




Development Aspect

This guide is to be used when a security property could be deemed as having development potential.

Residential Development Aspect Considerations	 Recharge	 Reward	 SE Prime
Declared intent is to develop the security within a determined or indicative time frame	< 3years	> 3years	×
A property deemed to be not suitable for rental and or requires essential repairs (pending valuation commentary)	Not rentable and extensive repairs	Not rentable with some repairs	Must be rentable minor repairs
Maximum percentage the land component represents of the total security valuation figure	= > 95%	> 85% – < 95%	< 85%
A security property with an existing Development Application (DA) or proposed DA (including lodged awaiting local authority approval), regardless of the borrowers intent with the security property or DA	✓	×	×
The borrower and related parties have a history of completing multi dwelling developments	✓	×	×
The purchasing entity is a Special Purpose Vehicle (SPV) that includes the name of the property address and or the wording “developments”	✓	×	×
Evidence of existing ownership and or intent to purchase multiple and or adjoining properties in the same street	✓	×	×
Individual, Company or Trust Applicant, including where there is a consortium of borrowers	✓	×	×
Borrower is a Developer and or Builder (as opposed to a tradesman eg tiler, plumber, electrician etc)	✓	×	×
Valuation report confirms the highest and best use of the security as being a development site	✓	✓	×
The borrower has no history of completing multi-dwelling developments	✓	✓	✓
The security property is a single asset acquired or owned by the borrower and they have no ownership or acquisition intent in adjoining properties	✓	✓	✓
Declared intent is to owner occupy or rental investment whilst in current condition or, intend to renovate property but no development	✓	✓	✓
Individual, Company or Trust Applicant (non-consortium)	✓	✓	Individuals Only



We strongly encourage you to discuss the circumstances of your loan proposal with your BDM to determine our indicative position, or specific requirements to the individual situation presented.