options

Finance support to help make the path to your new home easier and every step more straightforward.



Personalise your style

Make your home your own through colours, finishes and a range of options, with our interior designers there to guide you.

Fixed pricing

Know what you'll pay from the start, with clear pricing so you can plan your new home with confidence.

Support every step of the way

A supportive, multilingual team guides you from choosing your home design through to getting your keys.

Lifetime structural warranty

Added confidence and peace of mind, with a lifetime structural warranty included with every Lumi home.

Explore Lumi Homes

Your first home starts here

Ready to see what's possible?

Your first home can feel like a big step.

But once you understand your budget, the support that may be available and what you can build, the path forward becomes a whole lot clearer.

Whether you're still saving, working through finance or ready to find your home, Lumi is here to help you understand your next step.

Start exploring

Explore home designs

Find a floorplan that works for your block, budget and the way you want to live.

Try the home estimator

Explore home designs, options and construction pricing online.

Browse house + land

Discover house and land opportunities across Melbourne's growing communities.

Visit lumi homes

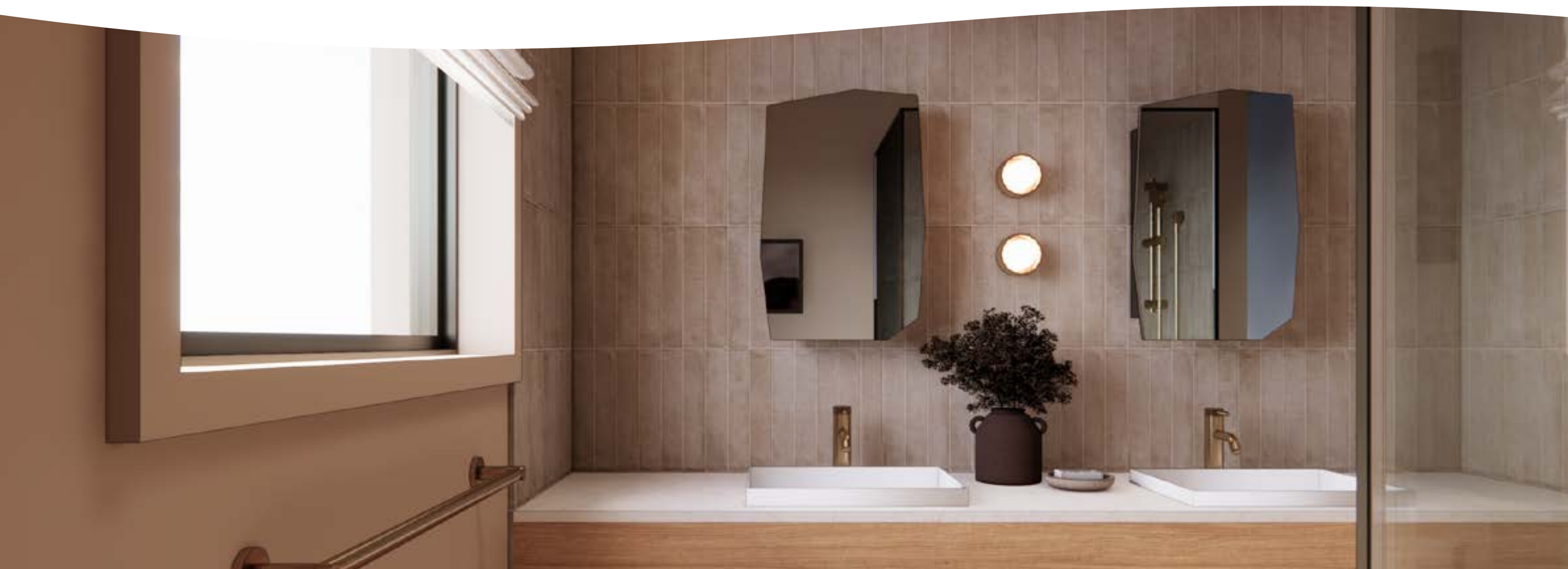
Speak with a Lumi New Home Expert.

