



Credit Policy

Security Lending Margins

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Residential Real Property

LVR limits

These are the maximum allowable LVRs and a lower LVR may apply depending on application characteristics. LVRs on this page include LMI or LDP premiums as applicable.

The maximum LVR and whether LMI is applicable can also vary depending on the circumstances of the loan. Refer to the [Postcode Lookup Tool](#) for specific policy.

Product/Loan type/Loan purpose/Payment type	Maximum Total LVR	
	Standard	With LMI/LDP
Home Loans with Principal & Interest payments ^{3, 4}	80%	95%
Home Loans with Interest Only payments	80%	80%
Investment Home Loans with Principal and Interest payments ⁴	80%	95%
Investment Home Loans with Interest Only payments	80%	90%
Externally Refinanced loans ^{1, 2, 3, 5}	80%	90%
Personal Investment ⁷	80%	80%
Bridging Loans	80%	80%
Construction Loans ^{2, 3, 6}	80%	90%

¹ For all customers refinancing their debts from another financial institution. Where the original loan purpose was for "personal investment purposes" the maximum LVR (including capitalisation of LMI) is 80%

²First Home Guarantee (FHBG), New Home Guarantee (NHG) and Regional First Home Buyer Guarantee (RFHBG) applications have a maximum LVR of 95%

³Family Home Guarantee (FHG) applications have a maximum LVR of 98%

⁴Medico Plus+ applications have a maximum LVR of 94.99% refer to Medico Plus+ Offer

⁵External refinance of construction loans is an unacceptable security

⁶Customers constructing three or four dwellings will be restricted to a maximum LVR of 70%

⁷Cryptocurrency or digital assets are an unacceptable purpose

Foreign income and/or residency	Maximum LVR
Australian Citizen living and working in Australia or overseas and receiving PAYG income in AUD or a gold currency	95%
Australian Permanent Resident or New Zealand Citizen living and working in Australia and receiving PAYG income in AUD or a gold currency	95%
Australian Citizen living and working in Australia or overseas and receiving PAYG income in a silver currency	80%
Australian Permanent Resident or New Zealand Citizen living and working in Australia and receiving PAYG income in a silver currency	
Australian Permanent Resident living and working overseas and receiving PAYG income in AUD or gold and silver currencies	
Specified Temporary Australian Resident living and working in Australia and receiving PAYG income in AUD	70%
<p>All other LVR restrictions still apply, e.g. investment home loans and Line of Credit</p> <p>If LMI/LDP is not available or is refused, the maximum LVR is 80%.</p> <p>A lower maximum LVR may apply depending on the circumstances of your loan.</p>	

Refer to [Eligible Borrowers matrix](#) for details.

Individual Security Property Value	Maximum LVR
Greater than \$3m to less than or equal to \$5m subject to the following criteria: <ul style="list-style-type: none"> ▶ No Valuation Risk Alerts ▶ Not a construction Loan ▶ CBA internal credit scoring 	80%
Greater than \$3m to less than or equal to \$6m subject to the below criteria: <ul style="list-style-type: none"> ▶ No Valuation Risk Alerts; ▶ Not a construction loan; ▶ Property must be a detached house; ▶ CBA internal credit scoring Located in one of the following Group B postcodes: Bondi, Bondi Beach, North Bondi, Tamarama (2026), Double Bay (2028), Cammeray (2062), Northbridge (2063), Killara, East Killara (2071), Cremorne, Cremorne Point (2090), Manly, Manly East (2095), Hunters Hill, Woolwich (2110), Camberwell East, Canterbury (3126), Brighton, Brighton North (3186)	80%
Greater than \$5m to less than or equal to \$10m subject to the below criteria: <ul style="list-style-type: none"> ▶ No Valuation Risk Alerts; ▶ Not a construction loan; ▶ Property must be a detached house; ▶ CBA internal credit scoring Located in one of the following Group A postcodes: Bellevue Hill (2023), Bronte, Waverley (2024), Darling Point, Edgecliff, Point Piper (2027), Rose Bay (2029), Vaucluse, Dover Heights, Rose Bay North, Watsons Bay, (2030), Mosman (2088), Palm Beach, Coasters Retreat, Currawong Beach, Great Mackerel Beach (2108), Toorak (3142)	80%
Greater than \$3m to less than or equal to \$5m (if the above criteria isn't met)	75%
Greater than \$5m to less than or equal to \$12m (if the above criteria isn't met)	70%
Greater than \$12m to less than or equal to \$30m	65%
Greater than \$30m	60%

LVR restrictions for home lending based on application characteristics (Medico Plus +)

