



CASTLE HILL LENDING

BUYING PROPERTY ON A TEMPORARY VISA

A practical information booklet for temporary
visa holders buying in Australia

ELIGIBILITY • FINANCE • COSTS • PROCESS

Information checked against government guidance available 11 September 2026

START HERE

The 5 things to know first

Buying property in Australia on a temporary visa is possible in some circumstances - but the rules are different from those for Australian citizens and permanent residents.

1 Property type matters

Under current federal rules, foreign investors are generally prohibited from buying established dwellings from 1 April 2025 to 30 June 2029, subject to limited exceptions. New dwellings, eligible off-the-plan property and vacant residential land can be treated

2 Finance is lender-specific

Each lender has its own policy for temporary residents. Visa subclass, remaining visa term, income, deposit, debts and the property itself can all affect the options available.

3 Government approval is separate

Your home loan approval does not replace foreign investment approval. Residential applications are generally made through the ATO's Online services for foreign investors before purchase.

4 Budget for more than the deposit

Foreign investment fees, transfer duty, foreign purchaser surcharges, conveyancing and lender costs can materially increase the cash you need.

5 Your timing can matter

If permanent residency is a realistic pathway, waiting may change your property choice, lender options and eligibility for some state-based concessions.

A good first conversation

Before you start attending inspections, work out what you can borrow, which property types may be available to you, and what your total purchase costs could be.

YOUR VISA POSITION

Start with your circumstances

A lender and the government may look at different aspects of your situation. Knowing the difference helps you plan the purchase correctly.

Visa

Visa subclass and expiry date can influence lender policy. Keep your current visa grant notice and passport ready.

Employment

Stable Australian employment and clearly evidenced income can support a stronger lending assessment.

Permanent residency

If you have applied for permanent residency, or expect to, tell your broker. The timing can affect strategy.

Deposit & savings

A larger deposit can improve lender choice and reduce the amount you need to borrow.

Documents to prepare

- Passport and current visa grant notice
- Employment contract and recent payslips
- Recent bank statements
- Savings / deposit evidence
- Details of Australian and overseas debts
- Details of overseas income or assets
- Any permanent residency evidence

Important distinction

Foreign investment eligibility and home-loan eligibility are separate questions. A lender saying yes does not automatically mean a property purchase is permitted under the foreign investment rules.

WHAT CAN I BUY?

Understand the property rules

The first question should not be 'What house do I like?' - it should be 'Is this type of property available to me under the current rules?'

PROPERTY TYPE	WHAT TO WATCH
New dwelling	Often the clearest pathway for eligible foreign investors, provided the property meets the legal definition and the required approval is obtained.
Off-the-plan	May qualify where the dwelling is treated as new residential property under the foreign investment rules.
Vacant residential land	Approval may be available, generally with conditions to build a dwelling within the required timeframe.
Established dwelling	Generally prohibited for foreign investors from 1 April 2025 to 30 June 2029, subject to limited exceptions.

Never rely on the listing description alone

A property described as 'renovated', 'as new' or 'nearly new' is not automatically a new dwelling for foreign investment purposes. Have the property checked before you commit.

FINANCE

How lenders look at temporary visa applicants

There is no single 'temporary visa loan'. Lenders apply their own credit policies, and a broker can compare the policies that fit your circumstances.

Visa term

Some lenders are more comfortable when there is a longer period remaining on the visa.

Income

Australian employment, length of service and the way income is evidenced can affect assessment.

Deposit

Your deposit and genuine savings can influence both lender choice and loan-to-value ratio.

Liabilities

Credit cards, personal loans, HECS/HELP and overseas debts may affect borrowing capacity.

Property

Lender policy can vary depending on property type, postcode, apartment size, development and other factors.

Credit history

Australian credit history and, depending on the lender, overseas credit information may be relevant.

A practical order of events

1

Borrowing assessment

Understand your likely price range before you shop.

2

Property search

Target property types that fit both your needs and the complete application

3

Formal approval

Submit the complete application

THE MONEY SIDE

Budget for the whole purchase

Your deposit is only one part of the cash required. Temporary visa holders can face federal and state-based charges that differ from those for Australian citizens and permanent residents.

-  **Deposit** Your contribution toward the property purchase.
-  **Foreign investment fee** A fee is payable for relevant residential investment proposals; the amount generally depends on the value and type of investment and the fee schedule in force at the time.
-  **Transfer duty** State or territory duty based on the transaction, property and your circumstances.
-  **Foreign purchaser surcharge** Some states and territories impose additional duty or surcharge for foreign purchasers.
-  **Legal & conveyancing** Contract review, searches and settlement work.
-  **Lender costs** Potential valuation, application, settlement or other lender charges.

