



Bank of Melbourne

SIMPLE+

For Non-Complex Business Lending up to \$5M.

March 2026



Bank of Melbourne acknowledges the traditional owners as the custodians of this land, recognising their connection to land, waters and community. We pay our respects to Australia's First Peoples, and to their elders, past and present.

Contents

1. <u>General information</u>	3
2. <u>SIMPLE+ Serviceability Calculator How-To Guide</u>	7
3. <u>SIMPLE+ Application form updates</u>	27
4. <u>SIMPLE+ BAS Calculator How-To Guide</u>	36

We've made it faster and easier for business customers to access lending up to \$5M

- Available for new and existing business customers
- Up to \$500K overdraft or business loan with no requirement for property as security
- Simplified assessment criteria for residential and commercial property investors ineligible for Lease Doc
- Borrowing structures up to 4 business entities and 4 households
- Extended LVRs available against residential and commercial security, even for property investment
- Customers under formal ATO payment arrangements are eligible
- ATO Business Activity Statements (BAS) now accepted in place of full financials for eligible customers for loan sizes up to \$1.5M



Brokers may now use the new SIMPLE+ Serviceability Calculator to assess prospective SIMPLE+ transactions for serviceability in just ~10 minutes, using the same assessment criteria as our internal teams.



Eligibility

Eligibility criteria	SIMPLE+ Business Docs Only (BDO) applications	All other SIMPLE+ applications
Maximum lending amount	Business lending up to \$1.5M (like-for-like refinance only for new to bank)	Business lending up to \$5M
Business trading history	≥12 months' trading history and no losses for past 12 months (post adjustments)	
Borrowing structure	Up to 4 business entities and guarantors from up to 4 households	
Products	Business Loan, Business Overdraft, Equipment Finance and Insurance Premium Finance	
Credit history	No adverse credit bureau report	
Tax position	Tax liabilities including any formal payment arrangements are up to date	
Security	Either one or a combination of: <ul style="list-style-type: none"> • Non-specialised commercial property or standard residential property • Cash, acceptable equipment finance assets or acceptable guarantees • General Security Agreement (GSA) where applicable 	
SIMPLE+ BDO exclusions	<ul style="list-style-type: none"> • Customers reporting under the GST Instalment method. • Large PAYG withholders • Sole Traders • Individuals and /or Individual ATF Trust • Partnership with any individual partners • Unincorporated Entities • Excluded Industries within Agriculture, Aged care and nursing homes, Childcare, Food wholesalers and retailers, Hospitals and pharmacies, Property developers, Religious organisations, Franchises, Not-for-profits and Travel agents. 	

Important to note:

- Eligibility is subject to credit assessment and approval in line with SIMPLE+ policy.
- Maximum lending amounts represent upper limits only and do not guarantee approval.
- Business Docs Only (BDO) is available for eligible customers, entities and scenarios only.
- Excluded industries, entity types and ownership structures are not eligible under SIMPLE+ BDO.
- Acceptable security must meet standard policy requirements.
- All tax obligations, including formal payment arrangements, must be up to date at the time of assessment.

Document Requirements

Document Type	Existing SIMPLE+	SIMPLE+ BDO
Maximum Business Lending Limit	\$5M	\$1.5M (New business customers like-for-like refinance only)
SIMPLE+ Application Form	✓	Customers are required to use the SIMPLE+ Application Form inclusive of self-declared items
Latest Financials / Business Tax Return / BAS	✓	BAS Only required only for business entity(ies) in the transaction.
BAS + Latest ATO Portal Statements Integrated Client Account (ICA), Instalment Activity Statements (IAS), Income Tax Account Portal and Accounts Summary. Where a ATO Payment Plan is in place, a copy of the plan is required.	Latest 12 months	<ul style="list-style-type: none"> • 12-months for New Business Customers • 3-months for Existing Business Customers
Business Finance Consents (BFC)	✓	✓
Individual Tax Return for: self-employed director / guarantor / applicant	✓	✗
Individual Notice of Assessment (NOA) for: self-employed director / guarantor / applicant	✓	✗
Payslips	Situationally required where supporting PAYG income required for servicing	✗
Personal rental income verification	Situationally required where supporting personal rental income required for servicing	✗
3 – 6 months loan statements for: external loans being refinanced	Situationally required required for NTB refinance.	Situationally required required for NTB refinance.
3 – 6 months business transaction account statements	Situationally required required for NTB refinance.	Situationally required required for NTB refinance.
Other situational documents COS, trust deed, ATO payment plan, IDV, instalment activity statements, property investment purpose docs (e.g. lease)	Situationally required	Situationally required

Important Note: If a customer provides personal financials with their application, you must use those financials via the standard SIMPLE+ pathway

How do I apply?

1

Confirm your customer meets the relevant **SIMPLE+** and other eligibility criteria

2

Conduct a preliminary assessment using the **BAS Calculator** (where applicable) and the **SIMPLE+ Serviceability Calculator**

3

Complete **SIMPLE+ Application & Business Finance Consent Forms**, then submit all financial information to your Senior Business Development Manager



Once the credit assessment is completed, if approved, your customer will receive a letter of offer for the finance.

You're ready for your business

We've got you

SIMPLE+ is our streamlined lending up to \$5M!



SIMPLE+ Application form.

Bank of Melbourne

Bank use only: Start Up Scale Up / SIMPLE+ SIMPLE+ Business Docs Only (BAS-BDO)

BAS CALCULATOR- QUARTERLY WITH MONTHLY WAGES (v1.7.2 published 13/02/2026) Reset Save as PDF

Business Entity	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total	Annualised
<input checked="" type="checkbox"/> Borrower						
Full legal name of						
ABN/ACN/ARBN						
Business owner						
Name						
(1)						
+ Add Borrower						

SIMPLE + SERVICEABILITY CALCULATOR

How to use the calculator?
There are four steps to complete, with help text and guidance provided for each step. At the bottom of each step is a **Calculate** button – you'll need to take any requested action from the calculation before you can continue to the next step.

Step 1 Step 2 Step 3 Step 4



SIMPLE+ Serviceability Calculator

How-to guide



SIMPLE+ Serviceability Calculator

Instructional Video

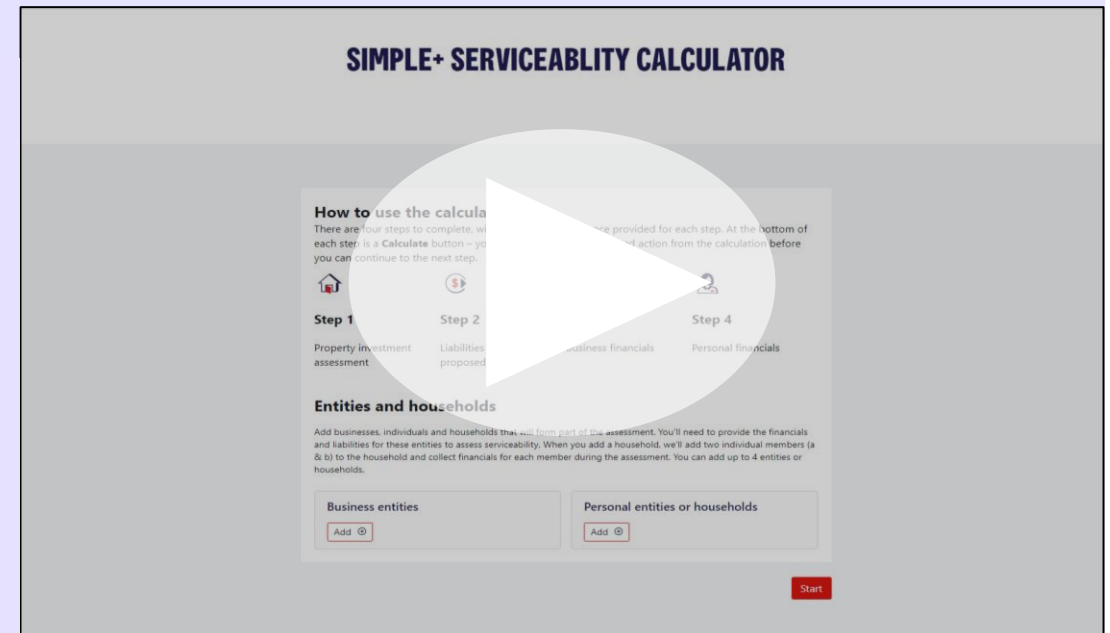
SIMPLE+ is our simplified business lending submission pathway, making it faster and easier for new and existing business customers to apply for eligible business loans up to \$5M (and up to \$5M in total aggregate amount of business lending with the Bank). You should refer to the SIMPLE+ Broker Flyer for full eligibility details.

