

strata finance customers speak

Strata owners look to Strata Finance for an upgrade

building

Residential medium rise

unit owners

Seventeen

need

Repairs to windows, facade and common walls. Painting, upgrade of foyer, new carpet, rear stair repairs.

location

NSW

owners corporation

Potts Point, Sydney

owners need

As an older building there were many issues so needed a complete spruce up. The windows needed work, facade, common walls were damaged, the foyer was aged, paint work deteriorated and the carpet replacing.

Strata Finance solution

Funding for all needs was provided over 3 years with an option for early repayment after working with owners to develop the best solution.

owner benefits

Immediately the buildings capital value was improved and the building was more appealing for tenants, helping investor owners retain good tenants and attract better rental returns. Minimal disruption to owners and tenants as work was consolidated.

To discover how Strata Finance could help your owners corporation, contact us on 1300 301 068 or visit www.stratafinance.com.au

Some older strata buildings are attractive for many people to live in because of their character and architectural style. There are however drawbacks with older buildings as they require continual ongoing maintenance and occasionally of complete upgrade.

In the case of this building in Potts Point the owners had many things they wish to do which included a combination of essential maintenance works and building upgrades.

The question for owners was how to achieve all these goals with minimal disruption to owners, tenants, at a high quality and keep it affordable for all owners.

Viktoria Kiss, Principal of Oria Strata Management explains at first most people were against finance including herself.

"I didn't think the owners would go for the Strata Finance option. However after sitting together and discussing the options for some time it became clear that when we weighed up the cost of paying a special levy with Strata Finance there was not much difference in cost," said Viktoria.

"Using Strata Finance meant that the owners could start the work immediately. So they quickly decided it was the best option," she said.

The owners saw the cost, inconvenience and financial pressure a special levy would have created for some owners were major factors that led to this approach being rejected.

"One factor which helped demystify the Strata Finance option was how active the owners corporation was. They informed all owners well in advance of the meeting and provided as much information as they could. This made sure at the general meeting everyone had their facts straight," she said.

Today the building enjoys a new look and is a brighter, fresher building. Owners who live in the building are enjoying their enhanced lifestyle. Investor owners have seen the benefits from the retention of good tenants and ability to achieve good rental returns, in addition to tax benefits.

According to Strata Finance's Managing Director Bill Debney, Strata Finance offers owners a more attractive, cost effective and simpler way to fund strata needs, quickly and with minimal disruption.

"Owners and tenants really dislike living in a building site for a long period. Many tenants break leases citing the disruption as a reason," Bill said.

"With Strata Finance owners can consolidate building works together secure in the knowledge that all the funds are available and it is affordable for all owners."

"It's also the only true user pays approach. It's equitable for every owner no matter the individual financial position, frees up owners cash flow for other uses and saves money and importantly time."