June 2025

Our client required a longer loan term while progressing the application for subdivision through council. The current lender did not wish to extend and didn't believe the property values on the Gold Coast were increasing at such a rapid rate. Purchased in Nov 2024 and revalued in June 2025 with a $400k uplift over 6-7 months!...

Our client is a property developer, purchased this property as it can be subdivided into 2 lots and 2 titles. Currently with a habitable dwelling. Biggera Waters is deemed a very nice suburb and land values continue to increase across SEQ.

The loan required by the owner was to repay the current lender, increase the loan to accommodate further cashout provide a further 3 months of holding costs while property was progressing through council to obtain subdivision approval and building permits etc.

Location: Biggera Waters Gold Coast Qld

Circumstances: Owner had an opportune purchase of this property in late 2024 and was aware that it can easily be subdivided and have 2 titles enabling the demolition and costruction of 2 x 2-storey dwellings. Instant profit simply by the purchase. And, as it turns out, 6 months later without doing anything to the property, there was an increase in value by $400k+. Current loan had expired with the existing lender and had to be refinanced as the current lender was of the opinion that there was insufficient available equity for a construction loan. An immediate refinance was required as loan was now in default by 4 days resulting in a full month of penalty interest. Time was of the essence!

Client contributions: The owner provided a property with suitable new equity

What I did: I used our own funding line, approved the loan without a valuation, instructed Bransgroves Lawyers to provide a loan agreement, a few hours later the draft loan agreement was received for approval prior to release and loan agreement issued same day. The owner now has a further 3 months to obtain the subdivision approval, obtain the building permit, finalise the fixed price building contract and be ready for a construction loan refinance. As these properties when completed have a high end value, the owner has preserved the high amount of profit that will be received.

Loan amount provided: $1.05m

Outcome successful?: Yes!