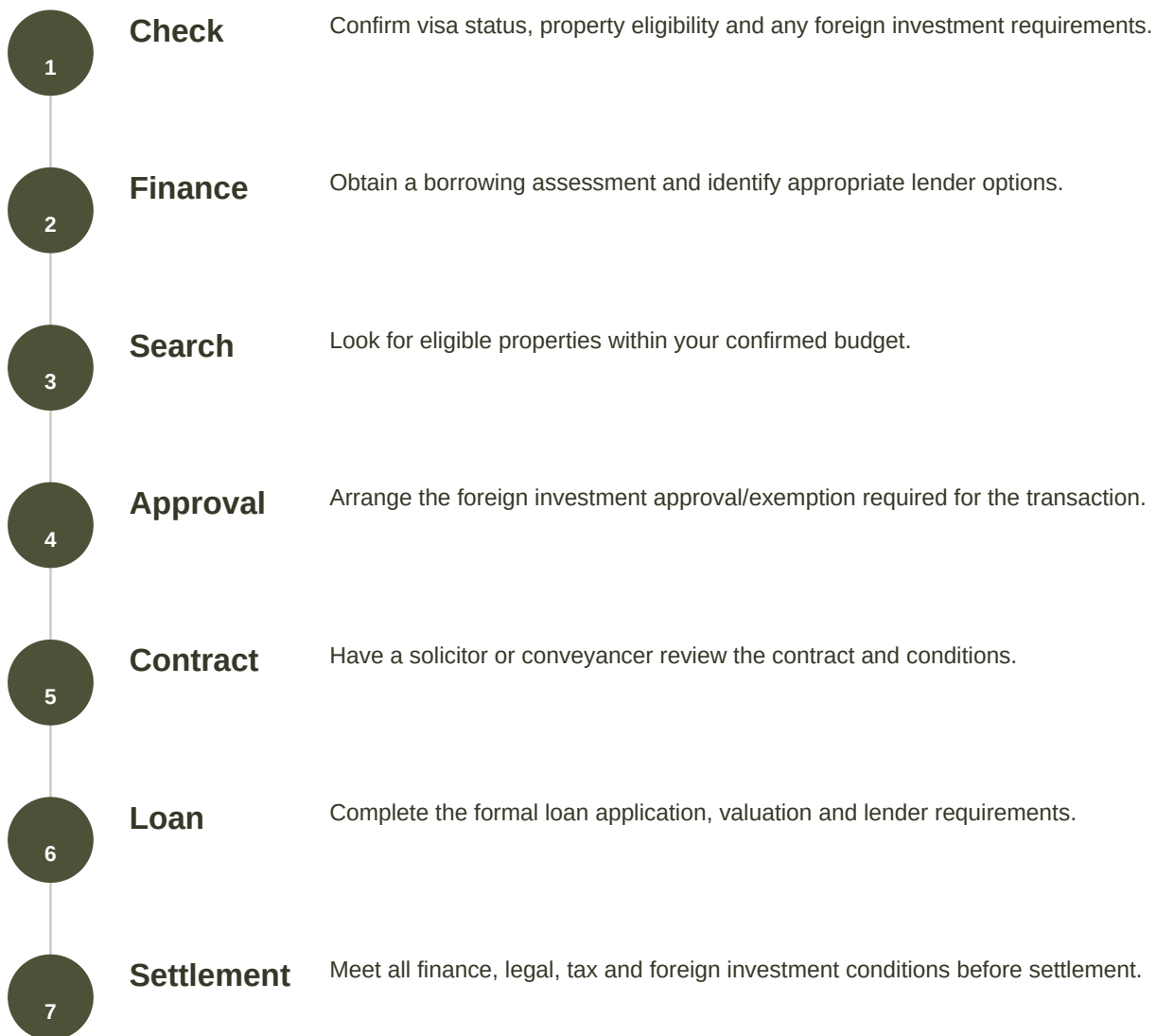
QUEENSLAND SPOTLIGHT

For transactions entered into on or after 1 August 2026, temporary residents will generally not qualify for Queensland home concessions. They generally pay standard transfer duty plus 8% AFAD on residential land, subject to the applicable rules and exemptions.

FROM IDEA TO SETTLEMENT

Your purchase roadmap

The exact sequence can vary, but this roadmap shows the major decisions you should expect.

**TIP**

Do not make the mistake of treating finance approval, foreign investment approval and legal contract review as the same thing - they are different parts of the process.

YOUR BUYER CHECKLIST

Before you make an offer

- ■ I know my visa subclass and expiry date
- ■ I have checked whether permanent residency is in progress or planned
- ■ I know my estimated borrowing range
- ■ I understand my likely deposit and purchase costs
- ■ I have checked that the property type may be available to me
- ■ I have considered foreign investment approval requirements
- ■ I have checked transfer duty and foreign purchaser charges
- ■ I have a solicitor or conveyancer available to review the contract
- ■ I understand that lender approval is subject to full assessment

READY TO TALK?

Castle Hill Lending can help you understand the finance side of buying in Australia on a temporary visa and compare options across a range of lenders.

GUIDING YOU HOME

Important information

This booklet is general information only and is not legal, tax, migration or financial advice. Foreign investment, lending, transfer duty, concessions and grant rules can change and may depend on your individual circumstances. Always confirm current requirements with the relevant government authority and obtain independent legal and tax advice where appropriate. Credit is subject to lender approval, eligibility, terms and conditions.

Official sources

foreigninvestment.gov.au • ato.gov.au • qro.qld.gov.au