

# Construction

## Fresh & Stall'd Projects

### Due Diligence Checklist



# Due Diligence Checklist

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Please see below a high level summary of essential items required for us to complete the full due diligence on a new or Stall'd Project. We will assign a dedicated project manager to your facility. They may require additional items other than those listed. If there are any items which may cause delays let us know and we will pursue a workaround if appropriate.

## Credit Application

- Application form
- 100 Points ID + WebVOI
- ATO portal statements
- ASIC extracts
- Trust deeds

## Security Docs

- Rates notice
- Land tax clearance certificate
- Title search + encumbrance plan
- Existing loan statements
- RFI from current lender
- Executed contract of sale (if purchase)

## Approvals

- DA / CDC / CC approvals
- Conditions of consent
- Construction Certificate
- PCA appointment details

## Technical Pack

- Architectural drawings
- Structural drawings
- Civil drawings
- Hydraulic services drawings
- Geotechnical report
- Environmental report

## Site & Compliance

- Compliance certificates to date
- PCA inspection reports
- Engineering reports
- Current site condition report
- Photo evidence of works

## Valuation & QS

- As-is valuation report
- As-if-complete valuation report
- QS cost-to-complete report
- Proposed drawdown schedule

## Financial Info

- Full project budget
- Cost-to-complete statement
- Statement of equity/funds to complete
- Funding model (capitalised vs serviced)
- Exit strategy support



# Checklist Continued...

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## Builder DD

- Builder licence evidence
- Executed head contract
- Public liability insurance
- Construction works insurance
- Workers compensation insurance
- Disputes history (5 yrs)
- PPSR search
- Builder portfolio (last 5 years)
- References from recent developer contacts
- Builder ATO portal screenshot
- Builder financial capacity / accountant letter (if required)

## Developer DD

- CV of key personnel
- Track record schedule (5 yrs)
- Pipeline exposure list
- Client references
- Preferred subcontractor list
- Supplier references
- Asset & Liability Statement (Group / Individual)
- Ownership Structure Chart

## Ongoing Controls

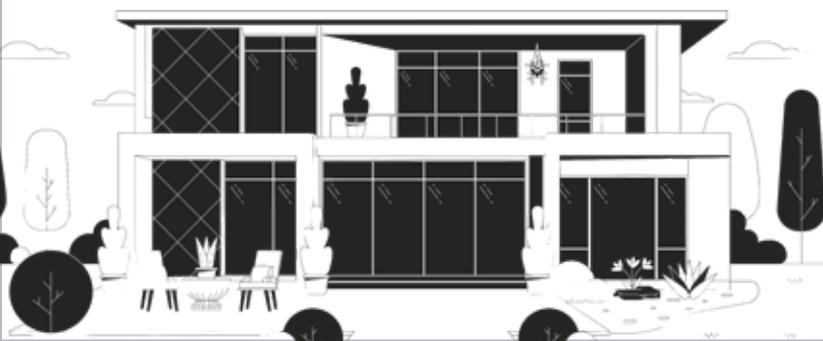
- Monthly QS progress inspections
- Variation control process
- Updated insurance currency
- Practical completion certificates

## Legal

- Tripartite deed - *arranged by the lender*
- Solicitor/conveyancer details
- Assignment of warranties/insurances
- Deed of Priority and removal of any existing caveats (if applicable)
- Consultant contact details (Engineer, PCA, Architect)

## Exit & Sales

- Supporting exit pathway evidence
- Pre-Sale Schedule (If required)
- Presale contract (If applicable)
- Solicitor confirmation of deposit (If applicable)
- Leasing summary (If investment stock)
- Marketing Campaign & Agent details (where relevant)



# Get in touch with our team

Our borrower team are here to help, from enquiry to completion. If you've got a question about any of our products or about how we work, don't hesitate to get in touch.

## Due Dilligence Enquiries

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Bridging and Development

[projects@getsolutions.com.au](mailto:projects@getsolutions.com.au)

1300 904 318

## Underwriting/Case management

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Bridging

[dealteam@getsolutions.com.au](mailto:dealteam@getsolutions.com.au)

1300 904 318

Development

[development@getsolutions.com.au](mailto:development@getsolutions.com.au)

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## Loan servicing

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# Let's build together

Disclaimer: This checklist is provided as a general guide only and does not constitute legal, financial or credit advice. Requirements may vary depending on the transaction, lender policy and project specifics.