

# ANZ CONSUMER LENDING PRODUCTS

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TERMS AND CONDITIONS  
EFFECTIVE AUGUST 2022  
FIJI EDITION



# INTRODUCTION

## References to ANZ

In these Terms and Conditions, 'we', 'us', 'our' and 'ANZ' refers to Australia and New Zealand Banking Group Limited ABN 11 0005 357 522.

## Your Loan Agreement

These Consumer Lending Products Terms and Conditions ("Terms and Conditions"); your Letter of Offer including the Information Statement (which we are required to give you under the Consumer Credit Act 1999); each Loan Variation Letter; each guarantee and Security; and any special conditions set out in your Letter of Offer or otherwise agreed in writing by you and ANZ or as incorporated pursuant to the Terms and Conditions, collectively form your Loan Agreement ("Loan Agreement" or "contract") with us.

These Terms and Conditions can apply to more than one loan you have with us. Each Letter of Offer and these Terms and Conditions form a separate loan agreement with us. That loan agreement may be varied, amended and supplemented by Loan Variation Letters from time to time.

You should read all relevant loan agreement material that is provided to you and ask ANZ about any issues that concern you.

If you have given or intend to give Security to ANZ for any money that ANZ has lent to or will lend you, the terms governing such Security are set out in the relevant security documents.

When you accept your Loan Agreement by signing your Letter of Offer, you agree to pay the Interest Rate on the loan provided by ANZ and to pay the loan fees and charges and to make the repayments described in the Letter of Offer (but subject to change as described in this booklet and in the Letter of Offer).

## How to use this booklet

Below you will see the list of products and services that these Terms and Conditions cover and over the page are detailed contents, including page references.

This booklet outlines areas such as specific product terms and conditions and how to contact us (at the back of this booklet).

## General enquiries

If you have any general enquiries about this booklet, or the terms and conditions contained within it, or simply need more information about any ANZ account or product, please ask at any ANZ branch, enquire via Bank Mail if you're registered for ANZ Internet Banking, or phone us during working hours on 132411 (local) or (679) 3213 000 if calling from overseas.

This booklet contains terms and conditions for the following consumer lending products:

- Home Loans
- Residential Investment Property Loans
- Personal Loans

## Talk to us if you have any problems with your loan

If you're having any problems with your loan, please let us know. Details on how you can contact us are in the 'General enquiries' Section above and on our website [anz.com/fiji](http://anz.com/fiji).

It is important that you read and understand the documents referred to above. If you do not understand, or are unsure about any aspect of these documents, do not hesitate to ask us to clarify the matter for you.

When you are reading these Terms and Conditions, keep in mind that some terms have a special meaning which is explained under Section 1 of this document.

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# SECTION 1: GENERAL CONDITIONS

## 1.1 Definitions

The following definitions apply unless otherwise stated:

- **'Acceptance Period'** means the period described as such in your Letter of Offer (if any).
- **'Accrued Interest'** means interest which ANZ is entitled to charge, but that has not yet been debited from your account.
- **'ANZ Group Member'** means ANZ and each of its branches, representative offices, regional offices, subsidiaries, affiliates, related entities, employees, officers and agents, in any country.
- **'ANZ interest rate'** means the ANZ interest rate (available and advertised on our website) applicable to your loan or facility, as detailed in your Letter of Offer and which includes variable and fixed rates for each of the following loans:
  - ANZ Home Loan;
  - ANZ Residential Investment Property Loan; and
  - ANZ Personal Loan.
- **'Bank Mail'** means the secure electronic messaging service available via ANZ Internet Banking that enables you to communicate with ANZ to make general account or other enquiries and/or request services, if this functionality is available in ANZ Internet Banking in your jurisdiction.
- **'Business Day'** means any day from Monday to Friday (excluding public holidays), on which ANZ is open for business in at least one of its branch locations in Fiji.
- **'Cleared Funds'** is money in your account, available for you to use, which won't be reversed or dishonoured for any reason.
- **'Date of Drawdown'** means the date all of the loan is drawn (and for progressively drawn loans, it means the date on which any part of the loan is first drawn).
- **'Disruption to Service'** means that a service is temporarily unavailable, or that a system or equipment fails to function in a normal or satisfactory manner.
- **'Event of Default'** is defined in Section 1.27 of these Terms and Conditions.
- **'Fixed Interest Rate Period'**, if you have a fixed ANZ interest rate, the 'Fixed Interest Rate Period' is the length of time your interest rate will be fixed at that rate. After this time, your interest rate will automatically change to the current variable ANZ interest rate for your Loan.
- **'Guarantor'** means a person (other than you) who has given or is to give a guarantee and, if required, Security, for the purpose of securing any loan or facility provided to you and includes that person's executors, administrators, successors and transferees.
- **'Insolvent'** you are 'insolvent' if any of the following apply:
  - you can't pay your debts when they're due
  - you're made bankrupt
  - you go into receivership, administration, liquidation, or statutory management
  - you enter arrangements with the people you owe money to, to reduce the amount you have to pay or to pay it on different terms because of your financial difficulties.
- **'Interest Only Period'** means your repayments will only be in relation to interest that has accrued for that period as described as such in your Letter of Offer.
- **'Interest Rate'** means the percentage interest rate/s applicable to your loan or facility, as set out in your Letter of Offer (but subject to change as described in the Letter of Offer and these Terms and Conditions), including any margin.
- **'Late Payment Fee'** means the fee charged when you have failed to make a scheduled repayment in full within 7 days of the due date (referred to in Section 1.18 of these Terms and Conditions).
- **'Law'** means any law, legislation, regulation, proclamation, ordinance, by-law, rule, instrument, official directive, ruling, order or notice of any court or government body, circular, code of practice, code of conduct, prudential requirement or licensing requirement, in any country.
- **'Letter of Offer'** means the letter of offer provided by ANZ and accepted by you, which covers your loan or facility.
- **'Loan'** and **'facility'** means an ANZ Home Loan, ANZ Residential Investment Property Loan, Personal Loan, or such other loan or facility provided by ANZ, the terms of which are described in your Letter of Offer.

- **'Loan Variation Letter'** means any letter provided by ANZ that confirms any changes to your Loan Agreement.
- **'Material adverse change'** is defined in Section 1.27 of these Terms and Conditions.
- **'PPSA'** means the Personal Property Securities Act 2017.
- **'Principal'** is the total drawn amount (at any time) that you have borrowed from us and not yet repaid, that interest is charged on and that you must repay.
- **'Schedule of Works'** means the schedule of works you provide to us for a progressively drawn loan.
- **'Security'** means any:
  - (a) security for the payment of money or performance of obligations, including a mortgage, charge, security interest (which includes a 'security interest' as defined in the PPSA), lien, pledge, trust or title retention or flawed deposit arrangement; or
  - (b) right, interest or arrangement which has the effect of giving another person a preference, priority or advantage over creditors including any right of set-off; or
  - (c) right that a person (other than the owner) has to remove something from land (known as a profit à prendre), easement, public right of way, restrictive or positive covenant, lease, or licence to use or occupy; or
  - (d) any agreement to create any of the above or allow them to exist.
- **'Terms and Conditions'** means the terms and conditions described in this booklet.
- **'Variable Interest Rate Period'** means, if you have a variable ANZ interest rate, the period of time your interest rate is a variable ANZ interest rate.
- **'You'** includes any of the persons accepting the offer in your Letter of Offer.