The **SIMPLE+ Serviceability Calculator** allows you to assess prospective SIMPLE+ transactions for serviceability in less than ~10mins, using the same assessment criteria as our internal teams.

The guide and the video shown here has Westpac branding, however the calculator instructions are applicable across all of Westpac Group brands, including St.George, Bank of Melbourne, and BankSA. Noting the differences between calculators are only with the visuals related to the branding but the functionality and steps to complete it are the same. Load the calculator located within [Forms and Resources > Commercial and Business Lending > SIMPLE+ Submission Pathway](#). When accessing the calculator, refer to “The Detail” disclaimer located at the very bottom of the page.

A few important things to note:

- **The SIMPLE+ Serviceability Calculator does not allow you to enter personal information** that may identify a customer. For example, you’ll need to identify different applicant entities as Business or Personal Entity 1, 2, 3 or Household 1, Household 2 etc.
- **The Calculator will redirect you back to the first page if not completed within 4 hours.** Information you’ve entered will be retained.
- **If your browser window is closed or refreshed,** you’ll need to re-enter all information from the beginning.
- Throughout the Calculator there are help icons marked with a blue question mark or on-screen prompts. **If you’re unsure of what you need to do, contact your Westpac Group Business Development Manager for assistance.**



SIMPLE+ Serviceability Calculator

Entities and households – Business entities

Adding a Business Entity:

1. Select the **Add** button under **Business entities**
2. Select the relevant **Legal structure** (Company, Partnership / Unit Trust, Trust, Sole Trader)
3. Select the **Business Type**, if the entity is an Operating entity or its shareholder OR an Asset holding entity or its shareholder

Once the drop downs are completed, select **Add**.

4. You can continue to add more entities using the **Add** button, or remove entities using the **Remove** button

Note: If you are not adding any Business entity and only Personal or Household entities, then you will only have 3 steps to complete in the calculator as you will not be prompted for Business financials.

Entities and households

Add businesses, individuals and households that will form part of the assessment. You'll need to provide the financials and liabilities for these entities to assess serviceability. When you add a household, we'll add two individual members (a & b) to the household and collect financials for each member during the assessment. You can add up to 4 entities or households.

Business entities

Add 1

Add business entity X

Legal structure 2

Select

Business type 3

Select

Cancel **Add**

Select

- Company
- Partnership / Unit Trust
- Trust
- Sole Trader

Select

- Operating entity or its shareholder
- Asset holding entity or its shareholder

Completed Business entity example

Business entities

- Business entity 1** 4
Company - Operating entity or its shareholder

Add



SIMPLE+ Serviceability Calculator

Entities and households – Personal entities or households

Adding a **Personal entity or household**:

1. Select the **Add** button under **Personal entity or households**
2. Select either **Personal entity** or **Household**
3. Enter the **Postcode** of primary residence
4. Select the appropriate **Relationship status**
5. Enter the **Number of dependants**

Once all fields are completed, select **Add**.

6. You can continue to add more entities using the **Add** button, or remove entities using the **Remove** button

Once all entities and households are entered, select **Start** to [continue to Step 1](#).

Entities and households

Add businesses, individuals and households that will form part of the assessment. You'll need to provide the financials and liabilities for these entities to assess serviceability. When you add a household, we'll add two individual members (a & b) to the household and collect financials for each member during the assessment. You can add up to 4 entities or households.

Business entities

Business entity 1
Company - Operating entity or its shareholder

Personal entities or households

Add 1

Start 2

Add personal entity or household X

Select entity or household 2

Personal entity Household

Postcode 3
Enter a valid 4 digit Australian postcode

Relationship status 4
Select

Number of dependants 5
You can enter 0 to 10 dependants

Cancel Add

Select
Single / Other
Partnered
Married

Completed Personal entity and Household example

Personal entities or households

Personal entity 1
Postcode 2000 - Single / Other - No dependant

Household 1 (Members 1a & 1b)
Postcode 2000 - Partnered with 1 dependant

Add 6



SIMPLE+ Serviceability Calculator

Call outs – Removing Entities and Households

Removing **Entities and Households** after completing *Step 2 – Liabilities* and *Step 3 – Business Financials*. If you need to remove an entity after completing the above steps, you will receive an **Entity can't be removed** warning.

To remove from a liability, you need to either:

1. Follow the instructions to **remove the borrower linked to liability**

Navigate to the Liability in Step 2 then select 'Edit'

2. Select the **Borrower** that the liability needs to be applied to and unselect the borrower you wish to remove

3. Select the **Update liability** button to save

You will need to ensure there are no other liabilities that are linked to the borrower you are removing. Once completed, proceed back to the **Entities and households** to remove the entity.

Alternatively, you can just **remove the liabilities linked to the Borrower** by selecting the 'Remove liability' button in each liability within Step 2.

The screenshot displays the SIMPLE+ Serviceability Calculator interface. At the top, a warning message states: "Entity can't be removed". Below this, a red circle with the number 1 indicates a specific error: "Business entity 2 is associated with the following liabilities. Please remove the entity from the borrower's list:". A list below shows "Business Loan, \$500,000".

The main interface is divided into four steps: Step 1 (Property investment assessment), Step 2 (Liabilities (existing and proposed)), Step 3 (Business Financials), and Step 4 (Entities and households). The "Entities and households" section is currently active, showing a list of entities: "Business entity 1" (Company - Operating entity or its shareholder) and "Business entity 2" (Company - Asset holding entity or its shareholder). A red circle with the number 2 highlights the "Business entity 1" entry.

An "Edit liability" dialog box is open, showing the "Purpose" (Business) and "Liability type" (Business Loan). A red circle with the number 2 highlights the "Who are the borrowers for this liability?" section, which lists "Business entity 1" (checked) and "Household 1 (Members 1a & 1b)". A red circle with the number 3 highlights the "Update liability" button at the bottom right of the dialog.



SIMPLE+ Serviceability Calculator

Call outs – Removing Entities and Households

If you receive a warning:

1. To **remove entity from the Owner / shareholder's list**

Navigate to the Business entity in *Step 3 – Business Financials* and select it to expand:

2. Head down to **Distribution of business income**

3. Unselect the entities that are being removed

4. Ensure any distributions total 100%

Select **Save** then **Calculate**.

Ensure this is completed for any other Business entity that is distributing income or shortfall to any entity being removed.

Once completed, proceed back to the **Entities and households** to remove the entity.

Entity can't be removed

1 Household 1 (Members 1a & 1b) has received income distribution from the following business entities. Please remove Household 1 (Members 1a & 1b) from the Owner/shareholder's list:

- Business entity 1

How to use the calculator?

There are four steps to complete, with help text and guidance for each step. Each step has a **Calculate** button – you'll need to take any required actions before you can continue to the next step.

Step 1 Property investment assessment

Step 2 Liabilities (existing and proposed)

Step 3 Business Financials

Distribution of business income

Distribution of business income	Available income
Income available after debt service	\$116,250
Fully distribute surplus	<input type="checkbox"/> Distribute to the shareholders
Business income distribution surplus	\$ 50000

Entities and households

Add businesses, individuals and households that will form part of the assessment and liabilities for these entities to assess serviceability. When you add a household, you must add all household members (a & b) to the household and collect financials for each member during the assessment.

