

Why levy offsets exist at all

Apartment living concentrates costs.

As buildings age, Owners Corporations face:

- higher insurance premiums
- larger maintenance programs
- compliance upgrades
- rising service costs

These costs are shared across owners through levies, regardless of whether an owner has optimised their personal finances.

At the same time, many apartment owners haven't reviewed their mortgage in years - often because refinancing feels:

- time-consuming
- confusing
- not obviously worth it

Levy offsets exist at the intersection of these two realities.

They're not a building-wide scheme or a subsidy.

They're a way for individual owners to redirect existing lender payments *if* - and only if - a better loan outcome genuinely exists.

How the estimate on the site should be interpreted

The estimate you see on the Sold website is intentionally simple.

It is:

- a **rough annual indication**
- based on **typical ongoing lender payments**
- calculated using a **very small percentage of your loan size**

It is not:

- a quote
- a promise
- a guarantee

The estimate is designed to answer one question only:

“Is this even worth thinking about?”

If the estimate feels immaterial, there's no reason to proceed further.

If it feels meaningful, the next step is understanding whether a better loan actually exists for *your* situation.

What happens if you choose to explore it further

If you decide to take the next step, the process is deliberately low-pressure:

1. **A voluntary mortgage review**

Your existing loan is reviewed against current lender options, policies, and pricing.

2. **A clear comparison**

You'll see whether a refinance would:

- lower your rate or costs
- improve features or flexibility
- meaningfully outweigh switching costs

3. **A simple decision**

- If it stacks up clearly, you choose whether to proceed.
- If it doesn't, nothing changes.

Sold is not incentivised to recommend a refinance that doesn't clearly improve your position.

How levy credits are applied in practice

If a refinance proceeds and a levy offset applies:

- the lender-paid amount is credited against **your individual levy**
- it is not pooled or redistributed
- it does not affect the building's budget or maintenance plan
- other owners are not impacted

How the credit appears (timing and format) depends on practical coordination with strata administration, but the intent is transparency - not complexity.

How offsets might appear on a levy notice

If a levy offset applies, it usually appears as a **separate credit line** on your Owners Corporation fee notice.

In the example shown:

- Your normal quarterly levies are listed as usual
- A **“Levy Offset”** appears as a negative amount
- The credit reduces the **net amount payable** for that quarter

Nothing about the building’s budget or levies has changed.
The offset simply reduces what *you* need to pay.

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OWNERS CORPORATION FEE NOTICE

Owners Corporations Act 2020 Section 31, Owners Corporations Regulations 2018 and Owners Corporation Rules

Happy Owner
50/500 Gore Street
FITZROY VIC 3065

Tax Invoice
Invoice No: 0001908
Issue Date: 01/12/25
Net Amount Payable: \$1,040.88
Due Date: 01/01/2026

The owner has an obligation to pay fees and charges within 28 days after the due of the notice.

New Charges for Owners Corporation 1 for Plan No. PS60XXXXR - ABN: XX XXX XXX XXX

Lot No: 50 unit: 50 contactowner@email.com	Previous Balance:	0.00
OC Address: OC1: Owner Limited, 500 Core St FITZROY VIC 3065, FITZROY	Penalty Interest:	0.00
Lot Liability: 1% Lot Liability: 1%	Issued Notes Not Due:	0.00

Description	Transaction Type	Fund	Net	GST	Total
01/01/2026 to 31/03/2026 for total Levy of \$427.57 pa	Admin	Admin	\$943.96	\$37.03	\$1,080.53
01/01/2026 to 31/03/2026 for total Levy of \$1211.33 pa	Maint	Maint	\$277.50	\$37.03	\$327.03
Gross Amount Payable					\$1,348.88
Levy Offset					- \$350.00
Net Amount Payable					\$998.88

Common questions from apartment owners

Does this change how the Owners Corporation operates?

No.

The Owners Corporation budget, sinking fund planning, and administration remain unchanged.

Does this affect other owners?

No.

Participation is individual and voluntary. Non-participants are unaffected.

What if I already refinanced recently?

In many cases, nothing further will stack up — and that's fine.
If there isn't a clearly better outcome available, Sold will say so.

Are levy offsets guaranteed?

No.

They depend on:

- lender eligibility
 - loan size and structure
 - policy settings at the time of review
 - whether a refinance genuinely improves your position
-

Is this the same as a cashback or discount?

No.

Cashbacks are one-off incentives.

Levy offsets relate to **ongoing lender payments**, which may be applied against levies *if* a refinance proceeds.

Do I need to commit to anything upfront?

No.

- The estimate is obligation-free
- The information session is optional
- A one-on-one conversation is a sanity check, not an application

Nothing changes unless you choose to proceed.

Who this tends to be most relevant for

Levy offsets tend to be most relevant where:

- you have a mortgage
- your loan hasn't been reviewed in 2+ years
- a fixed rate has expired or you're on a high variable rate
- quarterly levies are meaningful

They are less likely to stack up where:

- your loan is very new
 - switching costs outweigh the benefit
 - you don't want to refinance (which is completely reasonable)
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A final note on intent

Levy offsets are not about pushing people to refinance.

They exist to answer a practical question apartment owners increasingly ask:

"If I'm already paying a mortgage, is there a smarter way to handle rising levies?"

Sometimes the answer is yes.

Often, it's no.

Either way, clarity is the outcome.

Sold Financial is a trading name of Homei Fi Pty Ltd (ABN 26 691 328 499).

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