## 1.2 Actual amounts you need to pay may be different from those in your Letter of Offer

The actual amounts you need to pay under your loan or facility, including repayments and interest rates, may be different from the amounts set out in your Letter of Offer. This is because the financial details in your Letter of Offer are based on some assumptions that may change. The financial details in your Letter of Offer:

- use interest rates and fees applicable at the date of your Letter of Offer;
- assume the loan or facility will be fully drawn on the Date of Drawdown (where relevant) unless you nominated a progressive drawdown; and
- assume all payments are made when due.

## 1.3 Date of drawdown

You must draw down the full amount of your loan on the drawdown date specified in your Letter of Offer, unless your loan is a progressive drawdown loan or as otherwise agreed by ANZ in writing. If the Date of Drawdown does not occur on this date (or any agreed extension of it), the contract will end and ANZ will not be obliged to advance the loan.

## 1.4 Loan purpose

You must not use the loan funds for any purpose other than that set out in your Letter of Offer, without ANZ's prior written consent.

## 1.5 We will charge you interest on your loan

We charge interest from the Date of Drawdown until the loan is fully repaid. Interest Rates are made up of the ANZ interest rate applicable to your Loan and sometimes a margin.

## 1.6 How interest is calculated and debited

Interest is calculated on the unpaid daily balance of your loan. The rate applied each day is equal to your Interest Rate applicable at the time, divided by 365. Interest will be charged monthly on a 'due date' of the 31st day of each month unless otherwise stated in your Letter of Offer (or during an Interest Only Period – see Section 1.51 (Drawdown and your Interest Only Period)). You also need to be aware that:

- if a due date is not a Business Day, interest will be added to your loan amount on the prior Business Day;

- if a due date falls on a day of a month which does not contain such a date, interest will be added to your loan amount on the last Business Day of that month;
- each time interest is added to your loan amount, the period covered by the interest charge will include all days (for which interest has not been previously debited) up to and including the due date;
- when interest is added to your loan amount prior to the due date, subsequent interest charges will be calculated as if the interest had been added to your loan on the due date; and
- interest will be added to the unpaid balance of your loan and accrue interest at the same rate and in the same way as the Principal (other than during an Interest Only Period – see Section 1.51 (Drawdown and your Interest Only Period)).

If, after the Date of Drawdown, you and ANZ agree to change the loan terms in any way, ANZ may add any Accrued Interest to your loan on the day on which the change takes effect. If this occurs, your interest calculations will be restarted from that date.

If your loan is a progressive drawdown loan, the terms at Sections 1.50 to 1.56 will also apply.

### **1.7 Interest Rate and margin changes**

- The variable ANZ interest rates can be changed at any time including the period between the date of your Letter of Offer and the Date of Drawdown. Your repayments may change if interest rates change.
- The fixed ANZ interest rates can also be changed at any time before drawdown, but not once the loan has been drawn and the Fixed Interest Rate Period has started.

If a variable ANZ interest rate applies to your loan, at any time you can apply to switch to a fixed ANZ interest rate. If ANZ agrees, you will be advised of any extra or varied terms which will apply.

If a fixed ANZ interest rate applies to your loan, at the end of any Fixed Interest Rate Period, you may apply for another Fixed Interest Rate Period and, if ANZ agrees to your request, you will be advised of any extra or varied terms which will apply. Please note that fees may apply as set out in your Letter of Offer, Loan Variation Letter or the Disclosure of Fees and Charges Lending and Credit Cards,

available on our website or in branch. Where you have not arranged another Fixed Interest Rate Period, your interest rate will automatically change to the variable ANZ interest rate for your Loan.

If your Letter of Offer provides for an interest rate margin, that margin is not guaranteed for the life of your loan (but it will not change during a Fixed Interest Rate Period unless you vary your Loan Agreement). You can apply for a review of your margin at any time (though the results of any review are not guaranteed and your margin may increase or decrease). If you vary your Loan Agreement, your margin may increase or decrease. A change to a positive margin will be confirmed to you in writing. ANZ can review, amend, or remove your margin at any time by giving written notice.

If the Security you are providing to ANZ is over bare land (with no dwelling on it), you may have an additional margin to reflect that the Security is over bare land.

### **1.8 Notifying you of changes**

Once your loan is drawn, if there is a change in the interest rate that applies to your loan or facility, you will be notified no later than thirty days prior to the date on which the change takes effect, by way of public notice in our branch and on our website or advertisement published in a national newspaper.

Details of the change will also appear on your next statement. For further information in respect of other changes that may be made in respect of interest rates, refer to Section 1.36 below.

You can also check ANZ interest rates on [anz.com/fiji](http://anz.com/fiji), by asking at any ANZ branch or calling our Contact Centre during working hours on 132411 or (679) 3213 000 if calling from overseas.

### **1.9 Scheduled Loan repayments**

Repayments are the payments you'll need to make to repay your loan. Your scheduled loan repayments will generally include regular amounts to repay your loan amount (unless you are in an Interest Only Period for your loan) and interest we charge on your loan amount. You must repay the amounts in full and your repayments must be paid as Cleared Funds.

Repayments will be debited from your nominated ANZ account or as otherwise agreed by ANZ in writing. The amount, and frequency, is set out in your Letter of Offer.

Your first scheduled repayment must be within your chosen repayment frequency.

### **1.10 Payments during Interest Only Periods**

During any Interest Only Period, ANZ will debit your payments from your nominated ANZ account. Payments during Interest Only Periods will be automatically adjusted if there is a change in your Interest Rate.

### **1.11 Changes to repayment amounts before drawdown**

Repayment amounts are recalculated at the Date of Drawdown to take into account your Interest Rate at that time. Please remember that your Interest Rate may have changed after your Letter of Offer was prepared.

If there is any change to the relevant ANZ interest rate for your Loan prior to drawdown, ANZ may recalculate your repayments and the recalculated repayments may be different to (and higher than) the amount set out in your Letter of Offer.

### **1.12 Changes to scheduled repayments after drawdown**

#### **Variable Interest Rate Loans**

The variable ANZ interest rate can change at any time and, if this occurs, the amount of your repayments may need to change if you are to repay your loan within its agreed term. We will not directly notify you of any change to your repayment amounts following a change to the variable ANZ interest rate.