Individual Security Property Value	Maximum LVR
More than \$3 million to less than or equal to \$5 million - subject to all of these criteria: <ul style="list-style-type: none"> ▶ No Valuation Risk Alerts; and ▶ Not a Land and/or construction loan; and ▶ Debt to income ratio (DTI) no greater than 6 ▶ CBA internal credit scoring 	89.99% subject to Medico Plus Offer
Greater than \$3 million to less than or equal to \$6million subject to the below criteria: <ul style="list-style-type: none"> ▶ No Valuation Risk Alerts; ▶ Not a construction or land loan; ▶ Debt to income ratio (DTI) no greater than 6 ▶ Property must be a detached house ▶ CBA internal credit scoring Located in one of the following Group B postcodes: Bondi, Bondi Beach, North Bondi, Tamarama (2026), Double Bay (2028), , Cammeray (2062), Northbridge (2063), Killara, East Killara (2071), Cremorne, Cremorne Point (2090), Manly, Manly East (2095), Hunters Hill, Woolwich (2110), Camberwell East, Canterbury (3126), Brighton, Brighton North (3186)	89.99% subject to Medico Plus Offer
Greater than \$5 million to less than or equal to \$10 million subject to the below criteria: <ul style="list-style-type: none"> ▶ No Valuation Risk Alerts; ▶ Not a construction or land loan; ▶ Debt to income ratio (DTI) no greater than 6 ▶ Property must be a detached house ▶ CBA internal credit scoring Located in one of the following Group A postcodes: Bellevue Hill (2023), Bronte, Waverley (2024), Darling Point, Edgecliff, Point Piper (2027), Rose Bay (2029), Vaucluse, Dover Heights, Rose Bay North, Watsons Bay, (2030), Mosman (2088), Palm Beach, Coasters Retreat, Currawong Beach, Great Mackerel Beach (2108), Toorak (3142)	89.99% subject to Medico Plus Offer

Acceptable Security and Acceptable Security Lending Margins

The definitions for **residential, commercial and rural property** are available below.*

Where LMI is not available a lower maximum LVR may apply depending on the circumstances of the loan.

Type	Security Lending Margin	LMI/LDP available (subject to above limits)	Prime	Collateral	Notes/References
Cash Deposit Held in a CBA Account	100%	No	No	Yes	
Residential House Property	80%	Yes	Yes	Yes	<p>These Maximum LVRs also apply to borrowers eligible for the First Home Owner's grant (FHOG).</p> <p>Note: Hobby farms and rural securities* up to 50 hectares are treated as residential real property for SLM & LVR purposes.</p>
Rural Residential/Hobby Farm	70%	No	Yes	Yes	Property size greater than 50 hectares to a maximum of 100 hectares can be considered subject to meeting the criteria outlined in rural securities .
Residential Vacant Land	80%	Yes	Yes	Yes	<p>Includes rural vacant land securities that are suitable for a residential building site.</p> <p>Note: Where a building loan is involved, the LVR is to be applied against the 'as if complete' valuation.</p>
National Rental Affordability Scheme (NRAS)	80%	No	Yes	Yes	
Leasehold Property in ACT	80%	Yes	Yes	Yes	<p>There is no freehold estate land in the ACT instead there is a leasehold system. This means that a right to use the land for a specified term, usually for terms of 99 years. The issue of leases are governed by the Land (Planning and Environment) Act 1991 and Real Property Act 1925.</p> <p>Vacant land - development must commence within a specified term e.g. For residential uses the standard clause in the lease states that construction must start within 12 months of the commencement of the lease and to be completed within 24 months.</p>
Leasehold estates	80%	No	Yes	Yes	<p>The following leasehold properties are acceptable:</p> <ul style="list-style-type: none"> ▶ Freehold estates or fee simple (excluding the ACT); ▶ Perpetual leasehold estates; ▶ Non-agricultural leaseholds; ▶ Term leaseholds (NSW only); ▶ Strata title leasehold estates. <p>For all leasehold estates, a satisfactory valuation report is to be obtained and the credit facility must mature at least two years before the expiry date of the leasehold.</p> <p>Note: Principal and interest repayments (interest only is unacceptable).</p>
Sub-leases of leasehold estates	80%	No	Yes	Yes	<p>A sub-lease of a leasehold estate may be acceptable subject to the following conditions being met:</p> <ul style="list-style-type: none"> ▶ An investigation by CBA's legal department; ▶ A satisfactory valuation report; ▶ Principal and interest repayments (interest only is unacceptable); ▶ The credit facility must expire two years before the expiry date of the sub-lease.
Commercial Property	Nil	No	No	Yes	<p>Commercial property is not acceptable:</p> <ul style="list-style-type: none"> ▶ As prime security for Consumer Lending products; or ▶ For any application involving LMI. <p>However, Commercial Property, as defined below, may be taken as supplementary security for Consumer Lending products to avoid the need for LMI where the security will:</p> <ul style="list-style-type: none"> ▶ Provide an overall LVR that does not exceed the combined Security Lending Margins applicable to each security type; and ▶ The LVR against residential security solely is not more than 100%. <p>For New Loans</p> <p>The ESV of the Commercial Property is to be input as Nil, thus enabling these loans to be identified as requiring 100% risk weighting for Capital Adequacy.</p>

