

Help to Buy SA4 Region Price Cap Summary

The below should be used in conjunction with the ABS mapping tool to check the price cap that is applicable to a specific property address.

1. Visit the **ABS Maps** website >> <https://maps.abs.gov.au/>
2. From the **Choose a boundary type** dropdown, select **2021 Statistical Area Level 4 (SA4)**. Don't choose a secondary boundary type.
3. Enter the property address you wish to check in the **Find address or place** search box and select from the auto-search address provided that matches.
4. From the address map location, click within the boundary of the property to show the SA4 Name and Code number.
5. Using the SA4 Name or Code number, look-up within the table below for the HTB property price cap for that SA4 area associated with the entered property address.

State/Territory	SA4 Name	SA4 Code	Metro / Regional / Regional Centre	SA4 Help to Buy Property Price Cap
ACT	Australian Capital Territory	801	Metro	\$1,000,000
Jervis Bay Territory and Norfolk Island	Other Territories	901	Regional	\$550,000
NSW	Sydney - City and Inner South	117	Metro	\$1,300,000
NSW	Sydney - Eastern Suburbs	118	Metro	\$1,300,000
NSW	Sydney - Inner West	120	Metro	\$1,300,000
NSW	Sydney - North Sydney and Hornsby	121	Metro	\$1,300,000
NSW	Sydney - Baulkham Hills and Hawkesbury	115	Metro	\$1,300,000
NSW	Central Coast	102	Metro	\$1,300,000
NSW	Sydney - Northern Beaches	122	Metro	\$1,300,000
NSW	Sydney - Ryde	126	Metro	\$1,300,000
NSW	Sydney - Parramatta	125	Metro	\$1,300,000
NSW	Sydney - Inner South West	119	Metro	\$1,300,000
NSW	Sydney - Blacktown	116	Metro	\$1,300,000
NSW	Sydney - South West	127	Metro	\$1,300,000
NSW	Sydney - Outer South West	123	Metro	\$1,300,000
NSW	Sydney - Sutherland	128	Metro	\$1,300,000
NSW	Hunter Valley exc Newcastle	106	Regional	\$800,000
NSW	Newcastle and Lake Macquarie	111	Regional Centre	\$1,300,000
NSW	Mid North Coast	108	Regional Centre	\$1,300,000
NSW	Central West	103	Regional	\$800,000
NSW	New England and North West	110	Regional	\$800,000
NSW	Far West and Orana	105	Regional	\$800,000
NSW	Coffs Harbour - Grafton	104	Regional Centre	\$1,300,000
NSW	Richmond - Tweed	112	Regional Centre	\$1,300,000
NSW	Illawarra	107	Regional Centre	\$1,300,000
NSW	Southern Highlands and Shoalhaven	114	Regional	\$800,000
NSW	Capital Region	101	Regional	\$800,000
NSW	Sydney - Outer West and Blue Mountains	124	Metro	\$1,300,000
NSW	Riverina	113	Regional	\$800,000
NSW	Murray	109	Regional	\$800,000
NT	Darwin	701	Metro	\$600,000
NT	Northern Territory - Outback	702	Regional	\$600,000
QLD	Darling Downs - Maranoa	307	Regional	\$700,000
QLD	Brisbane Inner City	305	Metro	\$1,000,000
QLD	Brisbane - North	302	Metro	\$1,000,000
QLD	Moreton Bay - North	313	Metro	\$1,000,000
QLD	Moreton Bay - South	314	Metro	\$1,000,000
QLD	Brisbane - West	304	Metro	\$1,000,000
QLD	Ipswich	310	Metro	\$1,000,000
QLD	Brisbane - South	303	Metro	\$1,000,000
QLD	Logan - Beaudesert	311	Metro	\$1,000,000
QLD	Brisbane - East	301	Metro	\$1,000,000
QLD	Gold Coast	309	Regional Centre	\$1,000,000
QLD	Toowoomba	317	Regional	\$700,000
QLD	Wide Bay	319	Regional	\$700,000
QLD	Central Queensland	308	Regional	\$700,000
QLD	Queensland - Outback	315	Regional	\$700,000
QLD	Sunshine Coast	316	Regional Centre	\$1,000,000
QLD	Mackay - Isaac - Whitsunday	312	Regional	\$700,000
QLD	Townsville	318	Regional	\$700,000
QLD	Cairns	306	Regional	\$700,000
SA	South Australia - Outback	406	Regional	\$500,000
SA	Adelaide - Central and Hills	401	Metro	\$900,000
SA	Adelaide - West	404	Metro	\$900,000
SA	Adelaide - South	403	Metro	\$900,000
SA	Adelaide - North	402	Metro	\$900,000
SA	South Australia - South East	407	Regional	\$500,000
SA	Barossa - Yorke - Mid North	405	Regional	\$500,000
TAS	Hobart	601	Metro	\$700,000

State/Territory	SA4 Name	SA4 Code	Metro / Regional / Regional Centre	SA4 Help to Buy Property Price Cap
TAS	South East	603	Regional	\$550,000
TAS	Launceston and North East	602	Regional	\$550,000
TAS	West and North West	604	Regional	\$550,000
VIC	Melbourne - Inner	206	Metro	\$950,000
VIC	Melbourne - West	213	Metro	\$950,000
VIC	Melbourne - North West	210	Metro	\$950,000
VIC	Melbourne - North East	209	Metro	\$950,000
VIC	Melbourne - Inner East	207	Metro	\$950,000
VIC	Melbourne - Outer East	211	Metro	\$950,000
VIC	Melbourne - Inner South	208	Metro	\$950,000
VIC	Melbourne - South East	212	Metro	\$950,000
VIC	Mornington Peninsula	214	Metro	\$950,000
VIC	Geelong	203	Regional Centre	\$950,000
VIC	Warrnambool and South West	217	Regional	\$650,000
VIC	North West	215	Regional	\$650,000
VIC	Ballarat	201	Regional	\$650,000
VIC	Bendigo	202	Regional	\$650,000
VIC	Hume	204	Regional	\$650,000
VIC	Shepparton	216	Regional	\$650,000
VIC	Latrobe - Gippsland	205	Regional	\$650,000
WA	Western Australia - Outback (North)	510	Regional	\$600,000
WA	Western Australia - Outback (South)	511	Regional	\$600,000
WA	Perth - Inner	503	Metro	\$850,000
WA	Perth - North West	505	Metro	\$850,000
WA	Western Australia - Wheat Belt	509	Regional	\$600,000
WA	Perth - North East	504	Metro	\$850,000
WA	Perth - South East	506	Metro	\$850,000
WA	Perth - South West	507	Metro	\$850,000
WA	Mandurah	502	Metro	\$850,000
WA	Bunbury	501	Regional	\$600,000
Christmas Island, Cocos (Keeling) Islands	Other Territories	901	Regional	\$400,000

Disclaimer

This document is issued as an addendum to the Participating Lender Guide. It must be used by Participating Lenders in accordance with the above instructions above to identify the Property Price cap applicable for a Help to Buy application. It must be used until Housing Australia advises otherwise.

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