After any interest rate change, ANZ may need to either change your scheduled loan repayments or change your loan term. ANZ may not automatically do this every time an interest rate change occurs (unless your Letter of Offer says we will). If you switch from a variable ANZ interest rate to a fixed ANZ interest rate, your loan repayments will change.

#### **Fixed Interest Rate Loans**

If a fixed ANZ interest rate applies, after drawdown your repayments will remain the same throughout your Fixed Interest Rate Period. At the end of your Fixed Interest Rate Period, your interest rate will automatically change to the variable ANZ interest rate unless you have arranged another

Fixed Interest Rate Period. Where your loan changes to the variable ANZ interest rate, your repayments may change in order to repay your loan within its agreed term, or the term of your loan may be extended and your repayments stay the same.

### **1.13 Processing of repayments, additional payments or other transactions**

Generally, any additional payment or transaction made on your loan or facility will be processed on the same day as long as it is made before the following times:

- 3:30pm Monday to Thursday; and
- 4pm Fridays, (excluding public holidays).

Any transaction made after these cut-off times may be processed on the following Business Day.

If you make a request in relation to your loan or facility on a day that is not a Business Day, your request will generally be submitted for consideration on the following Business Day.

If a payment is made by mail, it will be credited to your account by ANZ on the date of receipt. You should allow a suitable amount of time for the mail to reach ANZ.

If a repayment or other payment is due on a day which is not a Business Day, it must be paid on the prior Business Day. If a repayment or other payment is due on a day of a month which does not contain such a date, it is due earlier, on the last Business Day of that month.

A repayment or other payment made to your account on the last day of a statement period may not appear on the statement issued for that period. If so, the repayment or other payment will instead appear on your next statement, together with its effective date.

### **1.14 Repaying your loan early during a Variable Interest Rate Period**

If you decide to repay your loan early, you may contact ANZ to request the amount required to repay your loan on that day. The amount required to repay your loan is accurate for the day that it is provided by ANZ, and may vary depending on when you repay your loan.

You may also repay part of your loan early. If you do, that repayment will be applied first to amounts to be repaid at the end of the loan term.

### **1.15 Repaying your loan early during a Fixed Interest Rate Period**

If you repay your loan during a Fixed Rate Period for any reason (including if ANZ gives you a notice under Section 1.27), you agree to pay ANZ (if demanded) an amount to compensate us for the loss we incur. This is referred to in your Letter of Offer as Early Repayment Recovery. You cannot make any additional payments to your loan during a Fixed Interest Rate Period over and above your scheduled repayments, other than full repayment in which case Early Repayment Recovery may apply.

### **1.16 If you are in financial difficulty**

‘Financial difficulty’ includes where you can’t meet your responsibilities under your Loan Agreement because you’re sick or injured, you’ve lost your job, you’ve ended a relationship, or another reasonable cause.

We understand that things can happen unexpectedly that can make it hard for you to meet all of your financial obligations, including obligations you have to us under your Loan Agreement. If you’re experiencing financial difficulty, let us know immediately as we may be able to change the terms of your Loan Agreement to help. Details of how you can contact us are in the ‘Customer enquiries’ Section of these Terms and Conditions or visit any ANZ branch.

You’ll need to tell us the cause of the hardship and why you can’t meet your responsibilities, and what changes you think will help you manage your obligations to us under your Loan Agreement.

We may only be able to change your Loan Agreement if we believe the changes you want are fair and reasonable given the financial difficulties you’re experiencing. However, we may be able to give you support and information to help you get back on track.

It’s important to contact us early if you’re experiencing or expect to experience financial difficulty. We may have some extra requirements you’ll need to meet if:

- you’ve already missed some of your scheduled loan repayments;
- we’ve already sent you a notice asking you to repay us money you owe us; or
- you’ve suffered financial difficulty recently.

### **1.17 Fees and charges**

We can charge fees or other amounts if particular events happen during your loan term. Subject to clause 1.18 below, fees and charges are payable in the following manner:

- they will be debited from your nominated ANZ account on the day they are due.
- where there are not enough Cleared Funds in your nominated ANZ account or where you have not nominated an account, they will be added to your loan. Any fee added to your loan which is not paid immediately will be added to the unpaid daily balance and will accrue interest at the same rate as the Principal. This will mean that you will have a higher balance to repay which will extend the term of the loan. If you want to keep the term of your loan the same, you will need to discuss with us increasing your repayment amounts.

Information on fees and charges is available via [anz.com/fiji](http://anz.com/fiji), at any ANZ branch or by calling our Contact Centre during working hours on 132 411 (local) or 679-3213 000 if calling from overseas)

### **1.18 Late Payment Fee (Loan Arrears Fees)**

The Late Payment Fee is payable on:

- Home Loans;
- Residential Investment Property Loans; and
- Personal Loans.

If the whole or any part of any payment due has been unpaid for 7 days or more, Late Payment Fees will be added to your loan and, if not paid immediately, will be added to the unpaid balance and accrue interest at the same rate as the Principal for the remaining term of the loan. We will not adjust your scheduled repayments for these amounts added, and if you want to pay Late Payment Fees and any interest that has accrued on them, you need to contact us.

The Late Payment Fee is also charged every repayment cycle that the payment is overdue. For example, the Late Payment Fee is charged every subsequent 30 days where you make scheduled repayments monthly or every 14 days where you make scheduled repayments fortnightly. You will be charged the Late Payment Fee until any overdue payments are paid in full.



### 1.19 Government charges

Government duties, taxes and other charges incurred because of deposits and withdrawals made to or from your account, are payable by you.

### 1.20 Enforcement expenses

If you or the Guarantor breach the loan or facility or any guarantee or Security required under it, you will be required to pay expenses reasonably incurred by ANZ in enforcing or preserving its rights under the loan or facility, or the guarantee or Security.

These expenses include those incurred by ANZ in preserving or maintaining property secured and collection expenses.

Enforcement expenses may be debited in the same way as other fees and charges.

### 1.21 Other fees and charges

Other standard fees and charges related to, or in connection with your loan or facility or guarantee or Security, may apply. You can find a list of our fees and charges on our website.

A description of common fees that may be applicable are detailed below:

Bank Cheque	Where a bank cheque is required at drawdown, an issuing fee plus stamp duty per bank cheque provided is payable when the cheque is issued.
Certificate of Balance and/or Interest	If you require a Certificate of Balance, or Interest, to be issued, a fee will be charged per certificate when the certificate is issued.
Discharge fees	If you require ANZ to lodge a discharge or partial discharge of the Security, a fee will be charged when the Security is discharged.
Settlement Fee	An administration fee is charged for each settlement attended by ANZ.