Owner/Shareholder	Ownership
<input type="checkbox"/> Household member 1a	
<input type="checkbox"/> Household member 1b	
<input checked="" type="checkbox"/> Other shareholders outside of the assessment	% 100
Total	100 %



SIMPLE+ Serviceability Calculator

Step 1 – Property Investment Assessment

A new screen will load for completion of Steps 1-4.

1. Select Yes/No to **Is this a property investment transaction?**
2. If Yes, select if **Property Finance** or **Trading Business ANZSIC** applies.

If you select the **Property Finance ANZSIC** it will load **Property Investment Assessment** to be completed, [proceed to the next page](#).

3. If No, select **Next** to proceed [to Step 2 – Liabilities \(existing and proposed\)](#)

Step 1 of 4

Property investment assessment

Is this a property investment transaction?
Answer no if the property is being purchased for a related operating entity to occupy

Yes No **1**

Is this a Property Finance ANZSIC or a Trading Business ANZSIC?
Apply Trading Business ANZSIC if the predominant sources of earnings/profit before tax that contributes to loan repayments is from non-property activities of the business.

Property Finance ANZSIC Trading Business ANZSIC **2**

Property investment assessment 3

Is this a property investment transaction?
Answer no if the property is being purchased for a related operating entity to occupy

Yes No

Is this a Property Finance ANZSIC or a Trading Business ANZSIC?
Apply Trading Business ANZSIC if the predominant sources of earnings/profit before tax that contributes to loan repayments is from non-property activities of the business.

Property Finance ANZSIC Trading Business ANZSIC

Property investment assessment: Not applicable

Back Next



SIMPLE+ Serviceability Calculator

Step 1 – Property Investment Assessment

You'll need to complete **Property Investment Assessment** details if applicable.

1. Select the **Asset type**
2. Select Yes/No if **financials available/held?**
3. Provide gross **Rental income**[^]
4. Provide any **Outgoings payable by owner**
5. Provide a **CAPEX Allowance**
6. Provide any **Other adjustments**
7. Provide the proposed **Loan amount**
8. Provide the estimated **Actual interest rate + Line fee**
9. Select the **Interest cover ratio (ICR) benchmark**

If you require guidance, use the help icons '?' or refer to your Business Development Manager.

Select **Calculate** to complete the assessment.

[^]Do not add rental income again at Step 3 – Business Financials

The screenshot shows the 'Property details' section of the SIMPLE+ calculator. It contains several input fields and a dropdown menu, each with a red circle containing a number from 1 to 9. A red arrow points from the dropdown menu to the 'Asset type' field.

Property details

Asset type: Select (1) [Dropdown menu: Select, Non-Specialised Commercial, Residential Complex, Mixed Commercial/ Residential]

Are financials available / held?: Yes (2) No (2)

Rental income: \$ (3)

Outgoings payable by owner: \$ (4)

CAPEX Allowance (5) [Help icon]

Other adjustments (6) [Help icon]

Loan amount: \$ (7)

Actual interest rate + Line fee: % (8)

ICR benchmark applicable (9) [Help icon]

ICR benchmark applicable: 1.50 1.25 (9)

Property investment assessment: **Not completed** [Calculate button]



SIMPLE+ Serviceability Calculator

Step 1 – Property Investment Assessment

After selecting **Calculate**, the Serviceability summary will appear below the Property details.

In this example:

- The Standalone property ICR is 0.6x
- To meet the 1.5x ICR benchmark, a \$33,750 surplus must be available from the group assessment

The group assessment does not include the proposed property investment debt or income and incorporates all other income, expenses and commitments.

Note: Do not include the property's rental income in Step 3 – Business Financials section of the calculator as doing so will count the income twice.

Select **Next** to continue onto Step 2 Liabilities.

Property details

Asset type: Non-Specialised Commercial | Are financials available / held?: Yes No

Rental income: \$ 50,000 | Outgoings payable by owner: \$ 25,000

CAPEX Allowance: \$ 2,500 | Other adjustments: \$

Loan amount: \$ 500,000 | Actual interest rate + Line fee: % 7

ICR benchmark applicable: 1.50 1.25

Property investment assessment: Completed

Outgoings allowance based on asset type	Cash Flow Available For Debt Service (CAFDS)
0%	\$22500
Assessed interest expense	Standalone property ICR
\$37500	0.60
Group surplus required to meet ICR benchmark	Property surplus available for distribution while maintaining ICR benchmark
\$33750	N/A no property surplus available

Back Next



SIMPLE+ Serviceability Calculator

Step 2 – Liabilities (existing and proposed)

To add a **Liability**:

1. Select the **Add liability** button
2. Select if purpose is **Business** or **Personal**
3. Select the **Liability type** (the drop-down menu will display different Liability type options based on the Purpose selected)
4. Select the **Borrowers** for the liability

Once completed, select **Add liability**.

Note: Sole Trader business entities will not appear as a borrower you can select within Liabilities. Liabilities will need to be assigned to the Personal entity or Household of the Sole Traders.

Step 2 of 4

Liabilities

Please add any existing and proposed liabilities for all business and personal entities/households included in the assessment (if applicable). Liabilities of Sole traders must be added under the respective personal entity/household.

+ Add liability **1**

Add liability

Purpose: Business Personal **2**

Liability type: Select **3**

Who are the borrowers for this liability? **4**

- Business entity 1
Company - Operating entity or its shareholder
- Personal entity 1
Postcode 2000 - Single / Other - No dependant
- Household 1 (Members 1a & 1b)
Postcode 2000 - Partnered with 1 dependant

Cancel Add liability

Business Liability Types

- Select
- ATO arrangement
- Business Loan
- Equipment Finance
- Guarantee
- Vendor Finance
- Credit Card (Corporate Liability)
- Credit Card (Personal Liability)
- Insurance Premium Funding
- IPL/Company Home Loan
- Overdraft

Personal Liability Types

- Select
- ATO arrangement
- Business Loan
- Consumer Mortgage
- Equipment Finance
- Guarantee
- Vendor Finance
- Bridging Loan
- Buy Now Pay Later - Fixed Term
- Buy Now Pay Later - Revolving Term
- Credit Card
- Flexi/Get Set Personal Loan
- Line of Credit (Mortgage)
- Margin Loan
- Personal Loan
- Personal Overdraft
- Store Card
- Study & Training Support



SIMPLE+ Serviceability Calculator

Step 2 – Liabilities (existing and proposed)

To complete **Finance details**:

1. Enter the **Limit** of the Liability
2. Enter estimated **Interest rate plus the Line fee**
3. Enter the **Remaining serviceability term**
4. Answer Yes/No to **Is the liability interest deductible?**
5. Select **Calculate**

The calculator will then present the **Total numbers breakdown: Calculated** summary, including the Interest, Principal, Serviceability Rate (SAR) and the repayment (pa) for the liability.

Select **Save** to complete adding a liability.

Business Loan Edit

Details and borrowers

Purpose: Business Liability type: Business Loan

Business entity 1
Company - Operating entity or its shareholder

Finance details

Limit: \$ Act interest rate + Line fee %: %

Remaining serviceability term (months): Is the liability interest deductible? Yes No

Total numbers breakdown: **Not calculated** Calculate

Total numbers breakdown: Calculated

Breakdown	Assessed
Structure	P & I
Interest	\$39,849.06
Principal	\$4,176.82
Serviceability rate (SAR)	8.00%
Repayment (pa)	\$44,025.88

Remove liability Save



SIMPLE+ Serviceability Calculator

Step 2 – Liabilities (existing and proposed)

The Liability will now show as **Completed** with **Liability totals**. You can continue to add more liabilities or proceed to [Step 3 – Business Financials](#) by selecting **Next**.

