



MACQUARIE RELATIONSHIP BANKING STRATA IMPROVEMENT LOANS

Does your strata property need improvements?
Are there urgent works needed on your strata property that just can't wait?

How will you fund these works?

One option you may consider is a strata improvement loan. Funds can be accessed quickly and projects can be carried out with minimal delay.

Strata improvement loans can fund mechanical, aesthetic and structural improvements to your building. This may include a lift refurbishment, updating foyers and common areas, mechanical maintenance, painting and rendering, or window or balustrade replacement.

How you can benefit

- Strata improvement loans reduce the immediate cost burden on you to fund upfront large-scale capital works.
- Funds are available quickly and works are not delayed while funds are being collected*.
- Multiple repairs or refurbishment works can be bundled into one project which can save time and money, and minimise disruption to owners, tenants and guests.
- Loan repayments are incorporated into your quarterly strata levies.
- There is no mortgage or personal guarantee required to secure the loan by individual lot owners.
- There are no early repayment fees.

Funding options

Option 1 Sinking fund	Option 2 Strata Improvement loan	Option 3 Special levy
Often there are insufficient funds in the sinking fund to carry out large scale works, and postponing works until sufficient funds are accumulated in the sinking fund can potentially lead to additional or accelerated damage.	A strata improvement loan allows works to be carried out quickly.* Repayments can be spread over five years through your quarterly levies.	The raising of a special levy to fund the works will place an immediate cost burden on all lot owners, some of whom may not have the financial means to pay.

A distinctly different banking experience

Macquarie Relationship Banking, a division of Macquarie Bank, has specialised in providing financial services to strata managers and their clients for the past 25 years. Our commitment to the industry has led to the development of innovative products and services which support our reputation as a market leader.

Call 1800 442 370 to speak with a strata industry specialist in your region.

macquarie.com.au/strata

* Credit approval criteria apply and settlement times may vary.

This information has been prepared by Macquarie Bank Limited ABN 46 008 583 542 AFSL and Australian Credit Licence no. 237502 for general information purposes only, without taking into account any potential investors' personal objectives, financial situation or needs. Before acting on this information, you must consider its appropriateness having regard to your own objectives, financial situation and needs. You should obtain independent financial, legal and taxation advice before making any decision regarding this information.
MRB_153_0312 Macquarie Bank Limited ABN 46 008 583 542