Other Security fees	If you require ANZ to produce a title or any guarantee or Security document, a fee will be charged when the title or guarantee or Security document is produced.
Switch fee	A switch fee per account will be charged if your request to switch from one product to another or to change interest rates is approved.
Property inspection	If a property inspection is required, fees will be charged per visit.
Search fee	If you require ANZ to perform a title or deed search, a fee (plus statutory cost, photocopying and certification) will be charged per search.
Third party fees	<p>You are required to pay the fees of ANZ's solicitor (whether or not you obtain independent legal advice). Any fees incurred for the completion of guarantee or Security documents are payable by you to ANZ's solicitor.</p> <p>Other fees charged by third parties include but are not limited to: consent fee, government fee, valuation fee, refinancing fee, and Land Transport Authority fee.</p>
Statements	<p>A fee may be charged (per page) for printouts of:</p> <ul style="list-style-type: none"><li>• interim statements</li><li>• duplicate statement copies</li></ul>

You are required to meet all costs from your own source unless it has been approved as part of your loan or facility.

If we've agreed to lend you the money to pay the fees, we'll include them in your total loan amount in your Letter of Offer.

Where any fee or charge applicable to your loan or facility is not paid on the date it is due, it will be added to the outstanding loan balance and accrue interest at the same rate and in the same manner as the Principal of the loan.

## 1.22 Changes to fees and charges

To the extent permitted by law (and subject to the approval of the Reserve Bank of Fiji, if required), ANZ can do the following:

	Minimum number of days of notice	Method of notice
Introduce a new fee, change the frequency or payment dates of each fee	30 days	By press advertisement, posters in branches, with details provided on next statement
Increase a fee, change the method of calculation or manner of payment of each fee	30 days	By press advertisement, posters in branches, with details provided on next statement
Decrease a fee	Day of change	By press advertisement, posters in branches, with details provided on next statement

If any other change reduces your obligations, ANZ can give less than 30 days' notice but you will be notified with or on your next statement.

## 1.23 Guarantees and Security

Your Letter of Offer will tell you about any guarantees and Security required by ANZ for your loan or facility. Please be aware that:

- if ANZ is holding any existing Security at the date of your Letter of Offer, and you accept the terms in your Letter of Offer, you agree to that Security also being held by ANZ as Security for the new loan or facility;
- guarantee and security documents are prepared on ANZ's normal forms. If special circumstances exist, or if ANZ considers it necessary, these forms will be changed or new guarantees or Security will be drafted to ensure there are effective guarantees and Security;

- if changes to guarantees or Security or new guarantees or Security are prepared outside ANZ, you must pay to ANZ any reasonable external fees which are incurred. You can ask for a quote or an estimate and the fees will be payable on the date they are invoiced to ANZ;
- ANZ must be satisfied with the title and the guarantee and Security documents before it will provide any credit;
- documentation for guarantees and Security will be prepared by ANZ's solicitor. The ANZ solicitor is acting to protect the interest of ANZ. We recommend you instruct your own solicitor to advise you.

You must pay any registration fees by the Date of Drawdown or the date that the facility starts. You may also need to pay government fees when any Security you are providing is discharged. In addition, you may also need to pay any other costs required by any legislative or regulatory provision in order for the Security to be effected (such as transfer fees, custom owner fees, land rents etc), as the registration cannot proceed without these being met.

## 1.24 Specific obligations

In addition, if any of the following events occur, you must notify ANZ immediately:

### a) Occupancy of your home

If your loan purpose is to purchase a home as your personal residence and you no longer personally occupy the property.

### b) Construction and occupancy of your home

If your loan purpose is construction of a home as your personal residence and construction is not started within one year from the Date of Drawdown (or any other period set out in your Letter of Offer), or you no longer intend to personally occupy the property.

### c) Construction and use of investment property

If your loan purpose is construction of a home as an investment property and construction is not started within one year from the Date of Drawdown, or you no longer intend to use the property for residential investment purposes.

ANZ may treat the occurrence of one of these events as a material adverse change.

### 1.25 Insurance

All insurable property which is the subject of Security granted to ANZ must be insured for all usual risks under a policy acceptable to ANZ, at the replacement value or an insured sum not less than the loan or facility amount as may be determined by ANZ at its sole discretion, with an insurance company approved by ANZ.

Your Letter of Offer may contain additional insurance requirements.

ANZ or its nominees must be recorded on the insurance policy as the first ranked mortgagee and coinsured (unless ANZ agrees otherwise in writing). An original insurance policy is to be provided to ANZ before the loan or facility will be available for drawdown (unless ANZ agrees otherwise in your Letter of Offer) and as and when it is required by ANZ. Annually, you must provide ANZ with either a cover note or certificate of currency, together with a receipt for the premium(s) paid, for the required insurance.

It is your responsibility to ensure that the required minimum level of cover as set from time to time is maintained throughout the term of the loan or facility.

The costs of all premiums will be at your own cost. ANZ may pay the premiums (but shall at all times not be under the liability to) on your behalf, in which case you will indemnify ANZ for those premiums. Where there are not enough Cleared Funds in your nominated ANZ account to pay the premiums to ANZ or where you have not nominated an account to pay any premiums, they will be added to your loan. Any premiums added to your loan which are not paid immediately will be added to the unpaid daily balance and accrue interest at the same rate as the Principal.

Where premiums remain unpaid, either your scheduled loan repayments will need to be increased or your loan term may be extended.

You shall at all times be liable to pay the premiums notwithstanding that any earlier payments may have been made by ANZ on your behalf.

### 1.26 Trusts

If you enter into the loan or facility as a trustee, you agree that you are liable under the loan or facility both personally and as trustee of the trust. You are also assuring ANZ that:

- the loan or facility is for a proper purpose under the trust;

- you have the power and authority under the trust to enter into the contract; and
- you have the right to be indemnified fully out of the trust property, before the beneficiaries of the trust, for all liabilities you incur under the loan or facility.

### 1.27 ANZ's rights if there is an Event of Default under the Agreement

If any of the following Events of Default occur, ANZ can:

- refuse to provide further credit and (subject to notice as described below) require you to make immediate repayment in full of all money you owe ANZ or will or may owe ANZ in the future under the loan or facility, and
- enforce any guarantee or Security for the Loan.

An Event of Default occurs if:

- you do not make a payment due under your Loan Agreement by its due date; or
- there is any breach of any term or condition of this loan or facility, any other facility provided to you by ANZ, or any guarantee or Security provided to ANZ for this loan or facility or the other facility; or
- in ANZ's opinion, any event or circumstance arises causing a material adverse change in your financial situation likely to affect your ability to meet your obligations under the loan or facility or any guarantee or Security for it.

A material adverse change includes, but is not limited to:

- your death; or
- termination of your employment; or
- you are Insolvent; or
- there are enforcement proceedings by any creditor against you or any property which is the subject of Security granted to ANZ for this loan or facility; or
- there is any reduction in the value of property which is the subject of Security granted to ANZ for this loan or facility; or
- ANZ reasonably believes that any property that is the subject of Security for this loan or facility is at risk pursuant to section 20 of the PPSA; or
- ANZ reasonably believes that payment or other performance of any Security for this loan or facility is at risk pursuant to section 20 of the PPSA; or

- any insurance over the insurable property which is the subject of Security granted to ANZ being cancelled or declined; or
- any information supplied by you to ANZ in connection with this loan or facility or any guarantee or Security for this loan or facility being found to be untrue, incorrect or incomplete; or
- a material adverse change to the effectiveness or priority of any guarantee or Security granted by you or a Guarantor for this loan or facility;
- any of the events above occur in relation to a Guarantor.

