



Target Market Determination

Mortgage Shredder Bridging Home Loan

Start date: 5 October 2021

Next review due: By 28 February 2023

Review period: At least every 36 months from the start date of this Target Market Determination

What is a Target Market Determination?

A Target Market Determination describes the cohort of customers that the product is targeted at (the Target Market) and any conditions around how the product is distributed to customers (the Distribution Conditions).

It also describes the events or circumstances where we are required to review the Target Market Determination for a financial product (the Review Triggers).

Why does Bankwest need to have Target Market Determinations?

We're required to have Target Market Determinations under law. The purpose of the law is to make sure customers are at the centre of our approach when designing and distributing our financial products.

This document is not a substitute for the product's terms and conditions or other disclosure documents. When making a decision about this product, customers must refer to the relevant Product Disclosure Statement (PDS), Terms and Conditions, or other disclosure documents.

Target Market

Objectives, financial situation and needs of the Target Market

This product is targeted at customers with the likely objectives and needs of wanting a loan which:

- Assists the customer by providing funds to pay for the purchase of a new property before they receive funds from the sale of an existing property; and
- Provides the customer with up to 6 months to sell their existing property (subject to any agreed longer period, or loan term extensions).

The financial situation of the Target Market for this product are those that meet Bankwest's credit assessment criteria, which takes into account:

- The ability to service the repayments for this loan and any ongoing loan for the new property; and
- The expected proceeds from the sale of the existing property.

Eligibility criteria for the product

To hold this product customers will need to satisfy certain eligibility criteria and credit assessment requirements, including that each customer must:

- Be an individual (including trustee of a family trust) 18 years of age or older; and
 - Be an Australian citizen or Australian permanent resident (limited exceptions may apply subject to conditions)
- or
- Be an Australian corporate trustee as trustee for a family trust, (provided the corporate trustee is a non-trading entity) and the family trust beneficiaries are all individuals

and

- Provide sufficient security in accordance with Bankwest's credit assessment criteria, including:
 - Acceptable residential mortgage; and
 - (Where required) a guarantor who supports the loan by providing additional security.

Target Market continued

Key features of the product

- A loan term of up to 6 months (subject to any agreed longer period, loan term extensions) with a variable interest rate.
- Access to additional funds to pay for the purchase of a new property, before funds are received from the sale of an existing property. The settlement funds from the sale of the existing property will be applied to pay down this loan.
- Minimum loan amounts apply.
- An offset facility can be linked to the loan account, where money deposited into the offset account reduces the interest payable on the bridging loan.
- Unlimited repayments (including the ability to pay the loan out early) can be made without additional charge.

A separate Target Market Determination (TMD) has been made for the offset account, refer to bankwest.com.au/tmd.

Why the product is likely to be consistent with the likely objectives, financial situation, and needs of the Target Market

- The loan provides customers with up to 6 months to sell their existing property (subject to any agreed loan term extensions);
- Customers have the option of accessing a broad range of features in relation to the home loan; and
- Customers can only obtain the product if they meet credit assessment criteria.

Distribution Conditions

The distribution of this product is subject to the following conditions and restrictions:

- The product may be applied for by the customer:
 - Through Bankwest employees who meet Bankwest’s qualification criteria (e.g. trained lenders, home lending specialists, private bankers and relationship managers); or
 - Through third-party brokers who meet Bankwest’s accreditation requirements.
- The product can only be distributed to customers in accordance with Bankwest’s product terms and conditions and process requirements;
- The product cannot be distributed through online channels; and
- Aggregators and other parties responsible for third-party brokers involved in the distribution of the product must comply with the agreement in place with Bankwest, including ensuring that their individual brokers meet Bankwest’s mortgage broking requirements.

Bankwest views that these distribution conditions are appropriate and are of a nature that it is likely that the product will be distributed to the Target Market given that:

- Bankwest will have oversight of how the product is promoted and issued, including that:
 - Bankwest staff are appropriately trained to discuss the features of the product with customers;
 - Aggregators must comply with their obligations under their agreement with Bankwest, including ensuring that individual brokers meet Bankwest’s accreditation requirements and comply with Bankwest’s policies. Failing to do so may mean their respective authority to distribute this product will be terminated; and
- Customers must satisfy Bankwest’s credit assessment criteria.

Review Triggers

Upon the occurrence of any of the below review triggers, the TMD may no longer be considered appropriate and a review of this TMD must be undertaken by Bankwest:

- A significant number of complaints received from customers who acquired the product, which relate to the customer's purchase or use of the product and which show that the TMD may no longer be appropriate.
- A material incident or significant number of incidents, which relate to the customer's purchase or use of the product and which shows that the TMD may no longer be appropriate.
- A significant dealing of this product to customers who are outside the Target Market.
- Unusual patterns or clusters of agreed hardship arrangements which show that the TMD may no longer be appropriate.
- The receipt of a product intervention power order from ASIC requiring Bankwest to immediately cease retail product distribution conduct in respect of the product.
- The material alteration of the product or product terms and conditions, which would cause the TMD to no longer be appropriate.
- Any other event or circumstance that Bankwest views would materially change a factor taken into account in making the TMD.

Review Trigger Information Reporting

The following information must be provided to Bankwest by all third parties responsible for the retail product distribution conduct of each product in accordance with this TMD, within the required timeframes:

Information type	Description	Timeframe for reporting
Product complaints data	Information relating to complaints received including number of complaints, third party distributor identifier information, product name and complaint verbatim.	Quarterly and in any case no later than 10 business days from the end of the quarter.
Significant Dealings	Any significant dealing of the product to customers who are outside the Target Market.	As soon as practicable, and in any case, no later than 10 business days after becoming aware.



Visit any branch.
Call 13 17 19.
[bankwest.com.au](https://www.bankwest.com.au)

Product Issuer:

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AFSL/Australian credit licence 234945.