WLTH

Ocean Postcode and Location Guide

Max Loan Amounts and LVRs, Unacceptable & Acceptable Postcode Matrix

Max Loan Amounts and LVR

Standard Residential Properties Maximum Loan Size and LVR Matrix

	LVR (%)	Standard Documentation		
		Inner-City/Metro	Non-Metro	Regional
Existing Dwelling	0 - 70.00	$3,500,000	$3,500,000	$3,000,000
	70.01 - 80.00	$3,500,000	$3,500,000	$2,000,000
	80.01 - 90.00	$3,500,000	$3,500,000	N/A
	90.01 - 95.00	$3,500,000	$3,500,000	N/A
Construction	0 - 70.00	$3,500,000	$3,500,000	$3,000,000
	70.01 - 80.00	$3,500,000	$3,500,000	$2,000,000
	80.01 - 90.00	$3,500,000	$3,500,000	N/A
	90.01 - 95.00	$3,500,000	$3,500,000	N/A

Commercial Properties Maximum Loan Size and LVR Matrix

	LVR (%)	Standard Documentation		
		Inner-City/Metro	Non-Metro	Regional
Existing Dwelling	0 - 70.00	$3,500,000	$3,500,000	$3,000,000
	70.01 - 80.00	$3,500,000	$3,500,000	$2,000,000

The loan to value ratio (LVR) is calculated by dividing the mortgage loan amount by the lower of the purchase price (in the case of a purchase) and the current value as indicated in the formal valuation.

Where the application is a property purchase, the LVR is the amount as a percentage of the purchase price or valuation, whichever is the lesser of the two (please refer to our policy regarding off the plan purchases and favourable purchases).

Where the application is a refinance or equity release, the LVR is the loan amount as a percentage of the valuation only.

The following LVR restrictions apply to Product, Purpose and Locations

Product / Purpose	Maximum LVR
Interest Only loan secured by an Owner-Occupied property	95%
Interest Only loan secured by an Investment property	95%
Equity Release and Debt Consolidation loans	90%
Commercial Loans	80%
SMSF Loans (see note below)	80%
Residential property located in a Metro and Non-Metro High-Density or High-Risk postcode (refer to postcode classification table below)	90%
Residential property located in a Regional High-Density or High-Risk postcode (refer to postcode classification table below)	65%
Commercial property located in a High-Density or High-Risk postcode (refer to postcode classification table below)	65%
Residential or Commercial property located in an excluded postcode (refer to postcode classification table below)	Unacceptable

The following LVR restrictions apply to Population and Lender Exposure

Population (ABS SAL or UCL)	Maximum LVR
Less than 3,000	Unacceptable
Greater than or equal to 3,000 and less than 5,000	65%
Greater than or equal to 5,000 and less than 20,000	80%
Greater than or equal to 20,000	Product Maximum
Concentration Restrictions	
Maximum of 2% exposure (at a portfolio level), where the population is less than 20,000.	Unacceptable

