

WHAT YOU NEED TO BUY A PROPERTY IN WESTERN AUSTRALIA

FINANCE WITH DIRECTION



A FIRST-HOME BUYERS GUIDE BY ALEX TARATU
115EAST FINANCE



THE BASICS

Buying your first home is one of the biggest milestones in your life and with the right plan, it's completely achievable.

This guide breaks down everything you need to know to get started, what costs to expect, and how to prepare for pre-approval.

The key stages of buying:

- **Plan** – Work out your budget, deposit, and savings goal.
- **Prepare** – Get your documents ready and check your credit position.
- **Pre-approve** – Know what you can borrow before you start looking.
- **Find a property** – Make an offer and sign a contract (subject to finance)
- **Settle** – The loan funds, and you officially get your keys.

Whether you're buying now or 6–12 months away, the earlier you start planning, the smoother your approval process will be.

DEPOSIT & UPFRONT COSTS

Price Range	5% Deposit	10% Deposit	Typical Upfront Costs (Fees & Stamp Duty)	Total Funds to Aim
Under \$500,000	\$25,000	\$50,000	~\$15,000	\$40,000 – \$65,000
\$500,000 – \$700,000	\$25,000 – \$35,000	\$50,000 – \$70,000	~\$17,000 – \$25,000	\$45,000 – \$95,000
\$700,000 – \$1 million	\$35,000 – \$50,000	\$70,000 – \$100,000	~\$25,000 – \$35,000	\$60,000 – \$135,000
\$1 million +	\$50,000 +	\$100,000 +	~\$40,000 +	\$100,000 +

💡 Tip: Your deposit doesn't always have to come from savings, you may be able to combine KiwiSaver (if transferred), gifts, or government schemes to reach your goal faster.

GRANTS & SCHEMES (WA BUYERS)

If you're a first-home buyer, there are several programs designed to help you get into the market sooner:

- **First Home Owner Grant (FHOG)** – \$10,000 grant (to buy or build a new residential property for use as their principal place of residence).
- **First Home Guarantee Scheme (FHG)** – Buy with just a 5% deposit and no Lenders Mortgage Insurance (LMI) if eligible.
- **Stamp Duty Concessions** –
 - For established homes in the Metropolitan & Peel regions: No stamp duty for properties valued up to \$500,000.
- **NZ Citizens (SCV 444) and 461 Visa Holders** – Treated the same as Australian citizens by most lenders.

✱ These options can reduce the amount you need upfront by tens of thousands – a broker can confirm which ones you're eligible for.

HOW MUCH CAN YOU BORROW?

Your **borrowing capacity** depends on your income, debts, living expenses, and deposit amount.

Here's a rough idea (based on standard lending policies):

Gross Annual Income	Approx. Max Borrowing (Single Applicant)
\$70,000	\$450,000 – \$480,000
\$90,000	\$550,000 – \$600,000
\$110,000	\$650,000 – \$720,000

(Figures are estimates only – every lender is different and rates change often.)

To get a more accurate picture, a broker can run a quick **borrowing check** to show your true range and which lenders suit your situation.

6-12MONTH ACTION PLAN

If you're 6+ months from buying, here's how to use that time wisely:

Months 1–3: Review & Reset


- Check your credit score.
- List all debts and create a repayment plan.
- Track your spending for one month to find extra savings.

Months 4–6: Build Momentum

- Set up a dedicated savings account.
- Increase your regular savings contribution.
- Keep employment stable – lenders prefer 6+ months in the same job.

Months 6–12: Get Finance-Ready

- Review your progress with a broker.
- Gather your payslips, ID, and bank statements.
- Obtain pre-approval so you can start looking with confidence.

 Remember: Pre-approval shows agents and sellers that you're serious – and it helps you stay within your budget when viewing homes.

COMMON MISTAKES TO AVOID

- ✗ Waiting until you “have enough” before talking to a broker.
→ Talking early helps you plan smarter, boost your deposit faster, and avoid missing grants or schemes.
- ✗ Applying with multiple banks on your own.
→ Too many applications can hurt your credit file and reduce your borrowing options.
- ✗ Overlooking upfront costs (stamp duty, legal, inspections).
→ These need to be included in your savings target.
- ✗ Using “Buy Now, Pay Later” services (Afterpay, Zip, Klarna, etc.)
→ Even small weekly payments can reduce your borrowing capacity or signal risk to lenders.
- ✗ Keeping a credit card – even if it’s at \$0.
→ Lenders still count your card’s full limit as potential debt, which can lower how much you can borrow.

YOUR NEXT STEPS

- Read this guide and note where you currently sit in the 6-12 month plan.
- Stay in touch every 2–3 months to update your progress.
- Once you think you're ready book a quick chat with me – we'll review your situation and map out a plan for your first home goal.

Even if you're not ready now, building your plan early puts you ahead of 90% of buyers.

About 115East

115East Finance is a Perth-based mortgage brokerage founded by Alex Taratu, specialising in helping Kiwis and first-home buyers across Australia buy property with clear direction and personalised support.

DISCLAIMER

This guide contains a mix of accurate general figures (such as deposit percentages and current government scheme thresholds) and estimated examples to help you understand the home-buying process in Western Australia.

It's intended as general information only and doesn't take your personal financial situation or goals into account.

For a detailed and accurate plan tailored to your circumstances, you should speak with a qualified mortgage specialist or financial adviser.

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