Before ANZ requires immediate repayment in full, you will be given 30 days' written notice to allow you an opportunity to remedy the Event of Default. If ANZ fails at any time to give you notice regarding an Event of Default, ANZ has not waived its right to do so in the future.

However, ANZ will not give you such notice if:

- ANZ believes, on reasonable grounds, that it was induced by fraud on your part to enter into the loan or facility; or
- ANZ has made reasonable attempts to contact you, but without success; or
- a court authorises ANZ to require immediate repayment without giving such a notice; or
- in relation to property over which Security has been granted to ANZ for the loan or facility, ANZ believes on reasonable grounds that such property has been or will be removed or disposed of without ANZ's permission; or
- ANZ believes on reasonable grounds that urgent action is necessary to protect property that is the subject of Security granted to ANZ for the loan or facility.

### **1.28 Joint and several liability**

If there is more than one person who is party to the Loan Agreement or guarantee, then each person is liable individually for the full amount of the loan or facility, in addition to each of you being jointly liable with each other.

### **1.29 Disclosure of financial information**

ANZ can require you to provide information about your financial circumstances at any time during the loan or facility to show there has been no material adverse change in your financial situation which may be likely to affect your ability to meet your obligations under the loan or facility

or any Security for it. ANZ can also require you to provide information about the Guarantor.

ANZ can require a new valuation of any property provided as Security for the loan or facility.

If so, you may be charged a fee equal to the cost of the valuation which ANZ must pay for employing an external valuer. This will be payable by you on the date it is invoiced to ANZ. It can be debited from your account on that date.

### **1.30 Privacy and confidentiality – ANZ's collection, use and disclosure of personal information**

When you deal with ANZ, we may collect and use some of your information, including details about your transactions, your financial conditions, your relationship with us

and/or your loan/s or facility/ies (collectively referred to as "information"). We explain below when and how we may collect, use and disclose your information.

#### **(1) Collection of information**

ANZ may use and disclose the information we collect about you for the following purposes:

- to provide information about a product or service;
- to consider your request for a product or service;
- to provide you with a product or service;
- to tell you about other products or services;
- to perform internal administrative, operational and technology tasks (including technology infrastructure maintenance and support, application maintenance and support, risk management, systems development and testing, credit scoring, staff training and market, customer satisfaction research and business continuity management);
- to prevent or investigate any fraud, unlawful activity or misconduct (or suspected fraud, unlawful activity or misconduct);
- as may be required under laws and/or by agreements with government agencies, registries or revenue authorities, whether inside or outside of the country where your facility/ies is provided and held with us, to make inquiries about your tax status; and
- as required by relevant laws and external payment systems, whether inside or outside of the country where your facility/ies is provided and held with us.

## Absence of relevant personal information

If you do not provide some or all of the information requested, ANZ may be unable to provide you with a product or service.

### (2) Disclosure of information by ANZ

By applying for and/or continuing to use the loan or facility provided by us, you acknowledge and agree that any information that ANZ has collected or will collect from or about you from time to time may be disclosed to and/ or collected, held, processed, stored in electronic or virtual data storage, or used, in whole or in part, in any country by the following persons:

- (a) any ANZ Group Member;
- (b) any outsourced provider, contractors, agents, auditors and advisers which ANZ or any ANZ Group Member engages to carry out or assist with its banking functions and activities (for example mailing houses, credit reporting or debt collection agencies);
- (c) regulatory bodies, government agencies, registries, revenue authorities, law enforcement bodies and courts, whether inside or outside of the country where your facility/ies is provided and held with us, for the purposes of complying with any law and/or disclosure obligations we may have under an agreement with such bodies, whether the disclosure is made directly or through any ANZ Group Member;
- (d) other parties ANZ Group Members are authorised or required by law to disclose information to;
- (e) participants in the payments system (including payment organisations and merchants) and other financial institutions (for example banks);
- (f) insurers and reinsurers;
- (g) your representative (for example your legal adviser, mortgage broker, attorney or executor);
- (h) any person, which in ANZ's view, the disclosure is necessary or desirable for the purpose of allowing us to perform our duties and to exercise our powers and rights under the Loan Agreement; or
- (i) any person with your prior written consent.

### 1.31 Statements

ANZ will provide you with a periodic statement as required by law, currently at three monthly intervals (or less frequently at your discretion).

You must carefully review your statements so you are aware of the status of your account. If you believe there are errors or unauthorised transactions shown on your statement, you must contact ANZ as soon as possible.

### 1.32 Notices

#### How ANZ gives you notice

Any statement of account or notice issued and served by ANZ on you, including, without limitation, any Loan Variation Letter or notice relating to the Interest Rate payable by you for a loan or facility, shall be deemed correct and shall be conclusive and binding against you as to the matters and amounts therein stated save for manifest error.

ANZ can send a written notice, statement or demand for payment to you by sending it by post, email or similar facility to your residential or business address or by leaving it at that address. ANZ can use the last address it has recorded for you.

If you change your name or address or Taxpayer Identification Number, you must let ANZ know in writing as soon as possible, and in any event, not less than 7 Business days before the change takes effect and the details of your new name, address or Taxpayer Identification Number (as applicable), as otherwise an Event of Default may occur.

You shall keep ANZ fully indemnified from and against all actions, proceedings, claims, demands or losses which ANZ may incur or sustain by reason, either directly or indirectly, of your failure to inform ANZ of your change of name or address or taxpayer identification number. If there is more than one person who is party to this loan or facility, any notice, statement or demand will be given to each one of you at your residential or business address.

A notice, statement or demand from ANZ will be considered to have been received by you:

- if left at your address, on the date delivered or the date it bears, whichever is the later;
- if sent by post, on the date it would have been delivered in the ordinary course of post or the date it bears, whichever is the later; and

- if sent by email or other electronic means, on the date it bears or the date the transmitting machine reports it was sent, whichever is the later.

A demand for payment can be signed by any officer of ANZ, or any agent authorised by an officer of ANZ. Any other form of notice or statement (including a Loan Variation Letter) need not be signed, unless the law requires it.

A certificate signed by any officers of ANZ as to any amount of monies and liabilities from the time being due from you to ANZ under any loan or facility shall, in the absence of manifest error, be conclusive evidence as against you that such liabilities have been properly incurred with respect to the amount or amounts certified.