To amend a liability:

1. Select the **liability** to expand the liability details and edit. Once amended, you will need to select **Calculate** and **Save**


To remove a liability:

1. Select the **liability** to expand the liability details
2. Select **Remove liability**

Step 2 of 4

Liabilities

Please add any existing and proposed liabilities/commitments

 **Business Loan - \$500,000** Completed

Business Entity 1

[+ Add liability](#)

Liability totals

Limit	Interest	Principal	Repayment (pa)
\$500,000	\$39,849.06	\$4,176.82	\$44,025.88

[Back](#) [Next](#)

Total numbers breakdown: Calculated

Breakdown	Assessed
Structure	P & I
Interest	\$39,849.06
Principal	\$4,176.82
Serviceability rate (SAR)	8.00%
Repayment (pa)	\$44,025.88

[Remove liability](#) [Save](#)



SIMPLE+ Serviceability Calculator

Step 2 – Liabilities: ATO Arrangements

An **ATO payment arrangement** can be recorded within the Liabilities.

With the example here the payment instalments differ over the payment period. You will need to calculate an **average monthly payment** over the total payment term. To do this:

1. Determine the **no. of months** the payment plan is setup over.
2. Use the **Plan total inc estimated GIC** and divide this by the no. of months: $\$402,000 / 12 \text{ months} = \$33,500$
3. Enter this into the **Monthly Amount**

Australian Government
Australian Taxation Office

Payment plans

Activity statement 001

Date generated
Amount
Payment method
Payment frequency
Plan total, including estimated GIC
Creation date

Instalment schedule

Due date	Status	Amount
28/04/2020	Amount to pay	\$5,000.00
28/05/2020	Amount to pay	\$5,000.00
29/06/2020	Amount to pay	\$5,000.00
28/07/2020	Amount to pay	\$5,000.00
28/08/2020	Amount to pay	\$5,000.00
28/09/2020	Amount to pay	\$5,000.00
28/10/2020	Amount to pay	\$82,000.00
30/11/2020	Amount to pay	\$82,000.00
29/12/2020	Amount to pay	\$82,000.00
29/01/2021	Amount to pay	\$82,000.00

ATO arrangement

Finance details

Monthly Amount: \$ 33,500 **3**

Total amount owing: \$ 402,000

Annual repayment: 402,000.00

Other payment options

Monthly
\$402,000.00 **2**
31/03/2020



SIMPLE+ Serviceability Calculator

Step 3 – Business financials: Completing 1 year of financials

1. A **minimum of 1 year of Business Financials** is required for each Business Entity, with the option to add for 2 years.
Note: Financials must not be older than 18 months.
2. Enter the P&L financial details to generate **EBITDA** ensuring to remove any distributions received by the entity whose source and sustainability is unknown.
3. Where any **non-recurring income/expense** is entered, a free text field will appear for you to enter **additional information**. It is a mandatory field and cannot be left blank otherwise you will be unable to save and proceed.

Step 3 of 4

Business Financials

Please complete all business entity financials and **calculate** before continuing to the next step.

Business Entity 1

Details Edit

Legal structure	Business type
Company	Operating entity or its shareholder

Financials

Were 2 years P&L included in latest year financials? **1**

2 Current year

Total revenue	\$ 1,800,000
Profit before tax	\$ 500,000
Dividend/ distribution income(-)	\$
Interest(+)	\$ 15,000
Depreciation(+)	\$ 25,000
Non-recurring income (-)	\$ 10,000
Non-recurring expense (+)	\$

Non-recurring income/expenses 3

Please provide comments on any one-off income/expenses, such as gains from land sale or purchasing equipment



SIMPLE+ Serviceability Calculator

Step 3 – Business financials: Completing 2 years of financials

After capturing 2 years financials, the calculator will determine if there was a substantial improvement in revenue or adjusted EBITDA over the 2-year period.

- A. Where there is **no substantial improvement in revenue or EBITDA**, then latest year EBITDA is adopted with no further commentary required.
- B. Where there is **a substantial improvement in revenue or EBITDA**, a **Volatility test outcome: Not passed** will appear. Here you should answer Yes/No to include or exclude the latest year financials (instead of using the 2-year average). NB if you select **Yes** to override, you must provide **further commentary** in a free text field as to why the latest year should be adopted.

Financials

Were 2 years P&L included in latest year financials?

	Previous year	Current year
Total revenue	\$ 700,000	\$ 1,000,000
Profit before tax	\$ 50,000	\$ 100,000
Dividend/ distribution income(-)	\$	\$
Interest(+)	\$	\$ 15,000
Depreciation(+)	\$	\$ 25,000
Non-recurring income (-)	\$	\$ 10,000
Non-recurring expense (+)	\$	\$

Volatility test outcome: Not passed

Do you want to include the latest financial year?
You can override and include the latest financial year, but if you choose not to, the 2 year average will be used.

Please comment on why the latest year should be adopted



SIMPLE+ Serviceability Calculator

Step 3 – Business financials: Distribution of business income

After providing all Financials, you will be presented with a section on **Distribution of business income**. Depending on the Business Entity **legal structure** you may see the following scenarios:

- **Income is fully distributed as a default** for Sole Trader or Partnership / Unit Trust
- Option for a **full or partial distribution** amount for Company or Trust

1. If given an option, you may select either to **Fully distribute surplus or shortfall** to shareholders;
2. Or, if only a partial amount is being distributed, enter the **Business income distribution surplus or shortfall** amount instead.
3. The **Owner/Shareholder** and **Ownership Percentage** will appear. Select the entities and percentage values to distribute.

Select **Save** to continue.

Distribution of business income

Distribution of business income	Available income
Income available after debt service	\$403,750
Fully distribute surplus	<input type="checkbox"/> Distribute to the shareholders
Business income distribution surplus	\$ 0

Business income distribution surplus	<input type="text" value="50000"/>
Owner/Shareholder	Ownership
<input checked="" type="checkbox"/> Personal entity 1	<input type="text" value="50"/>
<input checked="" type="checkbox"/> Household member 1a	<input type="text" value="50"/>
<input type="checkbox"/> Household member 1b	
<input type="checkbox"/> Other shareholders outside of the assessment	
Total	100 %



SIMPLE+ Serviceability Calculator

Step 3 – Business financials: Surplus / Shortfall results

Follow the prior steps for any other Business Entities.
Once they are all marked as **complete**:

1. Select the **Calculate** button
2. Once the calculator has updated, the **Business financials: Completed** message will appear with details of Income available after debt service, Business income distribution and if there is a **Business surplus or shortfall**

Select **Next** to continue to Step 4 Personal Financials

Step 3 of 4

Business Financials

Please complete all business entity financials and **calculate** before continuing to the next step.

Business Entity 1

Company - Operating entity or its shareholder

Completed

Business financials: **Not completed**

Calculate

Business Entity 1

Company - Operating entity or its shareholder

Completed

Business financials: **Completed**

Income available after debt service

\$416,250.00

Business income distribution

\$50,000.00

Business surplus

\$202418.53

Back

3

Next



SIMPLE+ Serviceability Calculator

Step 4 – Personal financials

Personal Financials will need to be captured for each Personal entity and/or Household.

For each entity:

1. Navigate to **Financials** and input all income and expense items
2. Where the entity is a **Household**, input the financials for each member of the household
3. Select **Calculate totals**

You will be presented with the **Personal entity's Household Surplus or Shortfall** result. Select **Save** and complete for each remaining entity.

Select **Next** to continue.

Step 4 of 4

Personal Financials

Please provide financials for each personal entity/household participating in this assessment before continuing to the next step. For households, you'll need to provide financials for both members (a & b) of the household.

Personal entity 1

Financials 1

Items	Personal entity 1
Salary/wages (annual)	\$ 120,000
Rental income (annual)	\$ 0
General living expenses (monthly)	\$ 3,000
Additional expenses (monthly)	\$ 2,000
Rent/Board expense (monthly)	\$ 1,500

Total numbers breakdown 3 **Calculate totals**

Household 1 (Members 1a & 1b)

Member 1a	Member 1b
\$ 150,000	\$ 90,000
\$ 0	\$ 0
\$ 2,500	\$ 2,500
\$ 1,500	\$ 1,500
\$	



SIMPLE+ Serviceability Calculator

Serviceability Summary and PDF Report

The final **Serviceability summary** will show:

1. **Surplus / Shortfall** for each entity and Overall
2. **Debt service coverage (DSC)** for each entity and Overall
3. **Completed sections** which may be expanded to show details for each section.

