



What you need to know.

First Home Ownership Loan (FHOL)

The First Home Ownership loan is for a first time home owner who wishes to construct a new home on a vacant state land or to purchase a newly constructed home on state leased land.

Type of Property to be purchased

The first home ownership loan is geared specifically for the following

- Purchase of land and construction of a new house;
- Purchase of land and house packages which is not more than 6 months old,
- The property is to be only a single-dwelling house.
- This property is to be occupied by the owner/borrower and not to be used for commercial purposes.

Amount	Minimum K 200,000.00 and maximum K 500,000.
Interest Rate	4.00% per annum [fixed]
Term	40 years maximum: not limited by the retirement age of the client
Equity	10% of purchase price
Equity Options	Savings, Superfund housing advance eligibility and employer homeownership scheme (HOS).

Property Outright purchase Condition: The house has to be built within in the last 6 months from date of loan application; confirmed by the Occupancy Certificate.

Requirements – Basic

- Fully completed a BSP Loan Application Form.
- Provide 3 x copies of latest pay slips.
- Your latest confirmation letter of employment from the employer (3 months old) or a signed copy of contract of employment [if any]
- Copy of ID; passport, driver's license etc.
- Letter of offer from purchaser disclosing the purchase price.
- Acceptance of offer by vendor.
- Copy of title deed from Vendor.
- Contract of Sale – copy.
- Transfer Instrument.
- Evidence of equity contribution [for super fund member letter from NASFUND/NAMBAWAN Super confirming housing advance (Housing Advance Eligibility Letter)].
- Statement from other outstanding debts from other banks or lenders.
- If you have accounts with other bank, please provide your bank statements for the last 6 months.
- Statutory declaration stating that the applicant and the spouse do not have any property (State Lease) under either both names of individually.
- Certificate of Occupancy – provided by builder.

Construction of new Building on vacant land – BSP Approved Builder/Contractor.

- Building Board Approval.
- Building Plan/specifications.
- Building plans must be approved & stamped by Building Board, Water, Sewerage, Fire and Electricity Authorities.
- Engagement of Certified contractor.
- Provision of Builders Insurance Policy covering;
 - ✓ Workers Compensation Insurance.
 - ✓ Contractors All Risk Insurance – with bank name included
 - ✓ Public Liability Insurance
- Insurer must be acceptable to the bank.
- Copy of quotation and plan of works to quantify funding requirements.
- Property must be located on state lease land with title issued.
- BSP Approved Builder/Contractor (refer to BSP Approved Builders and Contractors Guide).

BSP Panel of Insurers January 2017

Insurance is a mandatory for all mortgage prior to settlement or funding of loan, either construction loan or outright purchase. And is taken by the insurance companies on the below listing.

Insurance Company	Phone	Email	Address
Alpha Insurance Limited	321 2611	reception@alphainsurancepng.com	Level 1, Kina Haus Douglas Street Port Moresby
Capital Insurance Group Limited	323 1144	cguw@capgrp.com	Level 2, TISA Haus Sir John Guise Drive Waigani, NCD
Century Insurance Limited	321 3636	oala.lawrence@cicpng.com.pg	Level 1, AON Haus Mac Gregor Street Port Moresby
Inspac (PNG) Limited	323 0177	insurance@inspacpng.com.pg	Handy Centre Level 1 Suite 2A & 2B
National Teachers Insurance Limited	323 2900	enquiries@ntilic.com.pg	Lot 48 Section 35 Frangipani Street Hohola
QBE Insurance (PNG) Limited	309 0144	info.png@qbe.com	Ground Level Deliotte Haus MacGregor Street
Southern Cross Assurance Limited	308 3400	info@scal.com.pg	Level 6, Monian Tower Douglas Street Port Moresby
Trans Pacific Assurance Limited	321 6808	info@transpacific.com.pg	Level 11, MRDC Haus Cnr Champion Parade & Musgrave Street
Western Pacific Insurance Limited	320 3799	info@wpi.com.pg	Level 4, Cuthbertson Haus Cuthbertson Street Port Moresby

BSP Panel Valuers - January 2017

Valuation is carried out by the BSP Approved Panel of Valuers and is addressed and arranged by the bank only.