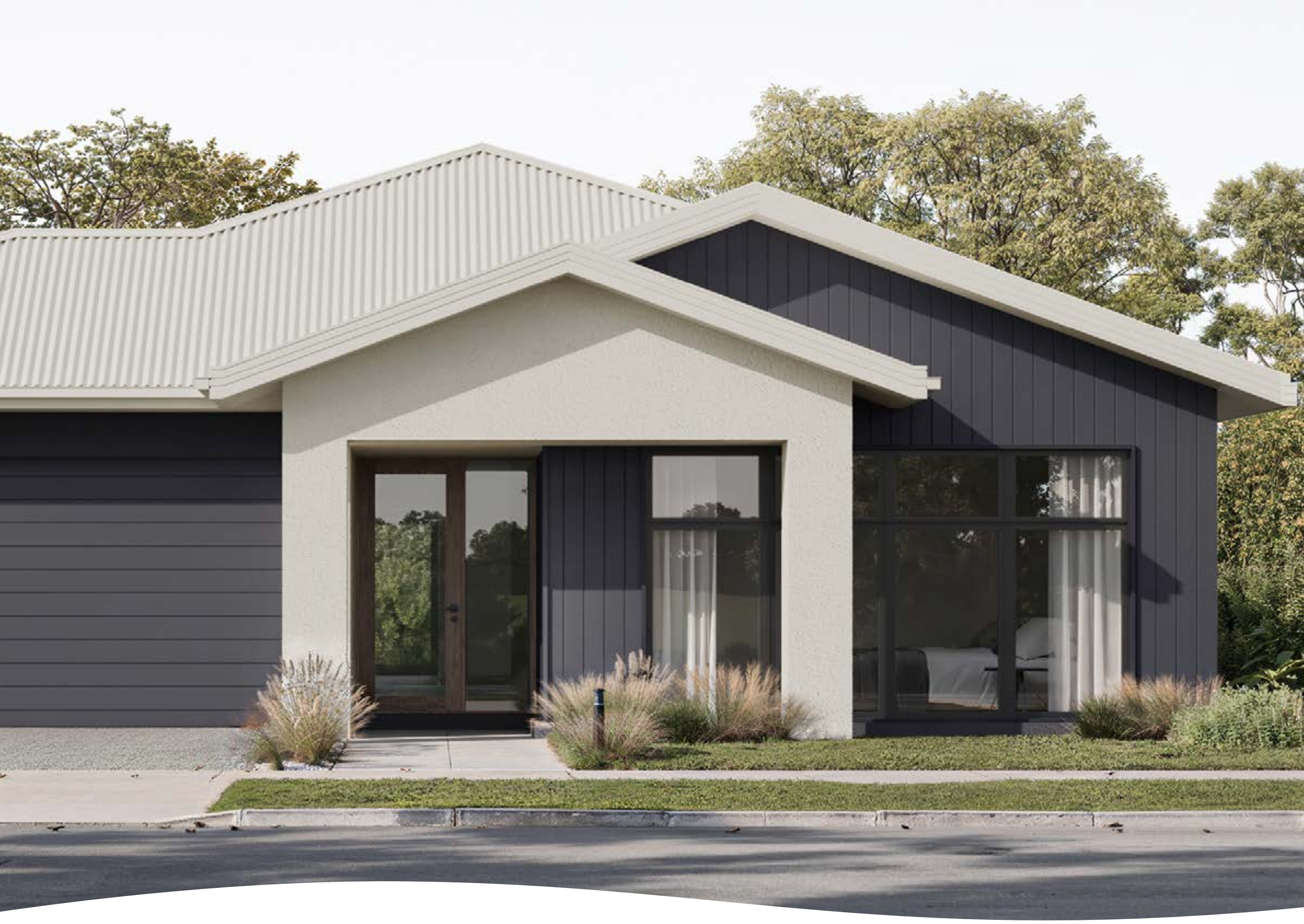
1800 565 765

Visit Lumi Homes

lumi
BY ARLI HOMES

Your bright future starts here Part of the Arli Group - 20+ years of building experience.





Important information

This guide provides general information only and should not be relied upon as financial, legal or taxation advice.

- Government grants, schemes, eligibility requirements, property price thresholds and other conditions may change. Eligibility will depend on your individual circumstances.
- The Victorian State Revenue Office, Australian Government, participating lenders and other relevant authorities determine eligibility for the grants and schemes referred to in this guide. Lumi Homes does not determine or guarantee eligibility.
- Finance is subject to lender approval, lending criteria and individual circumstances.
- Before entering into a contract or making financial decisions, you should confirm current requirements with the relevant government authority, your lender, finance specialist, conveyancer or other appropriate professional adviser.
- Home and house and land pricing is subject to availability, site conditions, design selection, inclusions and other applicable terms and conditions.
- Lumi's 24-week guarantee applies to eligible standard Lumi builds and is subject to the applicable terms and conditions.

Information current as at August 2026

lumi
BY ARLI HOMES

Your bright future starts here