



Handy Hints

Construction loans made easy

The ING DIRECT Construction Loan is ideal for when you're planning to build a new property or purchase land with the intention to build within 12 months.

The Construction Loan offers you a competitive interest rate which converts to our Mortgage Simplifier free of charge after the construction of your new home is complete.

How does it work?

In the initial stages of construction, you will first be required to contribute your own funds towards the construction cost (unless the total cost of the build is funded by us). The funds in your loan will then be used to complete the project.

What are progress payments?

For each stage of construction, your builder will be required to submit individual progress payment requests, and these will need to be authorised and signed off by you. The progressive payments will be paid directly to the builder.

This way you are only charged interest on the funds used for your progressive payments instead of making available the total loan amount to you up front, reducing your monthly interest only repayments.

What do I need to do to make my first progress payment?

Before we will release the first progress payment to your builder, we must hold the following:

- Copy of your Builder's insurance policy
- Your Fixed Price HIA Building Contract
- Copy of Council approved plans and specifications
- Copy of your Builder's licence
- Confirmation that your cash contribution towards the construction costs have been utilised (if applicable)
- Your first construction invoice signed by all borrowers.

Once you have checked off all of the above requirements, please send the documents to:

ING DIRECT
Construction Team
GPO BOX 4094
Sydney 2001

Or fax to: 1800 117 402 - Attention Construction Team

Important Reminder - Payments can take up to 3-5 business days to process. Please allow more time for the final payment as an inspection will be required.

What happens next?

Once the construction phase is complete you will need to provide us with the Council's "Occupancy Certificate" or equivalent, so we can order a final inspection. You will also need to obtain your own home building insurance. If all items are satisfactory to ING DIRECT, the loan will then switch to a Mortgage Simplifier. Should you choose to switch to another loan product, or combine it with your existing loan (if applicable), you will need to complete a *Residential Loan Variation Request form* and fees will apply.

Please call 133 464 for enquiries

Important Note: This information is a guide only and applies to customers who currently hold a Construction Loan. Should you have any questions, please phone our Contact Centre on 133 464, our Direct Associates are available 24 hours a day, 7 days a week.

All applications for credit are subject to ING DIRECT's credit approval criteria. Fees and charges apply. Details of these and the terms and conditions are available on request.