					<p>Care: When residential security is released, the residual debt cannot rest solely or mainly against commercial security. The debt must be supported by residential security or cash as primary security.</p> <p>Commercial Property for the purpose of this instruction will include:</p> <ul style="list-style-type: none"> ▶ Industrial or commercial units. ▶ Strata Titled Offices. ▶ Rural Properties greater than 50 hectares unable to be mitigated for residential purposes. ▶ non-complying services apartments. ▶ office or factory buildings. <p>Specialised properties such as barristers' chambers, hospitals, theatres, schools, development sites, hotels (freehold and leasehold), motels, specialised and commercial leasehold (where the lessor and mortgagees' consent are required) or any property that needs to be valued as a 'Going Concern' are not acceptable as Supplementary security for Consumer lending products.</p>
Serviced/Managed Apartments (complying)	80%	No	Yes	Yes	Care: Serviced/Managed Apartments must comply with the Serviced Apartments .
Serviced/Managed Apartments (non-complying)	50%	No	Yes	Yes	Care: For Serviced/Managed Apartments that do not comply with Serviced Apartments .
Strata Title	80%	Yes	Yes	Yes	
Stratum Title	80%	No	Yes	Yes	Stratum estate/title in Victoria is an early form of subdivision of buildings in which the land is defined by both vertical and horizontal dimensions. It generally relates to a subdivision of a block of flats.
Community Title	80%	Yes	Yes	Yes	Note: Community Title properties in NSW, VIC & SA are only acceptable for LMI if the development has been fully completed and not part of a multi storey complex.
Company Title	80%	No	Yes	Yes	<p>Company Title, with acceptable securities being limited to:</p> <ul style="list-style-type: none"> ▶ Postcode locations A & B in NSW ▶ All Postcode locations A, B, C, D, E, F & G in VIC, QLD, TAS, NT, SA & WA. ▶ Statutory declaration is provided by the service company. ▶ complex contains 4 or more dwellings. <p>Refer to: Company Title.</p>
Mobile Home	80%	No	Yes	Yes	Security must comply with instructions listed in: Transportable and Mobile Homes .
Transportable Home	80%	Yes	Yes	Yes	<p>Security must comply with instructions listed in:</p> <p>Transportable and Mobile Homes.</p> <p>Transportable or pre-fabricated homes should not be confused with any form of "Mobile" or temporary home, which may or may not be permanently affixed to a building site. Mobile homes of any type are not an acceptable security for mortgage insurance.</p>
Relocatable Home	80%	No	Yes	Yes	Security must comply with instructions listed in: Transportable and Mobile Homes .
Residential Properties under construction- Under Signed Contract (Building/Construction Loans)	80%	Yes	Yes	Yes	<p>Also refer to instructions listed in:</p> <p>Building/Construction Loans</p> <p>Note: Owner Builder loans are unavailable.</p>
Off the Plan purchases	80%	Yes	Yes	Yes	
4 Units in one completed development	80%	Yes	Yes	Yes	
2 units under construction in one development	80%	Yes	Yes	Yes	
5 or 6 units which represent 25% or less	80%	Yes	Yes	Yes	Loans for five (5) or six (6) dwellings in the one development may be approved, providing the number of units does not exceed 25% of the total

represent 25% or less					approved, providing the number of units does not exceed 25% of the total number of units in the development and the properties are valued on an ' in one line '* basis (i.e. Purchase price cannot be applied.)
of the total development					<p>*Note: A market value determined on an 'in one line' basis refers to the situation where a real property has (or will have) more than one lot or unit, and the value is calculated on the basis that all of the lots or units will be sold to one buyer who intends to sell each individual lot or unit for a profit. An 'in one line' value may also be referred to as a 'held in one line' value.</p>

* For the purpose of valuing only, **residential real property** is defined as:

- ▶ Dwellings used for domestic occupation (either owner occupied or tenanted) which will accommodate up to two family units (e.g free standing dwellings, strata and company title units and semi-detached dwellings) **or**
- ▶ Vacant land zoned by the local government for domestic occupation (including hobby farms, rural allotments and homes on large blocks).

For the purposes of valuing only, **commercial real property** comprises the following properties:

- ▶ All properties used for business purposes (other than farming) such as individual properties Commercial Real Property (e.g factories and warehouses), retail properties (e.g shops), office buildings and going concerns (e.g abattoirs, hotels, caravan parks and hospitals).
- ▶ All specialised properties (e.g child care centres, reception centres or sport complexes), even if they are associated with non-profit organisations (e.g churches, retirement villages or schools).
- ▶ Five or more lots or units in a multi-unit residential development (e.g a block of flats), irrespective of whether this represents the entire complex or a percentage (even minority percentage) of the total development
- ▶ Properties where there are three or more dwellings situated on the one certificate of title.

For the purpose of valuing only, **rural real property** is defined as any farm which on its own or in conjunction with other real property has the following characteristics:

- ▶ Primarily used for agricultural or livestock uses.
- ▶ Possesses commercial or potentially commercial features to produce sufficient income to meet operating expenses and sustain the farm/capital improvements (i.e it does not include hobby farms as these are included in the definition of residential real property).
- ▶ Vacant land zoned to allow any of the above.