



We make construction loans a breeze

Making the decision to build your first, second or 'forever' home is a significant undertaking. Then consider that construction loans are completely different from conventional home loans, and it becomes even more important to get the right advice.

Our extensive experience specialising in construction loan finance puts us in a great position to help you get the best result. Firstly, we have access to over 40 lenders and numerous financial products. Then there are the extremely competitive rates we're able to offer. Lastly, our vast experience and long-standing relationships mean we're always ahead of the game.

Selected Awards



★★★★★
430+ on Product Review

★★★★★
260+ on Google Reviews

Winner – Australian Broking Awards 2022 – Major brokerage
– Customer service
Finalist – Better Business Awards 2022 – Major brokerage
AFG Awards 2022 – Top Brokerage Victoria.
Australian Finance Group Third highest ranked broker 2017
Insurance Award 2015/2016
Master Agent of the Year 2015/2016
Insurance Writer: First Place 2014/2015
Adviser Best Young Broker Award 2014
Elite Business Writers Best Young Brokers 2014
Australian Finance Group Fourth Overall Broker Victoria
2014 MPA Magazine Top 100 Brokers 2013 and 2014

The construction loan specialists

As all our brokers specialise in construction finance, they'll help you navigate the often-bewildering choices available to find the loan that's right for you. They'll also ensure that your loan is structured correctly and adheres to relevant timeframes and lender policies. Above all, they'll make what is often a confusing and complex process simple and empowering.

Our services include:

- Processing progress payments for land & construction
- Refinance loans to invest or consolidate debts
- Strategies to unlock equity to fund construction
- Changeover loans from home to home
- Home equity loans (line of credit)
- Establishing a budget and structuring loan repayments
- Up to 98% home loans inclusive of Lender's Mortgage Insurance (LMI)*

Construction loans at a glance


A construction loan is a specific type of mortgage that provides money for the construction of a home.

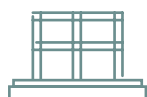
This type of loan is drawn down in stages as the building is erected, rather than in a single lump sum, with lenders often setting a draw down time limit for the building to be completed.


With a construction loan, the building must be built under a fixed price building contract by a licensed builder.

How do progress payments to your builder work?


Progress payments, also referred to as loan draw downs, are made when your builder completes the following milestones which are outlined in the building contract. To move through each stage of the construction loan, borrowers need to provide the lender with a completed Payment Request Form and an invoice from the builder.

**1. Slab**
Typically 15 - 20% of funds required which may also include your initial deposit to your builder, which is typically 5% of your building contract price.

**2. Frame**
Approximately 15-20% of funds required.

**3. Lock-Up**
This could range between 20-35% of the funds required.


**4. Fit Out**
In the range of 20-30% of the funds required.


**5. Completion**
The balance of funds owed to the builder.


We've streamlined construction loans


When it comes to construction loans, most banks make you jump through hoops. With their time-consuming processes that can involve over 20 steps, you'll find yourself doing all the heavy lifting and leg work.

With Mortgage Domayne, however, our four-step construction loan process ensures your experience is streamlined and hassle-free. That means we're with you the whole way, taking care of everything. Too easy.

1  To determine your borrowing capacity and what type of construction loan will best suit your needs, book a free appointment with one of our finance experts.

2  After carefully explaining all the options, your Mortgage Domayne broker will complete and submit your loan application.

3  Your broker will organise the signing of your bank's letter of offer and mortgage documents. We even arrange the return of all documents to the lender.

4  This is it! Construction can commence and you'll be secure in the knowledge you've locked in the best loan and everything is buttoned down.