If you need to review or edit a previous step, you may navigate back to previous screens but note that you will need to **Save** and **Calculate** any edits to **refresh the Serviceability summary**.

4. Select the **Create PDF** button to download a PDF copy of the SIMPLE+ Serviceability Calculator summary for your records.

It is not a requirement to share the results as part of an application with your Banker or Business Development Manager.

The SIMPLE+ Serviceability Calculator has now been completed.

Serviceability summary

Entities	1 Surplus / Shortfall	2 Debt service coverage (DSC)
Business	\$100,671.38	3.04x
Household 1	\$31,400.74	1.36x
Personal entity 1	\$33,692	4.69x
Overall	\$165,764.12	2.14x

Completed sections 3 Expand all sections

- Entities and households
- Property investment assessment
- Liabilities
- Business financials
- Personal financials

Get your serviceability results

You've successfully completed the serviceability assessment and can now create a PDF to send to your banker or Business development manager.

[Create PDF](#) 4

Date: 05/09/2024

SIMPLE+ Serviceability assessment report

Serviceability summary

	Surplus/Shortfall	DSC
Business	\$100,671.38	3.04x
Household 1	\$31,400.74	1.36x
Personal 1	\$33,692.00	4.69x
Overall	\$165,764.12	2.14x

Entities and households

Business Entities	Personal entities or households
Business Entity 1	Household 1 (members 1a & 1b)
	Personal Entity 1

Property investment assessment

Is this a property investment transaction	No
---	----

Liabilities

Purpose	Liability Type	Borrowers involved	Limit	Act interest rate + Line fee %	Serviceability Term (Months)	Actual \$ PM
Business	Business Loan	Business entity 1	\$ 500,000.00	8.00%	300	-
Is the liability interest deductible?	Residual/Bal on payment	Structure	Interest	Principal	Serviceability rate (SAR)	Repayment (pa)
No	-	P & I	\$ 43,620.74	\$ 5,807.88	8.75%	\$ 49,328.62

Purpose	Liability Type	Borrowers involved	Limit	Act interest rate + Line fee %	Serviceability Term (Months)	Actual \$ PM
Personal	Consumer Mortgage	Household 1	\$ 900,000.00	6.00%	360	-
Is the liability interest deductible?	Residual/Bal on payment	Structure	Interest	Principal	Serviceability rate (SAR)	Repayment (pa)
No	-	P & I	\$ 80,750.47	\$ 6,148.78	9.00%	\$ 86,899.25



SIMPLE+ Serviceability Calculator

Things you should know

The SIMPLE+ Serviceability Calculator (**Calculator**) is the property of the Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714 and you acknowledge by accessing the Calculator that it is provided for use by you only as an accredited Westpac broker and is not to be shared, copied or otherwise distributed.

The results derived from the SIMPLE+ Serviceability Calculator are for illustrative purposes only and should not be regarded as a prediction or personal advice. The calculations are not intended to be forecasts or projections but to be used as a tool to assist you making your own projections. The information and results obtained from the Calculator do not constitute a loan approval, quote or an offer to lend and it is not intended that they be relied on for the purposes of making a final decision in relation to a lending or credit product.

The SIMPLE+ Serviceability Calculator contains general information and your client before acting on this information needs to consider its appropriateness having regards to their objectives, financial situation and needs and should seek independent, financial, legal and taxation advice.

The figures and formulae used in the Calculator may change at any time without notice. No guarantee, warranty, or representation is given or implied as to the reliability or accuracy of the information used to compile each index or each calculation. Westpac denies any liability for any direct, indirect, incidental, consequential or special damages or for any loss arising out of or in any way connected with the access to, reliance on, or use of the SIMPLE+ Serviceability Calculator.


The results from the SIMPLE+ Serviceability Calculator are confidential and cannot be distributed to any party not authorised by the borrower's express written consent. View our Privacy Statements at <https://www.bankofmelbourne.com.au/privacy/privacy-statement/>.



SIMPLE+ Application form updates.



Changes to the SIMPLE+ application form

SIMPLE+ Application form. 

Bank use only: Start Up Scale Up / SIMPLE+ SIMPLE+ Business Docs Only (BAS-BDO)

New Business Lending Customer Existing Business Lending Customer

Business Entity 1

Borrower Guarantor

Full legal name of Borrower (including Trust name)

ABN/ACN/ARBN Trust ABN (if required)

Business owner(s)/director(s)/partners/trustees (please list the primary contact person in box one).

Name	Existing customer no. (if applicable)	Position (e.g. director)	Ownership %
(1)			

+ Add Borrower / Guarantor

Business loan requirements.

Type of finance required: (Note: You can apply for more than one business finance product at the same time)

Bank Guarantee Business Loan Overdraft Equipment Finance Business Credit Card

Insurance Premium Funding

Total business requirement \$ - Own contribution \$ = Total finance required \$

Please detail purpose of finance/source of own contribution/working capital needs/term/repayment sources, etc.

Briefly explain the nature and history of your business and any significant recent changes

Is this a Broker loan? Yes No

Business liabilities.

Borrower of Business Entity 1

Type of loan (e.g. overdraft, lease, term, credit card, etc.)	Name of bank/finance co.	Outstanding balance	Approved limit	Monthly payment	Interest rate	Type of security pledged	Estimated security value	Expiry date
		\$	\$	\$	%		\$	/ /

+ Add Borrower / Guarantor

© Bank of Melbourne - A Division of Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714. WBC0281BOM 1125 Page 1 of 3


Updates include:

- SIMPLE+ Business Docs Only Flow
- New or Existing Business Lending Customer selection
- Self-Declared Income Confirmation
- Self-Declared Business EBITDA Confirmation (existing customers only)
- Updated Minimum Documentation Checklist

REMINDER

Always **download** the form to your desktop, open with **Adobe**, and click **'enable JavaScript'** to activate dynamic features.

New Business Lending Customer: Business Docs Only

SIMPLE+ Application form. 

Bank use only: Start Up Scale Up / SIMPLE+ SIMPLE+ Business Docs Only (BAS-BDO)

New Business Lending Customer Existing Business Lending Customer

Business Entity 1 X

Borrower Guarantor

Full legal name of Borrower (including Trust name)

ABN/ACN/ARBN Trust ABN (if required)

Business owner(s)/director(s)/partners/trustees (please list the primary contact person in box one).

Name	Existing customer no. (if applicable)	Position (e.g. director)	Ownership %
(1) <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Business loan requirements.

Type of finance required. (Note: You can apply for more than one business finance product at the same time)

Bank Guarantee Business Loan Overdraft Equipment Finance Business Credit Card

Insurance Premium Funding

Total business requirement \$ - Own contribution \$ = Total finance required \$

Please detail purpose of finance/source of own contribution/working capital needs/term/repayment sources, etc.

Briefly explain the nature and history of your business and any significant recent changes

Is this a Broker loan? Yes No

Business liabilities.

Borrower of Business Entity 1

Type of loan (e.g. overdraft, lease, term, credit card, etc.)	Name of bank/finance co.	Outstanding balance	Approved limit	Monthly payment	Interest rate	Type of security pledged	Estimated security value	Expiry date
<input type="text"/>	<input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	% <input type="text"/>	<input type="text"/>	\$ <input type="text"/>	/ / <input type="text"/>

© Bank of Melbourne - A Division of Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714. WBC0261BOM 1125 Page 1 of 3

NEW Section
 Select "New Business Lending Customer"
 Note: required fields will dynamically populate based on selection

Select "Borrower"

Enter relevant Borrower information for transaction

New Business Lending Customer: Business Docs Only

Personal financial details.

