

# STATE BUDGET

## 2026-27

**PETER MALINAUSKAS MP**  
PREMIER

**TOM KOUTSANTONIS MP**  
TREASURER

**NICK CHAMPION MP**  
MINISTER FOR HOUSING AND URBAN DEVELOPMENT

### FAST-TRACKING AUSTRALIA'S FIRST NEIGHBOURHOOD FOR FIRST HOMEBUYERS

The nation's first neighbourhood exclusively for first homebuyers – in Adelaide's northern suburbs – will be fast-tracked with a \$50 million investment in the State Budget to help accelerate construction of 400 homes.

The Australian-first initiative pioneered by the Malinauskas and Albanese Labor governments provides a clear pathway for first homebuyers to gain a foothold in the market in a high-demand, high-quality neighbourhood.

The first allotments are ready for sale through Renewal SA after Playford Alive was selected to deliver the precinct as part of the Albanese Government's broader plan to build 100,000 homes across the nation for first homebuyers.

The 2026-27 State Budget includes \$50 million for enabling infrastructure to accelerate construction of the 400 homes by the end of 2027.

First homebuyers here will be able to take advantage of paying no stamp duty, which was abolished by the Malinauskas Government for first homebuyers of new builds.

As well as stamp duty exemptions, eligible first homebuyers in South Australia can also access \$15,000 grants and low-deposit home loan schemes to help make home ownership more affordable.

It means in total, a first homebuyer of a newly built home at the median metropolitan home value can save up to \$59,980 thanks to the Malinauskas Government's support for first homebuyers.

Earlier this year, the Malinauskas Government signed an agreement with the Albanese Government worth \$801.5 million to build 6,877 homes in South Australia for first homebuyers of the 100,000 homes pledged nationally.

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Land releases at the new first homebuyers neighbourhood will be staged over the next 12 to 18 months, until all the earmarked allotments are allocated.

The first homebuyer precinct is located within the estate's Eastern Parcel, with allotments ranging in size from 140 square metres up to about 450 square metres, creating housing diversity and maintaining affordability across the precinct.

Civil works are already underway to prepare the land, supported by a \$50 million concessional loan from the Federal Government.

The loan has allowed the government, through Renewal SA, to bring forward early works, including road, water, sewage and power infrastructure, so buyers can select a builder and begin construction as soon as possible.

About 30 per cent of the allotments set aside for first homebuyers will be classified as affordable and released through HomeSeeker SA, capped at a maximum sale price of \$259,000 for eligible buyers.

More broadly, land prices are anticipated to range from about \$185,000 to about \$370,000, depending on size and location.

To be considered for a first homebuyer allotment, buyers must be at least 18 years of age, an Australian citizen or permanent resident and intend to be an owner occupier.

For more information about the precinct, first homebuyer initiatives and to enquire about available land at Playford Alive, visit [playfordalive.com.au](https://playfordalive.com.au)

### Quotes attributable to Peter Malinauskas

*We are doing everything we can to help South Australians achieve the dream of home ownership.*

*Working with the Albanese Government, we are creating the nation's first-ever neighbourhood exclusively for first homebuyers – right here in Adelaide's northern suburbs.*

*First homebuyers purchasing these 400 homes won't have to pay a cent in stamp duty because of our government's abolition of this tax.*

### Quotes attributable to Tom Koutsantonis

*We are acutely aware of the barriers many people face trying to enter the housing market.*

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*That's why we are pulling every lever we can in this budget to help South Australians into home ownership and provide cost-of-living relief.*

*We've already abolished stamp duty for first homebuyers who buy or build a new home. Those buying into this new neighbourhood exclusively for first homebuyers will be able to take full advantage of that.*

## **Quotes attributable to Nick Champion**

*There is nowhere else in Australia where an entire neighbourhood has been set aside exclusively for first homebuyers.*

*South Australia is leading the nation on this, and I'm proud that it's happening here in Adelaide's north, where families will be able to buy into a high-quality, high-demand community at a price they can actually afford.*

*This is what happens when two Labor governments work together with a shared purpose to deliver tangible opportunities for South Australians who want to own their own home.*

*Home ownership is one of the most important things a government can help make possible. For hundreds of South Australian families, this precinct will be where that story begins.*

## **Quotes attributable to Matt Burnell MP, Federal Member for Spence**

*It's so exciting that the nation's first-ever neighbourhood for first homebuyers is being built right here in our amazing northern suburbs.*

*And now this innovative project is being fast-tracked to provide 400 homes for first homebuyers to join our wonderful community.*

*This is a fantastic example of the Albanese and Malinauskas Labor Governments working together to help more South Australians become homeowners sooner.*

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