

Land & Construction Loans

Building a brand new home on land you love goes from dream to reality with the right Land & Construction Loan.

If you're looking to build a brand new home on land in an area where you want to live, Mortgageport is here to help. Your dedicated loans consultant listens carefully to your goals and tailors the best Land & Construction Loan for your needs, with a choice of fixed or variable interest rates. We support you all the way with advice and tools to have you settled in your brand new home sooner rather than you expect.

- We'll find the best construction mortgage for your needs at the most competitive rates
- Our Land & Construction Loans allow you to draw down the money you need for each progress payment to the builder, so you only pay interest on the amount you need at each stage of construction
- Our in-house loan approval ensures efficient turn around times so you're in a position to purchase your land and get started building
- No need for a big deposit with a Loan-to-Value Ratio (LVR) up to 95%
- Make the entire process easier with personalised advice that goes beyond securing your construction home loan - we'll even introduce you to builders to get you on the right track
- Reduce your costs with a mortgage offset account
- Save every year with no annual fees
- We see it as our responsibility as a mortgage lender to support you throughout the life of your Land & Construction Loan; if a better loan product comes up you'll be the first to know about it



Contact Mortgageport to speak to a Loans Consultant and take the first steps to making your brand new home a reality.

[Enquire now](#)

Land & Construction Loan

Your land and home building loan, your way

- Enjoy very competitive rates on a Land & Construction Loan that we customise to your personal needs

- The reassurance of fixed rates <link to Loans Dictionary page> that don't fluctuate with market changes
- Reduce interest payments with a 100% Offset Account
- Access money in your Offset Account when you need it through ATMs, online banking or in person
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- Access money in your Offset Account when you need it through ATMs, online banking or in person
- No need to commit to regular deposits to your Offset Account over and above your loan repayments
- Stay in control of finances with a simplified monthly statement that tracks your offset balance, loan balance and all transactions
- Minimise loan costs with no establishment fee and no ongoing account keeping fees – put extra money towards furniture and fittings in your brand new home
- The flexibility of principal + interest or interest only up to 10 years, and up to 4 separate loan splits

“Building your brand new home is so much easier with a Land & Construction Loan backed by expert advice and ongoing support from Mortgageport.”

> How much will my repayments be?

Work out your mortgage repayments on varying loan amounts using our [Loan Repayment Calculator](#)

> How much can I borrow?

Find out how much you can borrow on your first home loan with our [Borrowing Power Calculator](#)

> Top 10 Investment Property Tips

Find out everything you need to know to make sure your investment property is in line with your financial goals in our [Top 10 Tips for buying an Investment Property](#)

Product Overview

Description	Term loan with 100% Offset account
Suitable borrowers	This loan is available to PAYG employees, self employed borrowers, full time or part time investors and corporate borrowers, that are permanent residents of Australia
Purpose	Any worthwhile purpose including; <ul style="list-style-type: none"> • Purchase or refinance of owner occupied or investment property • Debt consolidation • Construction loans with progress payments (excluding owner builders) • Bridging finance (go between loans) • Equity loans for investment or personal purposes • Loans for business purposes up to 20% of the loan amount (excluding working capital and the payment of personal or business tax liabilities)
Key benefits	This loan is packed with a range of features and provides borrowers with the flexibility to manage their mortgage at competitive interest rates <ul style="list-style-type: none"> • A separate Offset Account is linked to the home loan and the Offset Account accrues interest at the loan interest rate which reduces the interest payable on the loan • 100% Offset (not a partial offset account) • No regular deposits required provided funds are held in Offset Account to meet loan repayments • Available on fixed rate loans and variable rate loans • Funds held in the offset account can be accessed through ATMs, online banking and other standard means • No establishment fee option available which covers all fees referred to below • Loan to value ratios of up to 95% inclusive capitalised lenders mortgage insurance • Up to 4 separate loan splits • No ongoing account keeping fees • Principal and interest or interest only up to 10 years • No annual reviews required

Product Details

Repayment types	Principal and interest or interest only up to 10 years
Interest calculation	Interest is calculated daily and charged monthly
Interest only periods	A maximum of 10 years if the loan to value ratio is 90% or less, after the interest only period the loan will revert to a principal and interest loan over the remaining loan term
Interest capitalisation	Is not permitted on this loan; please refer to the line of credit loan
Repayment frequency	You may choose weekly, fortnightly or monthly
Interest rate types	Your choice of a variable rate or a fixed rate for 1, 2, 3, 4 or 5 years or a combination

Repayment Methods

Payment method	Payments are credited to your offset account and your regular loan repayment is automatically debited from this account
Direct debit	You may choose to have a direct debit established from another bank account
Direct salary credit	Yes, you may elect to have your salary directly credited to your offset account
Other income credits	Yes, you may elect to have other income directly credited to your offset account for, example rental income
Additional payments	You may elect to pay any amount into your offset account and you receive an interest benefit regardless of whether you have a variable rate or fixed rate loan. You may also pay any additional amount off your loan if it is a variable rate and up to \$20,000 per annum on each separate loan if your loan is a fixed rate. Funds can be easily transferred from the offset balance to the loan portion via online banking
Interest in advance	No, interest paid annual in advance is not available

Loan Flexibility

Split loans	Yes, you may choose up to 4 separate loan splits
Loan switching	Yes, you may change loan products. Fees may apply
Switch to fixed rate	Yes, you may switch all or part of your loan to a fixed rate at any time. Fees may apply
Loan increases	Yes, you may increase your loan at a later date subject to normal credit criteria. Fees may apply
Loan portability	Yes, you may substitute the security property subject to approval. Fees may apply
Lump sum payments	Yes, you may elect to make a lump sum payment and then reduce your ongoing minimum payment