Applicant 1	Applicant 2
<input checked="" type="checkbox"/> Borrower <input type="checkbox"/> Guarantor/signatory	<input type="checkbox"/> Borrower <input type="checkbox"/> Guarantor/signatory
Title Given name(s)	Title Given name(s)
Surname	Surname
Phone number Email address	Phone number Email address
()	()
<input checked="" type="checkbox"/> Are you a Director?	<input type="checkbox"/> Are you a Director?

Self-Declared Income Confirmation

Do you receive amounts from the business to cover personal living costs or loan repayments?

Yes No

Amount \$ _____ per year

Significant changes in financial situation.

Applicant 1.	Applicant 2.
Do you expect any significant change to your financial situation over the next 3 years that would adversely impact your ability to meet your loan repayments?	Do you expect any significant change to your financial situation over the next 3 years that would adversely impact your ability to meet your loan repayments?
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

Please select the number of additional applicants for this loan (if applicable):

No additional applicants Up to 2 additional applicants Up to 4 additional applicants Up to 6 additional applicants

Minimum documentation checklist

Business Activity Statements (BAS) required to cover the previous 12 months including the most recent statement downloaded from Australian Tax Office (ATO) on ATO letterhead for new business lending customers.
BAS supplemented with latest ATO Portal Statements over the same reporting period inclusive of Integrated Client Account (ICA), Instalment Activity Statements (IAS), Income Tax Account Portal and Accounts Summary. Where a ATO Payment Plan is in place, a copy of the plan is required.

Bank transactional and loan account statements (3-months or 6-months if seasonal) to evidence like-for-like refinancing (no additional funds permitted).

Where applicable:

Rental income verification

Contract of Sale, for purchases

For all applications:

Select if Property Investment

Business losses.

Yes No Has the business had trading losses in the past 12 months?

Signature required.

SIGN HERE: To be signed by any Applicant who is an individual, any guarantor, and any director, company secretary or other authorised officer of an Applicant which is a company or an association. By signing this document you declare that all information and documents provided are true, complete and not misleading.

© Bank of Melbourne - A Division of Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714. WBC0261BOM 1125 Page 2 of 3

Select "Borrower" or "Guarantor" as relevant to the transaction.

NEW Section: Self-Declared Income Confirmation

- Select "Are you a Director"
- When selected, the "Self-Declared Income Confirmation" will appear
- If the Director receives money from the business to cover personal living costs or loan repayments, select "Yes" and enter the "Amount per year"

Updated Minimum documentation checklist

Existing Business Lending Customer: Business Docs Only

Applicant 1	Signature	Date
<input type="text"/>	X	<input type="text"/>
Applicant 2	Signature	Date
<input type="text"/>	X	<input type="text"/>

Thank you. Your application is now complete.


Accessibility support.
At any time, you can inform us how you would prefer to be contacted. If you are deaf and/or find it hard hearing or speaking with people who use a phone, you can reach us through the National Relay Service (NRS). To use the NRS, you can register by visiting infrastructure.gov.au/national-relay-service. Visit bankofmelbourne.com.au/accessibility for further information on our accessible products and services for people with disability.

Bank of Melbourne acknowledges the traditional owners as the custodians of this land, recognising their connection to land, waters and community. We pay our respect to Australia's First Peoples, and to their Elders, past, present and future.

© Bank of Melbourne - A Division of Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714.
WBC0261BOM 1125 Page 3 of 3

Execute document as required

Existing Business Lending Customer: Business Docs Only

SIMPLE+ Application form. 

Bank use only: Start Up Scale Up / SIMPLE+ **SIMPLE+ Business Docs Only (BAS-BDO)**

New Business Lending Customer Existing Business Lending Customer

Business Entity 1 X

Borrower Guarantor

Full legal name of Borrower (including Trust name):

ABN/ACN/ARBN Trust ABN (if required)

Business owner(s)/director(s)/partners/trustees (please list the primary contact person in box one).

Name	Existing customer no. (if applicable)	Position (e.g. director)	Ownership
(1) <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> % X

+

Business loan requirements.

Type of finance required: (Note: You can apply for more than one business finance product at the same time)

Bank Guarantee Business Loan Overdraft Equipment Finance Business Credit Card

Insurance Premium Funding

Total business requirement \$ - Own contribution \$ = Total finance required \$

Please detail purpose of finance/source of own contribution/working capital needs/term/repayment sources, etc.

Briefly explain the nature and history of your business and any significant recent changes

Is this a Broker loan? Yes No

© Bank of Melbourne - A Division of Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714. WBC0261BOM 1125 Page 1 of 3

NEW Section
Select "Existing Business Lending Customer"
Note: required fields will dynamically populate based on selection

Select "Borrower"

Enter relevant Borrower information for transaction

Existing Business Lending Customer: Business Docs Only

Business earnings

Self-Declared EBITDA Confirmation of Business Entity 1
Please confirm the annual EBITDA generated by your business (EBITDA is defined as Earnings Before Interest Tax Depreciation and Amortisation):

Net profit before tax (A) \$ per year
Interest (B) \$ per year
Depreciation (C) \$ per year
Amortisation (D) \$ per year
EBITDA \$ per year (Total A + B + C + D)

Business liabilities.

Borrower of Business Entity 1

Type of loan (e.g. overdraft, lease, term, credit card, etc.)	Name of bank/finance co.	Outstanding balance	Approved limit	Monthly payment	Interest rate	Type of security pledged	Estimated security value	Expiry date
		\$	\$	\$	%		\$	/ / X

Personal financial details.

Applicant 1 Borrower Guarantor/Signatory
Title Given name(s)
Surname
Phone number Email address
 Are you a Director?

Applicant 2 Borrower Guarantor/Signatory
Title Given name(s)
Surname
Phone number Email address
 Are you a Director?

Self-Declared Income Confirmation
Do you receive amounts from the business to cover personal living costs or loan repayments?
 Yes No
Amount \$ per year

Significant changes in financial situation.

Applicant 1. Do you expect any significant change to your financial situation over the next 3 years that would adversely impact your ability to meet your loan repayments?
 Yes No

Applicant 2. Do you expect any significant change to your financial situation over the next 3 years that would adversely impact your ability to meet your loan repayments?
 Yes No

Please select the number of additional applicants for this loan (if applicable):
 No additional applicants Up to 2 additional applicants Up to 4 additional applicants Up to 6 additional applicants

© Bank of Melbourne - A Division of Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714. WBC0261BOM 1125 Page 2 of 3

NEW Section: Business Earnings

- Complete Self-Declared EBITDA Confirmation
- EBITDA will automatically calculate based on field inputs

NEW Section: Self-Declared Income Confirmation

- Select "Are you a Director"
- When selected, the "Self-Declared Income Confirmation" will appear
- If the Director receives money from the business to cover personal living costs or loan repayments, select "Yes" and enter the "Amount per year"

Existing Business Lending Customer: Business Docs Only

Minimum documentation checklist

- Business Activity Statements (BAS) required to cover the previous 3 months including the most recent statement downloaded from the Australian Tax Office (ATO) on ATO letterhead.
BAS supplemented with latest ATO Portal Statements over the same reporting period inclusive of Integrated Client Account (ICA), Instalment Activity Statements (IAS), Income Tax Account Portal and Accounts Summary. Where a ATO Payment Plan is in place, a copy of the plan is required.
- Where applicable:
 - Rental income verification
 - Contract of Sale, for purchases
- For all applications:
 - Select if Property Investment

Business losses.

Yes No Has the business had trading losses in the past 12 months?

Signature required.

SIGN HERE: To be signed by any Applicant who is an individual, any guarantor, and any director, company secretary or other authorised officer of an Applicant which is a company or an association. By signing this document you declare that all information and documents provided are true, complete and not misleading.

Applicant 1	Signature	Date
<input type="text"/>	X	/ /
Applicant 2	Signature	Date
<input type="text"/>	X	/ /

Thank you. Your application is now complete.

