

PURPLE NDIS Construction Residential Loan



75% MAX LVR

UPDATED: 11 August 2025

The Purple NDIS Construction loan is specifically for applicants who wish to build an NDIS home. The loan is available for full doc or Altdoc circumstances, provided the client intends to build on the land within a 6 month period and is available to individuals, companies or trusts.

Loan Purpose:	Construction of NDIS property with maximum 2 dwellings on one title.	Application Fee:	1.50% of the loan amount payable at settlement.
Loan Amount:	Minimum: \$ 100,000 Maximum: \$3,000,000 (75% LVR)	Legal Fees:	From \$435 – Individual borrowers. Allow min \$2,000 +GST for Company / Trusts as this varies with complexity.
Loan Requirements:	2 years full financials & NOA's (self-employed) 2 latest payslips & employment letter / contract (employees) <u>Altdoc Loans:</u> Accountants Declaration or 12 months ATO lodged BAS Statements	Valuation Fee:	Quote as required.
Additional Requirements:	Contract of Sale (purchase) Fixed Price Building Contract Council approved plans & specifications Building / planning permits	Progress Payments:	Allow \$1,000 (5 Progress Payments) + approx. \$600 processing fee (5 x \$120)
LVR:	75% maximum LVR for NDIS Construction.	Title Insurance:	\$145 Loans to \$600k; \$260 if >\$600k
Term:	Maximum: 30 years	Settlement Fee:	From \$300
Interest Rate Type:	Variable rates only – (No Fixed Rates).	Risk Fee:	Not Applicable
Repayments:	Interest Only during the construction period.	LMI (Insurance):	Lenders Mortgage Insurance is Not Applicable.
Extra Repayments:	Additional repayments may be made at any time. ERF also applies to principal reductions >\$10,000pm.	Loan Splits:	No setup fee.
Repayment Frequency:	Weekly, Fortnightly or Monthly. Direct Debit from nominated bank account.	Annual Fee: (Insurance)	\$50 (No annual reviews.)
Cash Out:	Not available.	Monthly Fee:	\$15pm per split account.
Redraw:	Available on Variable rates only.	Early Repayment Fee – Code Loan:	\$765 if loan repaid in the first 5 years [ERF].
Offset Account:	Not available.	Early Repayment Fee: - Non-Code:	3 months interest if loan repaid in first 5 years [ERF].
Locations:	Cat 1 & 2 metro locations (major regional considered).	ERF Waiver:	ERF can be waived if Application Fee is increased by 0.25%
Acceptable Securities:	Standard residential blocks in metro areas. Maximum 2 dwellings on one title.	Discharge Fees:	\$ 490 Code loan + funder's legal costs. \$1350 Non-Code + funder's legal costs. \$ 299 Priority Discharge Fee (30 days or less) \$ 300 Electronic File Fee \$ 290 Title Release Fee
ABN GST	Must have minimum 1 year ABN for Altdoc applications. GST as required.		
Points of Difference:	Construction rate applies during the period of construction, which then reverts to the applicable qualifying product. Interest Only (IO) for the first 12 months, reverting to Principal & Interest (P&I) for the remainder (29 yrs). Credit impairment can be considered, especially for life events. ERF can be avoided with a rate loading of approx. 0.25%. (Company / Corporate Trustee borrowers). Rates and fees are subject to change without notice - refer to your Allstate Manager for confirmation of current rates and fees.		
Unacceptable Securities:	Triplex or townhouses. Non-standard securities.		

Allstate Home Loans Pty Ltd

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	Aldoc Checklist		Full Doc Checklist
Income:	<input type="checkbox"/> Accountants Declaration (on letterhead) or 12 months ATO lodged BAS Statements <i>plus</i> <input type="checkbox"/> SEBRD – Self Employed Borrower Repayment Declaration <input type="checkbox"/> Proof of rental income from real estate agent (if applicable). <input type="checkbox"/> Letter from real estate agent advising the expected rent to be received and the address of the property. <input type="checkbox"/> Written confirmation (email) from Accountant confirming wages paid to owners and capital purchases in the period for BAS statements provided (BAS only)	Income:	<input type="checkbox"/> 2 years full Tax Returns and Business financials (self-employed); and <input type="checkbox"/> 2 years full tax returns and Notice of Assessments for self employed <input type="checkbox"/> Last 2 payslips & employment letter / contract (employees) <input type="checkbox"/> Full copy of Contract for the Salary Sacrifice Arrangement detailing deductions and copy of latest statement <input type="checkbox"/> Proof of rental income from real estate agent (if applicable).
Contracts:	<input type="checkbox"/> Contract of Sale (purchase) <input type="checkbox"/> Fixed Price Building Contract - standard progress payments <input type="checkbox"/> Council approved plans & specifications. <input type="checkbox"/> Building / planning permits <input type="checkbox"/> Builders All Risk insurance and BSA registration <input type="checkbox"/> Certificate of insurance from BSA <input type="checkbox"/> Purple GST Declaration	Contracts:	<input type="checkbox"/> Contract of Sale (purchase) <input type="checkbox"/> Fixed Price Building Contract – standard Progress payments <input type="checkbox"/> Council approved plans & specifications. <input type="checkbox"/> Building / planning permits <input type="checkbox"/> Builders All Risk insurance and BSA registration <input type="checkbox"/> Certificate of insurance from BSA <input type="checkbox"/> Purple GST Declaration
Proof of Ownership:	<input type="checkbox"/> Rates notice for existing security.	Proof of Ownership:	<input type="checkbox"/> Rates notice for existing security.
Broker Forms:	<input type="checkbox"/> Broker Interview Guide (to be completed by the broker). <input type="checkbox"/> Fact Find.	Broker Forms:	<input type="checkbox"/> Broker Interview Guide (to be completed by the broker). <input type="checkbox"/> Fact Find.
Identification:	<input type="checkbox"/> Fully completed Allstate Customer ID KYC VOI form with clear certified copies of ID for the category selected or <input type="checkbox"/> Australia Post VOI Form	Identification:	<input type="checkbox"/> Fully completed Allstate Customer ID KYC VOI form with clear certified copies of ID for the category selected or <input type="checkbox"/> Australia Post VOI Form
Statements:	<input type="checkbox"/> Min. 6 months loan statement for existing loans being refinanced, no older than 7 days <input type="checkbox"/> Savings statements showing proof of funds to complete, no older than 7 days.	Statements:	<input type="checkbox"/> Min. 6 months loan statement for existing loans being refinanced, no older than 7 days. <input type="checkbox"/> Savings statements showing proof of funds to complete, no older than 7 days.
Other:	<input type="checkbox"/> Stat Dec for Gifted Funds (if applicable). <input type="checkbox"/> Copy of Certified Trust Deed (if applicable) <input type="checkbox"/> Corporate Tree from Accountant (if multiple companies or Trusts).	Other:	<input type="checkbox"/> Stat Dec for Gifted Funds (if applicable) <input type="checkbox"/> Copy of Certified Trust Deed (if applicable). <input type="checkbox"/> Corporate Tree from Accountant (if multiple companies or Trusts).
Child Support (if applicable):	<input type="checkbox"/> Latest CSA assessment notice and <input type="checkbox"/> 6 months bank statements confirming regular payments received.	Child Support (if applicable):	<input type="checkbox"/> 6 months CSA assessment notice and <input type="checkbox"/> 6 months bank statements confirming regular payments received.