Loan Transacting

Redraw	Yes
Internet access	Yes
Phone access	Yes
ATM/EFTPOS	Yes, you may access funds in your Offset Account
Direct debits	Yes, you may arrange to have direct debits from your Offset Account
Cheque book	No cheque book is available with this account

Other Details

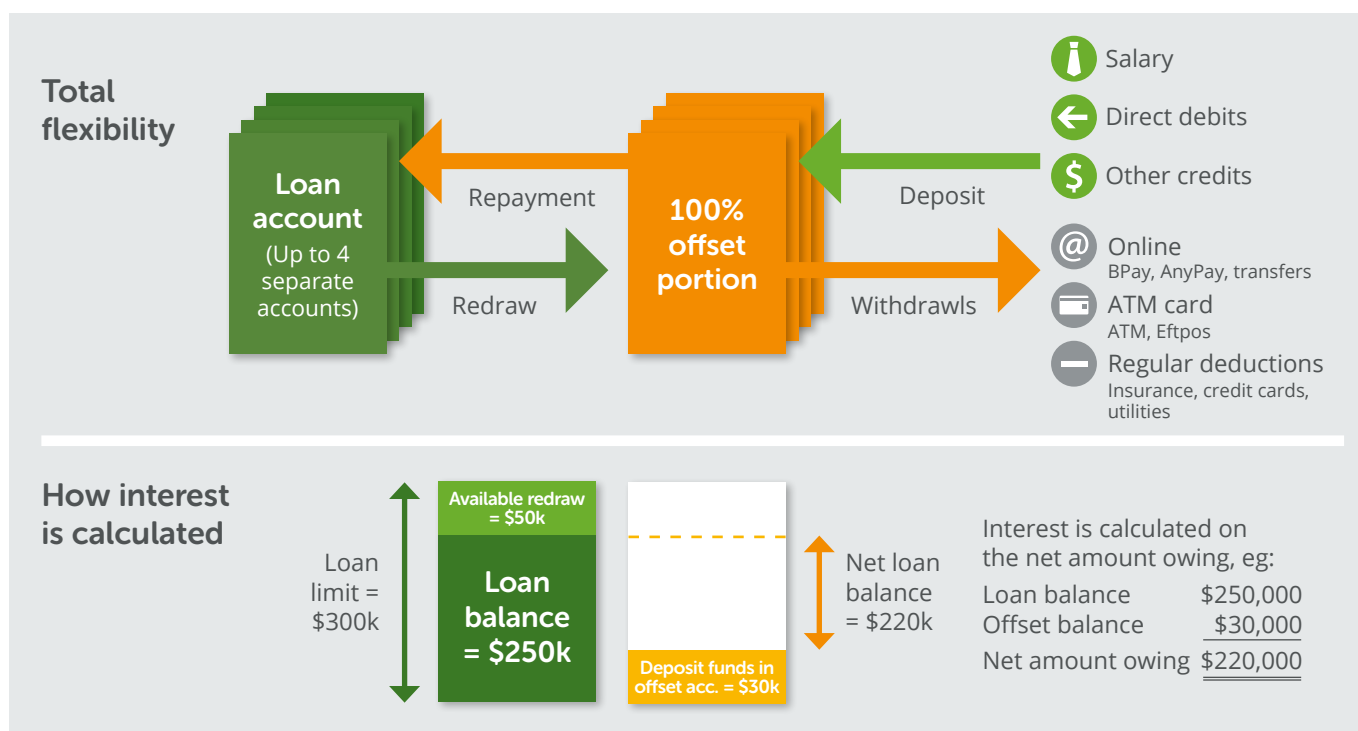
Statements	Are issued every month
Security	1st registered mortgage over acceptable residential property
Linked accounts	The offset account must be established and terminated at the same time as the loan account
Minimum loan	\$20,000
Maximum loan	No maximum loan but lending criteria applies
Maximum loan to value ratio	95% including capitalised lenders mortgage insurance
Mortgage insurance	Applies where the loan to value ratio exceeds 80%

Maximum loan term	30 years
Lender	Bendigo and Adelaide Bank Limited
Manager	Mortgageport Management Pty Limited (ACL 386360)

Fees and Charges

No establishment fee	Yes, you have the option to have the loan establishment fees refunded to you at settlement. A higher interest rate may apply
Application fee	\$330.00. Additional fees may apply where the security property is worth more than \$1m or where more than one property is used as security
Lenders legal fees	\$330.00
Contract fee	\$150.00 for the first loan and \$50.00 for each additional loan payable once at settlement. Construction loan \$250
LMI	Lenders Mortgage Insurance premiums apply where the loan to value ratio (LVR) exceeds 80%
Discharge fees	\$495.00 payable when you close the loan and discharge the security, plus lenders legal fees of approximately \$330.00
Early repayment fees	Nil, if you have a variable rate loan, break fees may apply if you have a fixed rate loan
Construction fees	\$242 to cover 2 standard progress inspections. Additional fees may apply depending on property location

How your account works



Terms and Conditions

WARNING: *Comparison rate calculated on loan amount of \$150,000 for term of 25 years based on monthly repayments. These rates are for secured loans only. This Comparison Rate applies only to the example or examples given. Different amounts and terms will result in different Comparison Rates. Costs such as redraw fees or early repayment fees, and cost savings such as fee waivers, are not included in the Comparison Rate but may influence the cost of the loan.