

MAYBANK'S OVERSEAS MORTGAGE LOAN FOR MELBOURNE RESIDENTIAL PROPERTIES

Frequently Asked Questions

Question	Answer
<p>What type of properties in Australia is Maybank extending the Overseas Mortgage Loan to?</p>	<ul style="list-style-type: none"> • Only residential properties and they may be landed or non landed types. • Properties may also be either completed or still off the plan but purchase must be made direct from the developer.
<p>Are there any specific property locations in Australia that Maybank can finance?</p>	<ul style="list-style-type: none"> • Yes, for a start, Maybank is tapping on the Melbourne property market, though there are plans to eventually move on to properties in Sydney and Perth. • In Melbourne, we are focusing on properties located within the Central Business District as these properties fetch good rental income and have strong resale value. • The Bank will also consider properties located within a 15 km radius of the Melbourne Central Business District.
<p>I am a Malaysian citizen though I also hold permanent residency status in Australia. Would I be eligible for Maybank's loan?</p>	<ul style="list-style-type: none"> • The Overseas Mortgage Loan Scheme was developed to meet the financial needs of our Malaysian High Networth and Private Banking Customers, who have been requesting the Bank to offer such financing. • To be eligible, our customers must be Malaysian citizens or Malaysian permanent residents but they MUST NOT hold Australian residency status.
<p>Since I am a Malaysian with Ringgit income, I would prefer to make repayments to my loan in Ringgit.</p>	<ul style="list-style-type: none"> • The Overseas Mortgage Loan is offered only in Malaysian Ringgit, again to meet the needs of our Malaysian customers who prefer their loans to be in the same currency as their source of income.
<p>Does Maybank offer the facility in only term loans?</p>	<ul style="list-style-type: none"> • No, customers may opt for full term loan or a term loan and overdraft combination.
<p>I intend to purchase the Melbourne property for my child's use. Is there any restriction as to the purpose of the loan?</p>	<ul style="list-style-type: none"> • No, we offer the Overseas Mortgage Loan to customers who may purchase the property for own use or investment purposes.

<p>I intend to purchase the property in my child's name but I will take up the loan from Maybank. Are there any restrictions to this type of loan arrangement?</p>	<ul style="list-style-type: none"> • We will accept only cases where all the purchasers act also as the borrowers. • In this case, your child needs to be included as a joint borrower.
<p>I am buying a property priced at AUD800,000. What is the maximum Ringgit loan that I can obtain from Maybank?</p>	<ul style="list-style-type: none"> • Maybank offers up to 70% loan margin. • In this case, you can obtain a loan of up to the Ringgit equivalent of AUD560,000. • Assuming an exchange rate of 3.2%, this translates to a Ringgit loan amount of RM1,792,000. • The Bank may also finance the loan's related expenses eg the legal and valuation fees by another 5% of the property's purchase price. • The maximum Ringgit loan amount under this scheme is capped at RM5 million per loan.
<p>I am aged 45 this year. What is the maximum loan tenure that I can enjoy?</p>	<ul style="list-style-type: none"> • The maximum loan tenure is for a period of 30 years or up to age 70, whichever is earlier. • In your case, you may take the loan for as long as 25 years.
<p>The property I purchased is off the plan from developer and will not be completed until 2 years from now. Would a valuation report be required to support my loan application? What happens if the valuation report indicates a lower amount if compared to the purchase price?</p>	<ul style="list-style-type: none"> • For off plan properties, valuation is required only upon property completion as this will enable the Bank to assess if the Purchase Price is reasonable and within the market value. • In the event the valuation indicates that the property's value is lower than the purchase price, the loan amount in Ringgit must be reduced accordingly.
<p>As the property I purchased will only be completed in 2 years time, when will Maybank disburse the loan to the developer?</p>	<ul style="list-style-type: none"> • The loan amount in AUD equivalent is disbursed to the developer's solicitors only on the scheduled "settlement" date ie when the property you purchased has been successfully completed with Certificate of Completion and the property's title made available by the Developer for registration. • In your case, the "settlement" date would only be in 2 years time.

<p>How can Maybank assist me to lock in the current exchange rate if the loan will only to be disbursed in 2 years time upon completion of property?</p>	<ul style="list-style-type: none"> • Maybank allows you to instruct the Bank for early loan drawdown within the 2 year construction period at the exchange rate favourable to you. • Upon your instruction, the Bank will perform the loan drawdown whereupon the funds, instead of being disbursed to the developer's solicitors, will be placed in a AUD Foreign Currency Account (FCA) in your name during the interim period until "settlement" date. • Prior to the loan drawdown, you are also expected to place in the same FCA the balance differential sum required for the eventual "settlement". • As loan drawdown has been fully effected upon your instruction, loan repayment in Ringgit will commence the following month.
<p>Is there any lock in period?</p>	<ul style="list-style-type: none"> • Yes, the lock in period is 3 years from date of full drawdown at 3% of the approved Ringgit loan amount.

ECM Guidelines	Summary
<p>Declaration of total borrowings in foreign currencies (BNM ECM 10) - Applicable for GBP loans</p>	<ul style="list-style-type: none"> ▪ A Malaysian resident/corporation is required to declare that their total borrowing in foreign currency is not more than RM10.0M and RM100.0M from licensed on-shore banks for individual and corporation respectively. ▪ If exceeded RM10.0M/RM100.0M, a Malaysian resident/corporation is required to seek BNM's approval before proceed with loan application.
<p>Investment Abroad (BNM ECM 9) - Applicable for MYR loans</p>	<ul style="list-style-type: none"> ▪ A Malaysian resident/corporation with domestic Ringgit credit facilities is allowed to convert Ringgit into foreign currency up to RM1.0M/RM50.0M per calendar year for investment in foreign currency assets. ▪ No limit to convert Ringgit into foreign currency for a Malaysian resident/corporation without domestic Ringgit credit facilities. ▪ No limit for investment in foreign currency assets by Malaysian resident individual/corporation (even with domestic ringgit borrowing) using their own foreign currency funds placed off-shore or on-shore.