

# Purchasing Australian Residential Property

A Guide for Overseas Residents





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## Guidelines for Overseas Residents

Overseas residents who are not Australian citizens or permanent residents are able to purchase Australian residential property.

The process is fairly simple and requires the purchaser to have 20% of the purchase price\* of the property.

There are four main lenders in Australia and several second tier lenders who can be just as competitive, or more so than the majors. Each lender has slightly different lending criteria and range of products.

It is the borrower's financial goals and requirements that will determine the best suited product and the product will then determine the lender.

All non residents have to get approval from the Foreign Investment Review Board and complete the form before they can purchase an Australian residential property. Their web site ([www.firb.gov.au](http://www.firb.gov.au)) has all the forms and answers on how to apply.

The Application form is attached to this pack. The form is not complex and has an easy to use guide included. The process is pretty simple and quick to get approval.

With the GFC lenders are changing their lending criteria on a regular basis and this is why borrowers need the services of a local finance / mortgage broker to ensure that the right product is found and that the most suitable lender is selected.

Overseas residents should ensure that they have an independent representative nominated in Australia who has the relevant authority (Power of Attorney) to act on their behalf should the need arise. If you do not have a local representative then you should talk to us regarding your options.

We are fiercely independent and have been in the industry for over ten years and have clients in most Australian states.



## The Process

1. Gather your documents together
2. Email them to North Shore Mortgages (NSM)
3. NSM will check and respond with any questions
4. NSM will discuss lending options with you via web cam
5. NSM will forward the relevant lender application form to you for signing
6. Identify the property you wish to purchase
7. Submit your application to the FIRB for approval
8. Send the FIRB Approval to NSM
9. NSM will submit your application to the lender
10. Lender grants Conditional Approval
11. Sign the Contract of Sale (Exchange contracts)
12. Pay the deposit
13. NSM advises the lender that contracts have been exchanged
14. NSM forward any outstanding documents to lender
15. Lender gives Unconditional Approval
16. Select managing agent for the property
17. Lender instructs solicitor to prepare Mortgage Documents
18. Documents sent to you for signing
19. Lender receives documents from you
20. Settlement is booked
21. Settlement occurs (generally 42 days after Exchange)
22. Tenant can move in and start paying rent



## Document to be provided

- Copy of your driver licence and passport
- 2009 Group Certificate (employer statements showing pay for the year)
- 2009 Personal Tax Return (if not submitted then supply 2008)
- 2009 Personal Tax Assessment (if not received then supply 2008)
- Last 2 pay slips showing employer details and YTD pay
- Last 3 months bank statements showing the funds to complete the purchase
- Statement of Position

If self employed then include

- Last 2 years Personal Tax Returns
- Last 2 years Tax Returns for the business
- Last 2 years Financial Statements for the business
- Draft 2009 Business accounts – Balance sheet and Profit & Loss

These documents are to be emailed to [admin@northshoremortgages.com.au](mailto:admin@northshoremortgages.com.au)

All information is treated in the strictest of confidence. Tax file numbers will be removed on receipt, if not done so prior.



Make sure that you have someone to carry out the Conveyance (property transfer) for you in the relevant Australian State and also a local authorised representative who can act on your behalf if need be.

Contact us if you need assistance or more information.

We are located at:  
Suite 303, 107 Walker Street, North Sydney NSW 2060  
Telephone: 61 (2) 8060 0618  
Fax: 61 (2) 8572 6005

Check our web site for information about the loan process, useful contacts and the services we offer our clients [www.northshoremortgages.com.au](http://www.northshoremortgages.com.au)

Remember that Daylight Saving operates in Australia from Sunday October 4<sup>th</sup>.  
So 8:00 am in London will be 4:00 pm in Sydney after that date.  
You can contact our office up to 5:30 pm (Sydney time) Monday to Friday.

Alternatively you can contact me in person

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