AIRLIE SUMMIT

WHITSUNDAYS

BODY CORPORATE
FREQUENTLY ASKED QUESTIONS

Is Airlie Summit a Body Corporate?
Yes, Airlie Summit operates as a Body Corporate. This structure is in place to manage and maintain shared spaces, infrastructure, and community standards, ensuring the estate remains safe, attractive, and well-maintained for all residents while protecting property values and supporting a cohesive, harmonious neighbourhood.

What are the benefits to a Body Corporate in a land estate?
A body corporate is responsible for the upkeep and maintenance of shared spaces, water infrastructure & sewer infrastructure. This ensures that these areas remain well-maintained, enhancing the overall aesthetic appeal and functionality of the estate.

Other benefits include:

Shared Costs for Collective Benefit
Instead of each individual property owner bearing the full cost of maintaining common areas and facilities, the body corporate allows the sharing of costs among all members of the estate. This can make it more affordable for everyone.

Enforcing Community Rules
A body corporate can establish and enforce rules and guidelines that all property owners must follow. These rules might cover aspects like noise restrictions, pet ownership, property appearance, and parking. This can help maintain a harmonious community, preventing disputes between neighbours and ensuring that the neighbourhood stays attractive and orderly.

Enhanced Property Value
A well-managed body corporate can help preserve and even increase the property values within the estate. Consistent upkeep, effective community management, and adherence to rules all contribute to creating a desirable living environment, which can be appealing to potential buyers and renters.

Collective Decision-Making
A body corporate allows property owners to have a voice in the development and management of the estate. Through regular meetings and voting, all members can contribute to decisions regarding upgrades, budgets, and changes to community policies. This can foster a sense of belonging and community spirit.

Compliance with Local Regulations
A body corporate can ensure that the entire estate complies with local zoning laws, environmental regulations, and other legal requirements. The body corporate is responsible for ensuring that any required licenses, permits, or inspections are obtained and maintained.

Professional Management
Airlie Summit body corporate manager acting for residents is Archers Body Corporate Management. Body corporate managers handle day-to-day operations, including accounting, maintenance, and communication with residents.

Long-Term Planning
A body corporate can develop and implement long-term plans for the estate’s development. By managing the estate's financial resources effectively, a body corporate can help ensure the estate's future success and growth.

What is the Body Corporate Levy Annual Cost per lot?
The Body Corporate Levy annual cost is based on the contribution lot entitlement and interest schedule and is broken down into an administrative cost from $1,700 to $1,900 per lot and insurance

levy from $20 to $45 per lot. These fees are subject to change annually and will be provided to you by the Body Corporate Manager annually in June for the following financial year.

The Body Corporate Fee's include:

- Streetscape Maintenance
- Insurance for Body Corporate assets
- Maintenance of Body Corporate assets
- Insurance for Committee members

A separate policy will need to be taken out for the insurance of your house and contents. The estimated annual increase in contributions is expected to rise 5% to 10% per annum. The costs are controlled by the Body Corporate.

What is the structure of the Principal/Subsidiary Scheme?
Airlie Summit is part of a Body Corporate which consists of a principal Body Corporate and several subsidiary schemes. The principal Body Corporate is the overarching scheme that manages the subsidiary schemes which includes prior residential stages and 2 apartment projects. Airlie Summit land lots will be part of the Airlie Summit House Lots.

How does the Body Corporate Make Decisions?
There are two ways the Body Corporate can make a decision, either by calling a General Meeting (GM) of all members or a Committee Meeting with the 'committee' members appointed at a GM.

General Meetings can be either the Annual General Meeting (AGM) which is required by law, or an Extraordinary General Meeting (EGM). The body corporate manger will arrange these meetings as required.

Who is the Body Corporate Manager for Airle Summit.
The Body Corporate is managed by Archers Body Corporate Management and can be contacted on (07) 4946 3009.

For any questions, please contact the Airlie Summit team on 1800 156 841 or airlie.summit@aldercon.com.au.