#### **How you give ANZ instructions and notice**

A notice that you give to ANZ must be signed by you or by your authorised representative unless otherwise agreed in writing with ANZ. You may give ANZ a notice by handing it in at any of our branches or by posting it to ANZ's address, as detailed at the back of this document. Your notice will be deemed to be received by ANZ when ANZ receives it.

If you give ANZ notice that is expressed to be, or must be read as, irrevocable, you are not able to revoke it and it binds you from the time you give it.

Subject to the prior written approval of ANZ, you may give ANZ instructions or notices via facsimile, email or telephone. However, ANZ shall be entitled to refuse to accept such instructions or notices, without explaining ANZ's reasons for doing so. If ANZ does accept instructions or notices by facsimile, email or telephone, then ANZ may conclusively rely upon them if the member of staff receiving such a notice believes at the time that they were given by you or on your behalf and are duly authorised, accurate and complete, notwithstanding that it may subsequently transpire that they are not so given or not duly authorised, accurate and complete, and notwithstanding that the confirmation subsequently received from you or any subsequent confirmation differs in any respect from such instructions or notices, and you shall keep ANZ fully indemnified from and against all actions, proceedings, claims, demands or losses which ANZ may incur or sustain by reason either directly or indirectly of acting on such instructions or notices.

Acknowledgement of your notice may be given by ANZ in writing, in person, by email or by telephone.

You authorise ANZ to record electronically any conversations between you and ANZ and such recording or transcripts of recordings may be produced as evidence in any proceedings.

#### **1.33 Transfer of ANZ's rights**

ANZ may, without telling you or obtaining your consent:

- assign or transfer any of its rights or obligations under the Loan Agreement; and
- give information about the Loan Agreement and your obligations under it to any assignee or transferee, or anyone who is considering becoming an assignee or transferee.

#### **1.34 Code of Banking Practice**

If you are an individual or a small business (as defined in the Fiji Code of Banking Practice), ANZ is bound by the Code of Banking Practice when it provides its products and services to you.

#### **1.35 Waiver**

The rights that ANZ has under the Loan Agreement cannot be waived except by ANZ giving you written notice waiving the particular right.

In particular:

- (a) ANZ does not waive any right that ANZ has in connection with the Loan Agreement merely because ANZ does not exercise it, or does not exercise it as soon as it can;
- (b) if ANZ exercises a right once or partly, it does not mean that ANZ cannot exercise that right again or other rights; and
- (c) the rights and remedies herein are cumulative and not exclusive of any rights and remedies provided by law.

#### **1.36 Changes to terms and conditions**

To the maximum extent permitted by law (and subject to the approval of the Reserve Bank of Fiji, where required), ANZ can vary any of the following:

- the dates on and frequency with which interest will be charged or debited, and the method of calculating interest. However, no such change will be made during any Fixed Interest Rate Period;
- the manner in which interest is to be paid or charged;

- the name of any ANZ interest rate;
- the amount, method of calculation, frequency, manner of payment and number of the repayments, together with the dates on which they are to be paid. However, no such change will be made during any Fixed Interest Rate Period; and
- the excess interest rate which applies to the loan or facility if the credit limit is exceeded.

Subject to the paragraph below and as set out in Section 1.7, ANZ will give not less than 30 days' written notice of any such variation (and you will be deemed to have received such notice) in accordance with Section 1.32.

When a variable ANZ interest rate applies to your Loan and that rate increases, ANZ can increase the amount of your repayments so that they are sufficient to fully repay your loan within your loan term, without providing direct notice to you.

### **1.37 Availability of funds**

Before any funds are made available, you must:

- sign your Letter of Offer. If there is more than one person who is party to the loan or facility, each party must individually sign your Letter of Offer;
- meet all requirements as set out in your Letter of Offer.

ANZ must also be satisfied that:

- the documentation complies with legal requirements;
- you have received all statements and information required by law;
- no Event of Default has occurred;
- any required guarantee or Security has been provided and that any guarantor has obtained independent legal and financial advice to ANZ's satisfaction;
- if you or a Guarantor is a trustee of a trust, that all trust requirements have been properly met; and
- all documents, including Security documents, are registrable, to the extent desirable or required by law or regulation.

### **1.38 Accepting your Letter of Offer**

To accept the loan offer on the terms set out in the Loan Agreement, you must, within 30 days of the date of your Letter of Offer, sign the copy of your Letter of Offer marked 'Original to Sign' and return the signed copy to ANZ.

If you do not accept a loan or facility offer within 30 days, but decide later you would like to accept it, you can contact your ANZ branch to request an extension of the period to accept the offer.

A second copy of your Letter of Offer marked 'Copy to Keep' is yours to keep along with this booklet.

### **1.39 Disruption to service**

A disruption is where a service is temporarily unavailable or where a system or equipment fails to function in a normal or satisfactory manner.

To the maximum extent permitted by law, ANZ will not be liable for any loss or damage, including consequential loss or damage, suffered because of a Disruption to Service. This disclaimer of liability does not apply to electronic banking transactions (see section 3 "Electronic Banking Conditions Of Use" in the Savings and Transactions Product, Terms & Conditions available on the ANZ website for the conditions which apply to those transactions). This disclaimer is in addition to, and does not restrict, any other provisions contained in the Loan Agreement which limit ANZ's liability.

### **1.40 Withholding**

ANZ may be required to withhold payments to certain account holders, and pass such amounts to a local or foreign government agency or revenue authority, by law or under an agreement with such authorities.

If at any time any local or foreign government agency or revenue authority requires ANZ to make a deduction or withholding on any payment due to you, you agree to immediately reimburse ANZ for the amount of any such deduction or withholding, including authorising ANZ to deduct such amounts from your account. You will indemnify ANZ against any loss ANZ suffers or cost ANZ incurs as a result of such deduction or withholding.

### **1.41 Changes in Government Requirements**

This Section applies if:

- (a) after the date of your Letter of Offer, there is:
  - (i) a change in government requirement or a new government requirement (whether or not having the force of law);

- (ii) a change in a tax or a new tax (for the purposes of this Section 'tax' includes duties but does not include a tax on ANZ's net income in the normal course of ANZ's business); or
  - (iii) a change in the interpretation of a government requirement or a tax that affects loans or facilities of the kind contemplated in your Letter of Offer; and
- (b) its effect is, in ANZ's opinion, directly or indirectly;
- (i) to increase the cost to ANZ of providing or maintaining the loan or facility or of providing funds under it;
  - (ii) to reduce the effective rate of return to ANZ (whether on capital, assets, deposits or otherwise) on the loan or facility; or
  - (iii) to require ANZ to make a payment or to forgo or suffer a reduction in a return on or calculated by reference to any amount payable to it under the Loan Agreement; and

in that event, you agree to pay to ANZ, on demand, the amount calculated by ANZ as necessary to compensate ANZ for the increase in cost or reduction in rate, attributable directly or indirectly to the changes set out in sub-section (a) above. The amount payable will be calculated by ANZ from the day when it first incurred the costs or suffered the reduction.