City	Valuer	Contacts	Phone	Email	Address
Lae	Professionals Real Estate Group	Mike Quinn	472 5144	valuations@theprofessionals.com.pg	Professional Haus 5th Street Lae Morobe Province
Pom		Agi Doko	323 6041		
Pom	The Professional Valuers of PNG	Kaluwin Potuan	325 5644	pvaluers.png@gmail.com	Grafit Signs Compund Gabaka Street Gordons NDC
Pom	LJ Hooker Port Moresby	Athur Ugup	320 0738	valuations@ljhookerpng.com	Avara Annex Building Brampton Street Downtown Port Moresby
Pom	Yagur Property Valuations	Janet Yagur	343 4157	yagurmjanet@gmail.com	Skyview Commercial ATS Road 8 Mile Port Moresby
Kokopo	Countrywide Realty	Paula Cholai	982 8624	pcholai.cval@pngcountrywiderealty.com	Kinabot Stage 2 Kokopo East New Britain Province

First Home Ownership Loan (FHOL) Indicative Loan Repayment Plan – Per Fortnight

Price (PGK)	Equity (10%)	Bank Fees	Bank Loan	5 years	10 years	15 years	20 years	25 years	30 years	35 years	40 years
200,000	20,000	1,100	181,100	1,538	846	618	506	441	399	370	349
210,000	21,000	1,100	190,100	1,615	888	649	531	463	419	388	366
220,000	22,000	1,100	199,100	1,691	930	679	557	485	439	407	384
230,000	23,000	1,100	208,100	1,767	972	710	582	507	458	425	401
240,000	24,000	1,100	217,100	1,844	1,014	741	607	529	478	443	418
250,000	25,000	1,100	226,100	1,920	1,056	771	632	551	498	462	436
260,000	26,000	1,100	235,100	1,997	1,098	802	657	572	518	480	453
270,000	27,000	1,100	244,100	2,073	1,140	833	682	594	538	498	471
280,000	28,000	1,100	253,100	2,150	1,182	864	707	616	557	517	488
290,000	29,000	1,100	262,100	2,226	1,224	894	733	638	577	535	505
300,000	30,000	1,100	271,100	2,302	1,266	925	758	660	597	554	523
310,000	31,000	1,100	280,100	2,379	1,308	956	783	682	617	572	540
320,000	32,000	1,100	289,100	2,455	1,350	986	808	704	637	590	557
330,000	33,000	1,100	298,100	2,532	1,392	1,017	833	726	657	609	575
340,000	34,000	1,100	307,100	2,608	1,434	1,048	858	748	676	627	592
350,000	35,000	1,100	316,100	2,685	1,476	1,078	884	770	696	645	609
360,000	36,000	1,100	325,100	2,761	1,518	1,109	909	792	716	664	627
370,000	37,000	1,100	334,100	2,838	1,560	1,140	934	813	736	682	644
380,000	38,000	1,100	343,100	2,914	1,602	1,171	959	835	756	701	661
390,000	39,000	1,100	352,100	2,990	1,644	1,201	984	857	775	719	679
400,000	40,000	1,100	361,100	3,067	1,686	1,232	1,009	879	795	737	696
410,000	41,000	1,100	370,100	3,143	1,728	1,263	1,035	901	815	756	713
420,000	42,000	1,100	379,100	3,220	1,770	1,293	1,060	923	835	774	731
430,000	43,000	1,100	388,100	3,296	1,812	1,324	1,085	945	855	792	748
440,000	44,000	1,100	397,100	3,373	1,854	1,355	1,110	967	875	811	765
450,000	45,000	1,100	406,100	3,449	1,896	1,385	1,135	989	894	829	783
460,000	46,000	1,100	415,100	3,525	1,938	1,416	1,160	1,011	914	848	800
470,000	47,000	1,100	424,100	3,602	1,980	1,447	1,185	1,033	934	866	817
480,000	48,000	1,100	433,100	3,678	2,022	1,478	1,211	1,055	954	884	835
490,000	49,000	1,100	442,100	3,755	2,064	1,508	1,236	1,076	974	903	852
500,000	50,000	1,100	451,100	3,831	2,106	1,539	1,261	1,098	994	921	869

For more information visit your nearest BSP Branch or contact BSP Call Centre on the following

Phone Number: 320 12 12/ 7030 1212 **Email:** _HomeLoans@bsp.com.pg or visit our **website:** www.bsp.com.pg for more information.