

One Page Features and Benefits of Lannock's Strata Funding

We hope that this short summary of the major features and benefits of our funding for Owner Corporations helps you decide whether our funding is right for your owner corporation given your particular situation. Please refer to the Facility Agreement for the complete terms and conditions.

- Lannock is the “lender of record”, we are not a broker or introducer who hands you over to some other financial institution
- We make an unsecured line of credit available to the corporation – unsecured means that there is no mortgage. Also, there are no liens, charges or caveats. There is no registration of security on the title of the common property or any individual unit
We do not require personal guarantees from owners or committee members
- The persons who execute the facility documentation do so as authorised by the corporation, they do not sign in any personal capacity
- The corporation can draw on the facility as many times as you wish (subject to not exceeding the Facility Limit) at any time during the Availability Period (usually 12 months but this can be extended if you wish)
- Terms of Advances are your choice up to 10 years
- Interest Rates can be fixed or variable, again, at your choice – you can fix the rate at any time (not just at the start) for a maximum period of 5 years. You can have all your Advances at fixed rates, all at variable rates, or have some fixed and some variable
- There is an initial Approval Fee of \$550.00 (this is one fee for the corporation, not for each individual unit or owner)
- There are no line fees, facility fees, unused limit fees, commitment fees, settlement fees, monthly/quarterly fees etc – you only pay for what you use, when you use it
- Interest is charged only on the outstanding loan balance (not on the initial drawn amount or the facility amount)
- Payments (principal and interest) are via a monthly direct debit from the corporation’s bank account
- The decision about whether you wish to have the corporation borrow from Lannock is made by owners in a general meeting. The “Lannock Resolutions” must be included in the notice of meeting and the Facility Agreement tabled at the meeting
- We usually do our credit assessment after you have your general meeting, but if you wish, we can do it before so that you have a commitment of credit at your meeting