



Australian Government

Assessment Requirements for FNSFMB504 Implement complex loan structures

Release: 1

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Modification History

Release	Comments
Release 1	This version first released with FNS Financial Services Training Package Version 1.0.

Performance Evidence

Evidence of the ability to:

- prepare materials, personnel and other professionals to effectively implement complex loan structures
- interpret and comply with legislation, industry regulations, organisational requirements and codes of practice
- review impacts of high asset, income or expenditure requirements, complex taxation, complex nature of and forms of securities, and other legal or complex requirements
- establish appropriate monitoring to track progress of implementation.

Note: If a specific volume or frequency is not stated, then evidence must be provided at least once.

Knowledge Evidence

To complete the unit requirements safely and effectively, the individual must:

- identify and explain complex features of a client situation and needs including:
 - commercial loans
 - chattel leases
 - native title rights
 - heritage issues
 - contaminated sites or properties near noxious industries
- explain the complex nature of the securities to be taken including:
 - implications of borrowing against leased premises
 - multiple securities of differing kinds
 - rural land
 - specialised securities such as hotels
- identify forms of security to be taken for complex loan structures:

- assignment of rental income to the lender
- joint and several personal or related company guarantees
- multiple mortgages
- registered company charges
- second mortgages
- the involvement of unit or family trusts as either borrowers or guarantors
- discuss documentation requirements relating to:
 - disclaimers
 - disclosures
 - insurance policies
 - prospectuses
 - receipts
 - written advice
- outline key features of relevant legislation including state and territory legislation, charges and taxes
- discuss time management techniques and tools to support implementation process.

Assessment Conditions

Assessment must be conducted in a safe environment where evidence gathered demonstrates consistent performance of typical activities experienced in the finance and mortgage broking field of work and include access to:

- office equipment, technology, software and consumables
- financial services product information
- specialist software and data.

Assessors must satisfy NVR/AQTF assessor requirements.

Links

Companion Volume implementation guides are found in VETNet -

<https://vetnet.gov.au/Pages/TrainingDocs.aspx?q=c7200cc8-0566-4f04-b76f-e89fd6f102fe>