#### **1.42 Changes in the law**

If ANZ gives you notice that, in ANZ's opinion, it has become illegal in a jurisdiction or otherwise impracticable for ANZ to continue to make the loan or facility available, ANZ's obligations in relation to the loan or facility will terminate and you shall on written demand by ANZ repay within the time period permitted all advances outstanding under the loan or facility, together with Accrued Interest thereon (calculated at the applicable rate or rates) and all other sums payable under the Loan Agreement.

Such a situation could arise because of:

- (a) a change in a government requirement or a new government requirement;
- (b) change in the law, written or unwritten, or a new law; or
- (c) a change in the interpretation of a government requirement or law.

#### **1.43 Market disturbance**

If, in respect of any proposed or existing drawdown of a particular currency, ANZ is of the view that:

- (a) the relevant funds are not readily available to ANZ; or
- (b) adequate and fair means do not exist for ascertaining the interest rate for the loan or facility;

the drawdown of a particular currency will not be made and if any drawdown in that currency has been made, you shall on demand prepay the drawdown together with the Accrued Interest and all other sums payable under the facility to ANZ.

#### **1.44 Law and jurisdiction**

- (a) The Loan Agreement is governed by the law of the Republic of Fiji.
- (b) In relation to any proceedings about or in connection with your loan or facility or any guarantee or Security, ANZ, you and the Guarantor (where applicable) agree to submit to the non-exclusive jurisdiction of the courts of the Republic of Fiji.
- (c) When an action is commenced in the Republic of Fiji, it is agreed that no party shall object to such procedures and rules employed by the courts of that jurisdiction for hearing any action raised and that no references shall be made to laws and procedures emanating from a foreign court. For this purpose, all notices, services of writs, summons or court documents relating to proceedings shall be deemed served if served on the address of the party indicated in the Loan Agreement or at the last known address indicated. This Section shall not prejudice the right of parties to effect service by other means permitted by law.

#### **1.45 Force majeure**

- (a) ANZ shall not be liable for any delay in performance and/or non-performance of any of its obligations under any loan or facility or in any transaction between you and ANZ or for any losses caused by the occurrence of any contingency beyond the reasonable control of ANZ including, but not limited to:
  - (i) breakdown or failure of transmission of communication facilities; and



- (ii) sabotage, insurrection, riot or other civil disobedience, coup, act of a public enemy, failure or delay in transportation, act of any government or agency or subdivision thereof, judicial action, labour dispute, accident, fire, explosion, flood, storm or other natural cause, a shortage of labour, fuel, raw material or machinery or technical failure.
- (b) ANZ may, in its sole discretion and without liability to you, cancel any loan or facility if its performance is delayed or rendered impossible due to the occurrence of any such contingency.

#### **1.46 Financial services dispute resolution schemes and making a complaint**

If ANZ makes a mistake, or ANZ's service doesn't meet your expectations, ANZ wants to know. For the fastest possible resolution to your complaint call ANZ during working hours on 132411 (local) or (679) 321 3000 (overseas), or talk to staff at your local ANZ branch.

You agree that ANZ may require you to enclose photocopies of any originals and full disclosure of all supporting documents to allow it to investigate any mistakes.

Alternatively, you may also send a letter to the ANZ Contact Centre via:

**Mail:** ANZ Contact Centre, PO Box 179, Suva, Fiji

**Email:** [ebusfj@anz.com](mailto:ebusfj@anz.com)

**Fax:** 3213 756

More often than not, ANZ will be able to solve the problem on the spot.

If it cannot be resolved in 48 hours, ANZ's specialist complaints team, at our Customer Response Centre, will take responsibility and work with you to fix the matter quickly. ANZ's aim is to resolve all customer complaints within a maximum of five Business Days or as required by law. In cases where your complaint will take longer to resolve, we will update you progressively.

If this is not possible, ANZ will keep you informed on the progress of your matter and how long ANZ expects it will take to resolve your complaint.

#### **ANZ Customer Experience Manager**

If your complaint isn't resolved to your satisfaction, you can ask to have it reviewed by ANZ's Customer Experience Manager who will provide a free review of more difficult complaints to help achieve a prompt solution.

##### **Contact details:**

ANZ Customer Experience Manager

PO Box 179, Suva, Fiji

**Email:** [advocfj@anz.com](mailto:advocfj@anz.com)

**Fax:** 3213 756

##### **Financial services dispute resolution scheme**

If you are still not satisfied with the steps taken by ANZ to resolve the complaint, or with the result of our investigation, you may wish to contact an alternative dispute resolution scheme as follows:

Reserve Bank of Fiji  
Private Mail Bag Suva  
Fiji

**Phone:** +679 331 3611

**Fax:** +679 330 2094

**Website:** [www.reservebank.gov.fj/](http://www.reservebank.gov.fj/)

#### **1.47 Anti-money laundering and sanctions**

- (1) You agree that ANZ may delay, block or refuse to process any transaction without incurring any liability if we suspect or have reasonable grounds to suspect that:
  - (a) the transaction may breach any law;
  - (b) the transaction involves or may involve any person (natural, corporate, governmental, trust, partnership or any other person) that is itself sanctioned or is connected, directly or indirectly, to any person that is sanctioned under economic and trade sanctions imposed by any supra-national organization, official body, the United States, the United Nations, the European Union or any country; or
  - (c) the transaction may directly or indirectly involve the proceeds of, or be applied for the purposes of, conduct which is unlawful in any country.
- (2) You must provide all information to ANZ which we reasonably require in order to manage our money-laundering, terrorism-financing or economic and trade sanctions risk and to comply with any laws in relation to these.

- (3) Unless you have disclosed that you are acting in a trustee capacity or on behalf of another party, you warrant that you are acting on your own behalf in entering into the Loan Agreement. If you are acting on behalf of another party (such as a trustee), you agree to provide the details of the beneficial owner of the funds to ANZ, as may be required by ANZ from time to time.
- (4) You declare and undertake to ANZ that the processing of any transaction by ANZ in accordance with your instructions will not breach any laws.

#### **1.48 Indemnity**

- (1) Each account holder and person authorised by an account holder discharges and indemnifies us from and against all actions, proceedings, accounts, claims, demands, loss, damage, stamp duty, registration fees, and any other direct or indirect taxes arising from or in any way related to us in good faith:
  - (a) acting on instructions received by mail or electronic means (whether by facsimile, telephone, internet, ATM or EFTPOS) which are, or are purported to be, given or signed by the account holder, an authorised representative or an authorised third party signatory, or in the case of joint account holders, by any of them;
  - (b) not acting on instructions purporting to be from you where ANZ (in its opinion), considers or suspects that such instructions have been communicated to ANZ fraudulently, mistakenly or without authority or contain material omissions or errors; and
  - (c) releasing information about you or the account to anyone who is, or appears to be, authorised to receive that information (including any authorised representative or third party signatory appointed by the account holder).