Accessibility support.
At any time, you can inform us how you would prefer to be contacted. If you are deaf and/or find it hard hearing or speaking with people who use a phone, you can reach us through the National Relay Service (NRS). To use the NRS, you can register by visiting infrastructure.gov.au/national-relay-service
Visit bankofmelbourne.com.au/accessibility for further information on our accessible products and services for people with disability.

Bank of Melbourne acknowledges the traditional owners as the custodians of this land, recognising their connection to land, waters and community. We pay our respect to Australia's First Peoples, and to their Elders, past, present and future.

© Bank of Melbourne - A Division of Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714.
WBC0261BOM 1125 Page 3 of 3

Updated Minimum documentation checklist

Execute as required

SIMPLE+ BAS Calculator

How-to guide



SIMPLE+ BAS Calculator: Business Docs Only

Main Menu

1. Open the worksheet titled **Main Menu**
2. **SIMPLE+ Pathway** – select Business Docs Only
3. **Customer Type** – select New Customer or Existing Customer
4. **Industry** – select from the drop down the relevant industry. Note it lists all ineligible BAS industries that, if selected, will cause the **Eligibility Check alert window** to appear. The only selection allowed to proceed is 'All Other'
5. **BAS Submission Type** – select the BAS type applicable to the customer. The Eligibility Check alert window will appear if 'GST Instalment Method' is selected
6. **BAS Submission Frequency** – select the frequency that BAS is submitted to the ATO
7. **Number of submissions available** will be dictated by the input for BAS Submission Frequency. If frequency is Quarterly, select '4'. If frequency is Monthly, select '12'

Once all sections are completed, select **Proceed**.

SIMPLE+ BAS Calculator

SIMPLE+ Pathway	Business Docs Only
Customer Type	New Customer
Industry	All Other
BAS Submission Type	Simpler BAS
BAS Submission Frequency	Quarterly
Number of submission available	4

• Warning - Ensure PAYG Instalments in the ICA are not monthly

All Other

- Agriculture
- Aged care and nursing homes
- Childcare
- Food Wholesale & Retailer
- Hospitals & Pharmacies
- Property Developers
- Religious Organisations
- Franchises
- Not-for-profit
- Travel Agents
- All Other

Simpler BAS

- Full Form BAS
- GST Instalment Method

Quarterly

- Monthly
- Quarterly with Monthly Wages

< > Instructions **Main Menu**

Eligibility Check

! BAS criteria not met

OK

Eligibility Check message

SIMPLE+ BAS Calculator: Business Docs Only (New Customer)

BAS Calculator Worksheet

1. The next worksheet loaded will be **Quarterly** or **Monthly**, depending on the **BAS Submission Frequency** selected in the prior tab.
2. From here complete all **cells**. The BAS items will align to BAS statements per their labels for quick reference
3. Select Yes/No for **Total Sales includes GST**
4. Insert Self-Declared Income figure disclosed by the customer in the SIMPLE+ Application Form
5. If **Fringe Benefit Tax (FBT) (6A)** is not present in the BAS, you must enter a zero '0'. If left blank the calculator will not provide a result in the BAS profit for that statement period.
6. Selecting **Reset** will clear all values. **Save as PDF** allows you to share and submit the results to your Business Development Manager.

BAS CALCULATOR (v1.7 - published 15/12/2025)

Reset Save as PDF

	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total of Inputs	Annualised
Year Month Ending						
BAS Item Code						
Total Sales					\$ -	\$ -
Total Sales includes GST						
GST on Sales					\$ -	\$ -
Sales Net of GST					\$ -	\$ -
<i>LESS</i>						
GST on Purchases					\$ -	\$ -
Purchases Net of GST	\$0.00	\$0.00	\$0.00	\$0.00	\$ -	\$ -
Total Salary, Wages and Other Payments					\$ -	\$ -
Self-Declared Income						
Wage Expense Floor Check						Not Applied
Staff On Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FBT					\$ -	\$ -
Total Expenses Net of GST					\$ -	\$ -
BAS Profit					\$ -	\$ -

Instructions Main Menu Quarterly +

Important: 12 months BAS are required for new business lending customers.

Entries must be for the equivalent of 12 months with supporting ATO Portal Statements for the same period.

Note: Amounts should be entered to the nearest dollar value (\$)

SIMPLE+ BAS Calculator: Business Docs Only (Existing Customer)

BAS Calculator Worksheet

1. The next worksheet loaded will be **Quarterly** or **Monthly**, depending on the **BAS Submission Frequency** selected in the prior tab.
2. From here complete all **cells**. The BAS items will align to BAS statements per their labels for quick reference
3. Select Yes/No for **Total Sales includes GST**
4. Input Self-Declared Income figure disclosed by the customer in the SIMPLE+ Application Form
5. If **Fringe Benefit Tax (FBT)** (6A) is not present in the BAS, you must enter a zero '0'. If left blank the calculator will not provide a result in the BAS profit for that statement period.
6. Input Self-Declared Business EBITDA figure disclosed by the customer in the SIMPLE+ Application Form
7. Selecting **Reset** will clear all values. **Save as PDF** allows you to share and submit the results to your Business Development Manager.

Note: Amounts should be entered to the nearest dollar value (\$)

BAS CALCULATOR (v1.7.2 published 13/02/2026)

Yes No

Reset Save as PDF

	Year Month Ending	Quarter 1	Quarter 2	Quarter 3	Quarter 4 Quarter 2025 December	Total of Inputs	Annualised
Total Sales	BAS Item Code G1				\$ 450,000.00	\$ 450,000.00	1,800,000.00
Total Sales includes GST					Yes		
GST on Sales	1A				\$ 22,000.00	\$ 22,000.00	88,000.00
Sales Net of GST					\$428,000.00	\$ 428,000.00	1,712,000.00
<i>LESS</i>							
GST on Purchases	1B				\$ 34,000.00	\$ 34,000.00	136,000.00
Purchases Net of GST		\$0.00	\$0.00	\$0.00	\$340,000.00	\$ 340,000.00	1,360,000.00
Total Salary, Wages and Other Payments	W1				\$ 35,000.00	\$ 35,000.00	140,000.00
Self-Declared Income							\$ 200,000.00
Wage Expense Floor Check							Not Applied
Staff On Costs					\$ 5,250.00	\$ 5,250.00	21,000.00
FBT	6A				\$ -	\$ -	-
Total Expenses Net of GST					\$ 395,250.00	\$ 395,250.00	1,581,000.00
BAS Profit					\$ 32,750.00	\$ 32,750.00	131,000.00
Self-Declared Business EBITDA							\$ 122,000.00
Profit Variance Check							No Commentary Required

Instructions Main Menu Quarterly +

Important: 3 months BAS are required for existing business lending customers.

Entries must be for the equivalent of 3 months with supporting ATO Portal Statements for the same period. The calculator will annualise the quarterly BAS information and calculate the BAS Profit.

SIMPLE+ BAS Calculator: Business Docs Only

BAS Submission Frequency – Quarterly with Monthly Wages

Where BAS is reported quarterly but salary and wages reported monthly, then within the Main Menu worksheet:

1. **Quarterly with Monthly Wages** – needs to be selected within *BAS Submission Frequency*

To complete the BAS Calculator with 12 month's **Instalment Activity Statements** enter:

2. **3 months' Total Salary, Wages and other payments** into each quarter per *W1-Month 1, 2 and 3*

Refer to the Quarterly BAS statements instructions for all other fields.

