

Required Documents for Due Diligence Low Doc Construction

From Builder

Required for Credit DD

- Financial Capability Statement from a Certified Accountant

Required for Construction DD

- Construction Programme in A1 (one sheet) or list of milestone dates
- Certificate of Currency (Contract Works & Public/Third Party Liability Insurance
- Workcover Insurance (if applicable)
- Home Warranty Insurance (NSW)/Domestic Building Insurance (VIC) - if applicable
- Client Reference Letter on previous projects
- ATO Portal
- CV and Past Projects
- All certificates of works to date (i.e., Structural and Land Surveyor sign off) - if applicable

From Developer

Required for Credit DD

- Application Form & Individual Asset and Liability statement for all guarantors
- 100 points of ID for all guarantors
- Executed contract of sale (if applicable)
- 6 months of refinance statements (if applicable)
- Latest land and council rates notice for all securities
- Executed contract of sale for all relevant pre-sales (if applicable)
- Letter from solicitor confirming pre-sale deposit held (if applicable)
- Letter from an independent certified accountant confirming GST applicable for each property and in total
- Schedule of proposed areas including a Proposed subdivision plan
- Schedule of finishes, fittings and inclusions

Required for Construction DD

- Approved Development Application (NSW)/Planning Permit from Council (VIC)/State Equivalent
- S4.55 Modification (NSW)/Section 72 (Secondary Consent) (VIC)/State Equivalent - (if applicable)
- Full Set of Approved Plans and Documentation (i.e., Architectural, Structural Plans, Geotech etc.)
- Signed copy of Head Contract between Builder and Developer (Including Milestone Payments)
- Construction Certificate (CC)/Building Permit (BP)/Complying Development Certificate (CDC) -
- Construction Costs spent to date (if applicable)
- CV and Past Projects