Acceptable Postcode Matrix

	Inner-City	Metro	Non-Metro	Regional
NSW	2000 thru 2005	1000 thru 1920, 2006 thru 2308, 2500 thru 2534, 2555 thru 2574, 2619, 2745 thru 2786	1921 thru 1999, 2312, 2315 thru 2327, 2330, 2333 thru 2335, 2340, 2350, 2380, 2420 thru 2423, 2428 thru 2431, 2440 thru 2448, 2450 thru 2452, 2460, 2478, 2480 thru 2481, 2485 thru 2489, 2535 thru 2541, 2548, 2575 thru 2582, 2590, 2620, 2625, 2640 thru 2641, 2650 thru 2651, 2680, 2720, 2722, 2739, 2795, 2800, 2820 thru 2821, 2830, 2844 thru 2847, 2850, 2852, 2870 thru 2871, 2880, 2898 thru 2899	2309 thru 2311, 2313 thru 2314, 2328 thru 2329, 2331 thru 2332, 2336 thru 2339, 2341 thru 2349, 2351 thru 2379, 2381 thru 2399, 2400 thru 2419, 2424 thru 2427, 2432 thru 2439, 2449, 2453 thru 2459, 2461 thru 2477, 2479, 2482 thru 2484, 2490 thru 2499, 2542 thru 2547, 2549 thru 2554, 2583 thru 2589, 2591 thru 2599, 2618, 2621 thru 2624, 2626 thru 2639, 2642 thru 2649, 2652 thru 2679, 2681 thru 2719, 2721, 2723 thru 2738, 2740 thru 2744, 2787 thru 2790, 2791 thru 2794, 2796 thru 2799, 2801 thru 2819, 2822 thru 2829, 2831 thru 2843, 2848 thru 2849, 2851, 2853 thru 2869, 2872 thru 2879, 2881 thru 2897, 2921 thru 2999
ACT		2600 thru 2617, 2619, 2900 thru 2920		0200 thru 0799, 2618
VIC	3000 thru 3010, 8000 thru 8399	3011 thru 3232, 3235, 3240 thru 3241, 3321, 3328 thru 3340, 3427 thru 3441, 3910 thru 3920, 3926 thru 3944, 3972 thru 3978, 3980 thru 3983, 8400 thru 8899	3280, 3350 thru 3359, 3363, 3377, 3380, 3400, 3460, 3478, 3498 thru 3500, 3550 thru 3556, 3629 thru 3631, 3660, 3677, 3685 thru 3691, 3722, 3737, 3750 thru 3758, 3765 thru 3820, 3840 thru 3846, 3850, 3880, 3909, 3921 thru 3925, 3979, 3984 thru 3999	3233 thru 3234, 3236 thru 3239, 3242 thru 3279, 3281 thru 3320, 3322 thru 3327, 3341 thru 3349, 3360 thru 3362, 3364 thru 3376, 3378 thru 3379, 3381 thru 3399, 3401 thru 3426, 3442 thru 3459, 3461 thru 3477, 3479 thru 3497, 3501 thru 3549, 3557 thru 3628, 3632 thru 3659, 3661 thru 3676, 3678 thru 3684, 3692 thru 3721, 3723 thru 3736, 3738 thru 3749, 3759 thru 3764, 3821 thru 3839, 3847 thru 3849, 3851 thru 3879, 3881 thru 3908, 3945 thru 3971, 8900 thru 8999
QLD	4000 thru 4004, 9000 thru 9299	4005 thru 4228, 4270 thru 4313, 4500 thru 4575, 9400 thru 9596	4229 thru 4269, 4340 thru 4342, 4346, 4350, 4650, 4655, 4680, 4700 thru 4701, 4740, 4750, 4810 thru 4812, 4814 thru 4815, 4817 thru 4818, 4868 thru 4871, 4878 thru 4879	4314 thru 4339, 4343 thru 4345, 4347 thru 4349, 4351, 4352 thru 4369, 4370 thru 4404, 4405 thru 4499, 4576 thru 4610, 4611 thru 4649, 4651 thru 4654, 4656 thru 4670, 4671 thru 4679, 4681 thru 4699, 4702 thru 4719, 4721 thru 4739, 4741 thru 4749, 4751 thru 4809, 4813, 4816, 4819 thru 4824, 4826 thru 4867, 4872 thru 4877, 4880 thru 4999, 9300 thru 9399, 9597 thru 9999
SA	5000 thru 5005	5006 thru 5199, 5800 thru 5999	5250 thru 5252, 5290, 5350 thru 5352, 5371 thru 5372	5200 thru 5249, 5253 thru 5289, 5291 thru 5349, 5353 thru 5370, 5373 thru 5799
WA	6000 thru 6004	6005 thru 6214, 6800 thru 6999	6215 thru 6239, 6250 thru 6302, 6330, 6430, 6432, 6434, 6530, 6532	6240 thru 6249, 6303 thru 6329, 6331 thru 6429, 6431, 6433, 6435 thru 6529, 6531, 6533 thru 6713, 6714 thru 6799
TAS	7000 thru 7003	7004 thru 7170, 7800 thru 7899	7240 thru 7253, 7276 thru 7277, 7290 thru 7291, 7300, 7307, 7310, 7315, 7320 thru 7322	7171 thru 7239, 7254 thru 7275, 7278 thru 7289, 7292 thru 7299, 7301 thru 7306, 7308 thru 7309, 7311 thru 7314, 7316 thru 7319, 7323 thru 7799, 7900 thru 7999
NT		0800 thru 0820, 0828 thru 0832	0822, 0839	0821, 0823 thru 0827, 0833 thru 0838, 0840 thru 0999

Unacceptable Postcodes

Excluded Postcodes – unacceptable at any LVR / product

State	NSW/VIC	QLD	SA/NT/TAS	WA
Excluded Postcodes	3358, 3500 thru 3502, 3750 thru 3756, 3825	4720, 4740	5253, 5600, 7140	6530 thru 6531

Restricted or Conditional Postcodes

State	NSW/VIC	QLD	SA/NT/TAS	WA
High Risk Postcodes	2834, 2835, 2880	4184, 4413, 4415, 4455, 4581, 4615, 4671, 4680, 4702, 4709, 4717, 4718, 4720, 4721, 4723, 4742, 4743, 4744, 4745, 4746, 4801, 4803, 4804, 4805, 4820, 4825, 4874	5221, 5601, 5722, 5723, 5725, 7253, 7467, 7469, 7470	6225, 6254, 6390, 6429, 6430, 6432, 6438, 6440, 6442, 6443, 6620, 6642, 6707, 6710, 6713, 6714, 6716, 6718, 6720, 6721, 6722, 6728, 6743, 6751, 6753, 6754, 6758, 6760, 6762, 6770, 6799

State	NSW	VIC	QLD	SA/WA/NT/TAS
High Density Postcodes	2000, 2017, 2018, 2020, 2077, 2113, 2114, 2121, 2127, 2141, 2142, 2144, 2145, 2150, 2155, 2160, 2170, 2220, 2241, 2250, 2750	3000, 3003, 3004, 3006, 3008, 3011, 3066, 3122, 3123, 3128, 3141, 3145, 3169	4000, 4001, 4002, 4003, 4004, 4006, 4101, 4209, 4215, 4217, 4218	5000, 6000, 6001, 6002, 0800, 7000

High Density Postcode Properties

- A high-density postcode property is a strata titled apartment which forms part of a development comprising more than 100 apartments in high density postcodes.
- A development can comprise more than one (1) tower to reach the 100 apartments.
- The following restrictions & conditions apply to this type of security location:
  - i. Maximum exposure is limited to 10% of the development.
  - ii. At least 2 of the comparable sales in the valuation report must be from similar apartments outside the actual development and only resales within the complex should form part of the additional comparable sales.
  - iii. General commentary from the valuer to be noted for such items as oversupply and two-tier marketing if applicable.
  - iv. Minimum floor size 30m² excluding balcony & car spaces with at least one bedroom separate from the living areas.
  - v. Unacceptable Residential Property Types – the Lender does not accept residential properties for security that is specialised or has a very limited market.