SIMPLE+ BAS Calculator

SIMPLE+ Pathway	Business Docs Only
Customer Type	New Customer
Industry	All Other
BAS Submission Type	Simpler BAS
BAS Submission Frequency	Quarterly with Monthly Wages 1
Number of submission available	4

BAS CALCULATOR- QUARTERLY WITH MONTHLY WAGES (v1.7.2 published 13/02/2026)							Reset	Save as PDF
Year	Month Ending	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total	Annualised	
		Quarter 2025 June	Quarter 2025 September	Quarter 2025 December	Quarter 2026 March			
Total Sales	BAS Item G1	\$ 230,000.00	\$ 350,000.00	\$ 250,000.00	\$ 300,000.00	\$ 1,130,000.00	\$ 1,130,000.00	
Total Sales includes GST		Yes	Yes	Yes	Yes	\$ -	\$ -	
GST on Sales	1A	\$ 60,000.00	\$ 75,000.00	\$ 62,000.00	\$ 70,000.00	\$ 267,000.00	\$ 267,000.00	
Sales Net of GST		\$170,000.00	\$275,000.00	\$188,000.00	\$230,000.00	\$ 863,000.00	\$ 863,000.00	
<i>LESS</i>								
GST on Purchases	1B	\$ 2,000.00	\$ 3,200.00	\$ 2,100.00	\$ 2,880.00	\$ 10,180.00	\$ 10,180.00	
Purchases Net of GST		\$20,000.00	\$32,000.00	\$21,000.00	\$28,800.00	\$ 101,800.00	\$ 101,800.00	
Total Salary, Wages and Other Payments	W1-Month 1	\$ 15,000.00	\$ 18,000.00	\$ 16,000.00	\$ 17,000.00	\$ 66,000.00	\$ 66,000.00	
	W1-Month 2	\$ 12,000.00	\$ 16,000.00	\$ 15,000.00	\$ 16,000.00	\$ 59,000.00 2	\$ 59,000.00	
	W1-Month 3	\$ 13,000.00	\$ 14,000.00	\$ 13,000.00	\$ 16,000.00	\$ 56,000.00	\$ 56,000.00	
Self-Declared Income						\$ -	\$ 200,000.00	
Wage Expense Floor Check							Not Applied	
Staff On Costs		\$ 6,000.00	\$ 7,200.00	\$ 6,600.00	\$ 7,350.00	\$ 27,150.00	\$ 27,150.00	
FBT	6A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Expenses Net of GST		\$ 76,000.00	\$ 89,200.00	\$ 77,600.00	\$ 86,150.00	\$ 328,950.00	\$ 328,950.00	
BAS Profit		\$ 94,000.00	\$ 185,800.00	\$ 110,400.00	\$ 143,850.00	\$ 534,050.00	\$ 534,050.00	
Self-Declared Business EBITDA						\$ -	\$ 523,000.00	
Profit Variance Check							No Commentary Required	

SIMPLE+ BAS Calculator: Business Docs Only

Simpler BAS vs Full Form BAS

The differences in the BAS Calculators when **BAS Submission** Type is selected for:

- **Simpler BAS**
Customers with GST turnover <\$10M
- **Full Form BAS**
Customers with GST turnovers >\$10M

Full Form BAS includes additional fields for:

1. G11 – **Non-Capital Purchases**; and G10 – **Capital Purchases**. Where either of these fields are not present on the BAS, you must enter a zero '0'
2. Selection of Yes/No if the statements **Include Capital Purchases in BAS profit** and the ability to **Add back Capital Purchases (excl GST)**. If addbacks are not applicable, you must enter a zero '0'. If left blank, the calculator will not provide a result for BAS profit for that statement period

BAS CALCULATOR - QUARTERLY		
	Quarter 1	
Total Sales	BAS Item G1	\$ 2,000.00
Total Sales includes GST		Yes
GST on Sales	1A	\$ 200.00
Sales Net of GST		\$1,800.00
<i>LESS</i>		
GST on Purchases	1B	\$ 100.00
Purchases Net of GST		\$1,000.00
Total Salary, wages and other payments	W1	\$ 200.00
Staff OnCosts		\$ 30.00
FBT	6A	\$ 10.00
Total Expenses Net of GST		\$ 1,240.00
BAS Profit		\$ 560.00

BAS Calculator – Simpler BAS

BAS CALCULATOR - QUARTERLY		
	Quarter 1	
Total Sales	BAS Item G1	\$ 2,000.00
Total Sales includes GST		Yes
GST on Sales	1A	\$ 200.00
Sales Net of GST		\$1,800.00
<i>LESS</i>		
Non Capital Purchases	G11	\$ -
Capital Purchases	G10	\$ -
GST on Purchases	1B	\$ 100.00
Purchases Net of GST		\$1,000.00
Total Salary, wages and other payments	W1	\$ 200.00
Staff OnCosts		\$ 30.00
FBT	6A	\$ 10.00
Total Expenses Net of GST		\$ 1,240.00
Include Capital Purchases in BAS Profit		No
Add Back: Capital Purchases (excl GST)		\$ -
BAS Profit		\$ 560.00

BAS Calculator – Full Form BAS

SIMPLE+ BAS Calculator: Business Docs Only

BAS Calculator Worksheet to Serviceability Calculator

Once you've completed all BAS Calculator inputs, the following may be copied over into the **SIMPLE+ Serviceability Calculator**:

1. **Sales Net of GST** copied to **Total Revenue**
2. **BAS Profit** copied to **Profit before Tax**

You may then complete the remainder of the **SIMPLE+ Serviceability Calculator**.

Note: An "Annualised" column is provided within the BAS Calculator for quick reference.

BAS CALCULATOR - QUARTERLY			
	Quarter 4	Total of Inputs	Annualised
Total Sales	BAS Item G1 \$ 395,120.00		
Total Sales includes GST	Yes		
GST on Sales	1A \$ 34,681.00		
Sales Net of GST	\$360,439.00	\$ 1,805,186.00	\$ 1,805,186.00
LESS			
GST on Purchases	1B \$ 34,300.00		
Purchases Net of GST	\$343,000.00	\$ 1,548,220.00	\$ 1,548,220.00
Total Salary, wages and other payments	W1 \$ 11,851.00		
Staff OnCosts	\$ 1,777.65		
FBT	6A \$ -		
Total Expenses Net of GST	\$ 356,628.65	\$ 1,645,278.85	\$ 1,645,278.85
BAS Profit	\$ 3,810.35	\$ 159,907.15	\$ 159,907.15

BAS Calculator

Financials and **calculate** before continuing to the next step.

Business type
Operating entity or its shareholder

Year financials?

Current year

Total revenue \$

Profit before tax \$

Dividend/ distribution income(-) \$

SIMPLE+ Serviceability Calculator

SIMPLE+ BAS Calculator

Things you should know

The SIMPLE+ BAS Calculator (BAS Calculator) is the property of the Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714 and you acknowledge by accessing the BAS Calculator that it is provided for use by you only as an accredited Westpac broker and is not to be shared, copied or otherwise distributed.

You acknowledge that the information you input into the BAS Calculator must accurately reflect the position of the borrower including but not limited to the Business Activity Statements (BAS), Integrated Client Account (ICA) and Instalment Activity Statements (IAS) accessible from the Australian Taxation Office portal. The BAS Calculator contains general information and your client before acting on this information needs to consider its appropriateness having regards to their objectives, financial situation and needs and should seek independent, financial, legal and taxation advice.

The results derived from the BAS Calculator are for illustrative purposes only and should not be regarded as a prediction or personal advice. The calculations are not intended to be forecasts or projections but to be used as a tool to assist you to submit data into the SIMPLE+ Serviceability Calculator.

The information and results obtained from the BAS Calculator do not constitute a loan approval, quote or an offer to lend and it is not intended that they be relied on for the purposes of making a final decision in relation to a lending or credit product.

The figures and formulae used in the BAS Calculator may change at any time without notice. No guarantee, warranty, or representation is given or implied as to the reliability or accuracy of the information used to compile each index or each calculation. Westpac denies any liability for any direct, indirect, incidental, consequential or special damages or for any loss arising out of or in any way connected with the access to, reliance on, or use of the BAS Calculator.

The results from the BAS Calculator are confidential and cannot be distributed to any party not authorised by the borrower's express written consent. View our Privacy Statements at <https://www.westpac.com.au/privacy/privacy-statement/>.

Let's talk SIMPLE+



Contact your Senior Business Development Manager or Business Banker to discuss



bankofmelbourne.com.au/broker

