

**Fortnightly fees paid cover both Body Corporate Levies and the Village Services Agreement**

**BODY CORPORATE**

**VILLAGE MANAGEMENT**

<p><b>Agreement covered by:</b></p> <p>The Brown Acre Village Body Corporate Management Agreement</p>	<p><b>Agreement covered by:</b></p> <p>Individual owner Management Agreement on villa purchase</p>
<p><b>Fees set by:</b></p> <p><u>Annual Body Corporate budget</u> The village cost of operation for the forthcoming financial year determines fortnightly body corporate owner levies</p>	<p><b>Fees set by:</b></p> <p><u>Management Agreement</u> Fortnightly fee adjusted annually by CPI in conjunction with new financial year</p>
<p><b>Body Corporate levies include:</b></p> <ul style="list-style-type: none"> <li>- full comprehensive insurance for the village excluding home owner contents</li> <li>- repair of Body Corporate common property and areas</li> <li>- village street lighting</li> <li>- contingency fund</li> <li>- legal/professional fees when required e.g. bi annual village valuation for insurance, Long term maintenance plan</li> </ul>	<p><b>Village fee includes:</b></p> <ul style="list-style-type: none"> <li>- rubbish &amp; green waste removal</li> <li>- lawns</li> <li>- body corporate gardens</li> <li>- window cleaning</li> <li>- villa exterior non-structural maintenance</li> <li>- maintenance of Body Corporate common property &amp; areas</li> </ul> <p>Repairs to both the interior, and exterior of the freehold villa are the responsibility of the owner</p>
<p><b>Fulfilment of duties:</b></p> <p>Body Corporate Manager duties including all administrative, financial and regulatory compliance under the Unit Titles Act is fulfilled by the Village Management company at no charge to the Body Corporate. Outside Body Corporate Manager would charge a minimum of \$250+GST per villa per annum</p>	<p><b>Fulfilment of duties:</b></p> <p>Village duties are fulfilled by onsite caretaker, outside contractors and the village Management company via the fortnightly management levy</p>