#### **1.49 ANZ's right to combine accounts**

ANZ can combine the balances of two or more of your accounts, even if the accounts are at different branches or in joint names. This may happen when one of your accounts is overdrawn or is in debit and another is in credit. This means that the credit balance in one account can be

used to repay to ANZ the debit balance in another account. ANZ will promptly inform you if it has combined any of your accounts. You should not treat your accounts as combined unless ANZ has agreed to such an arrangement.

If any part of these Terms and Conditions are illegal or unenforceable, such illegal and unenforceable terms may be severed from these Terms and Conditions and the remaining provisions of these Terms and Conditions remain in force.

## **PROGRESSIVE DRAWDOWN LOANS**

### **1.50 Date of first drawdown**

For progressively drawn loans, you must make the first drawdown (first instalment) on the date specified in your Letter of Offer, unless otherwise agreed by ANZ in writing. If the first instalment does not occur on that specified date, the Loan Agreement will end and ANZ will not be obliged to advance the loan.

### **1.51 Drawdown and your Interest Only Period**

You must draw your total loan amount by the end of your Interest Only Period. If the full amount of your loan is not drawn within the Interest Only Period, we can cancel your loan and ask you to repay immediately any loan amount you have drawn down.

ANZ is not obliged to fund any cost overruns part-way into the term of your loan. If you require additional funds to meet the purpose of your loan, or you wish to extend your Interest Only Period, you will need to submit a loan application and, if approved, your loan will need to be redocumented. The results of any application are not guaranteed.

During your Interest Only Period you will make payments of interest only for the prior month (calculated as set out in Section 1.6). These interest payments will be deducted from your nominated ANZ account monthly on the last Business Day of the month. If there are not enough Cleared Funds in your nominated ANZ account to make the interest payment, the unpaid amount will be added to the unpaid daily balance of your loan and accrue interest at the same rate as the Principal.

As you draw down more of your loan amount, the interest payments you make will change (and likely increase).

At the end of your Interest Only Period, your repayments will automatically change to principal and interest repayments. If you draw down your total loan amount before the end of your Interest Only period, you can request (in writing) to begin your principal and interest repayments early.

### **1.52 Progress payments (instalments)**

Unless agreed otherwise by ANZ in writing, progress payments will only be advanced if:

- the funds you are contributing towards the purchase of property and construction of a dwelling, or renovation of a dwelling, have already been used to meet these costs;
- payment is due and payable under your Schedule of Works; and
- your request is accompanied by a completed Customer Instruction Letter.

Please note that you are responsible for making sure that specifications of the builder's contract are completed by the builder.

### **1.53 Restriction on instalments for construction of a dwelling**

If the purpose(s) of your loan includes the construction of a residential dwelling, then, in addition to the other restrictions on advances set out in Section 1.37 'Availability of funds', no part of the loan will be advanced to finance the construction of any residential dwelling until you have given ANZ a copy of the following documents (unless agreed otherwise by ANZ in writing):

- a signed and enforceable contract for the construction of a residential dwelling entered into by you and a reputable licensed builder;
- plans approved by the relevant body for the construction of that dwelling; and
- the builder's current Builder's Risk Insurance Policy (or equivalent form of insurance) or other documentation as agreed by ANZ confirming such insurance is current.

### **1.54 Drawing down your final instalment**

To drawdown the final instalment of your loan amount, you must provide with your request (unless agreed otherwise by ANZ in writing):

- invoice(s) or receipt(s) (satisfactory to ANZ) confirming amounts payable in relation to the construction or renovation of the dwelling;
- a completed Customer Instruction Letter confirming the disbursement details;
- evidence that the required insurance is in place including, if the work you are doing is building a new dwelling, evidence of comprehensive home insurance, and, if the work you are doing is a renovation, evidence that your home insurance has been increased to the replacement value of the completed dwelling; and
- where applicable, confirmation that remaining funds are sufficient to complete the construction and secure a Certificate of Completion.

### **1.55 Certificate of Completion**

If your loan is to construct a new residential dwelling, you must provide ANZ with the Certificate of Completion once construction is complete (unless agreed otherwise by ANZ in writing).

### **1.56 Valuations and surveys**

ANZ may require a valuation or survey of the property before any progress payment is made (and this may happen more than once during the term of your loan). If a survey is required, you must make this available to ANZ and pay any related costs.

If a valuation is required, you may be charged:

- a time based valuation fee if the valuation is completed by an ANZ employee, or the actual valuation cost if it is carried out by an external valuer. All external valuation fees are payable on the date they are invoiced to ANZ and may be debited from your account; or
- a valuation administration fee. This fee is payable for administration costs incurred when a valuation or price estimate is required by ANZ in connection with each Security for a loan, change to Security or Guarantors as set out in your Letter of Offer. This fee is payable on the Date of Drawdown or when the change is requested.

No warranty on the quality of work is given or implied when such an inspection is conducted.

## SECTION 2: YOU AGREE TO VARIATIONS, AND TO CONTRACT OUT OF CERTAIN PPSA RIGHTS AND PROVISIONS

### 2.1 Waiver of notice of disposition

You waive the right to be notified of any notice of disposition of collateral under section 93(2) of the PPSA.

### 2.2 ANZ's right to apply funds

ANZ may, at any time, apply the balance of any deposit account to any obligation owed by you to ANZ, without requiring any additional agreement from you.

### 2.3 Reasonable care

You agree that for the purposes of section 15(2) of the PPSA (in relation to any collateral that is an instrument or chattel paper), 'reasonable care' does not include taking necessary steps to preserve rights against other persons.

### 2.4 ANZ's right with respect to the collateral

You agree that section 15(4)(b) of the PPSA (on how we must apply money or funds received from collateral), and section 15(4)(c) of the PPSA (on keeping the collateral identifiable) shall not apply to the Loan Agreement.

### 2.5 Acceleration of payment or performance

ANZ may accelerate payment or performance by you if:

- (a) an Event of Default has occurred;
- (b) ANZ reasonably believes that the collateral is at risk; or
- (c) ANZ reasonably believes that payment or other performance is at risk.

## CUSTOMER ENQUIRIES

### ANZ Contact Centre

For enquiries about Home Loans, Residential Investment Property Loans, Personal Loans, and all Banking enquiries, call:

### ANZ Contact Centre

Phone: 132 411 local or  
+679 3213 000 if calling from overseas during  
working hours.

Or you can contact your nearest branch.

### ANZ Cards

Lost or stolen cards, suspected unauthorised transactions or disclosed passwords +679 331 6644 (24 hours a day)

## POSTAL ADDRESSES

### ANZ House

25 Victoria Parade  
Suva, Fiji

### ANZ Cards

ANZ Pacific Operations  
Private Mail Bag  
Suva, FIJI

### ANZ Personal Banking

Contact your nearest branch.

### Personal Loans

Contact your nearest branch.

