



Why use Club Body Corporate

At Club Body Corporate we understand what it means to be a Property Investor – after all, we form part of The Investors Club – we know what rental return means and how it impacts on your investment, we understand that even though you may not live in the complex, you still want to know what is happening, we know how a non-harmonious living environment impacts on your tenants which then impacts on you and downtime for your property.

Many Body Corporate Managers treat investor owners and on site owners differently, automatically assuming that investors aren't interested in the complex unless it impacts them directly. At Club Body Corporate we don't assume this and we treat all owners equally – after all, you all have one thing in common – the wellbeing of the complex – all owners, onsite or absentee, have invested a lot of money into this property and no one wants to lose it.

We believe that **communication** and **education** are key to a successful Body Corporate. Bodies Corporate can be very complex with different legislations to comply with, different regulations within that legislation and the legislation being changed and new ones introduced – both of which occurred just last year. We have a dedicated "Information Hub" on our website that allows anyone 24 hour access to some of the most frequently asked questions and answers, quarterly newsletters and additional information and assistance for Committee Members.

By taking advantage of our reduced overheads, you can save you up to 26% on your Body Corporate Management Fees by appointing Club Body Corporate. We have completed extensive research on the fees charged by other Body Corporate Management and we found that many charge ridiculous and unnecessary fees – a fee for you sending them an email, charging you for them sending you a letter on letterhead (plus the cost of printing and posting the letter), and hourly fee of up to \$250 an hour, charging for electronic archiving – that's on top of charging you for the computer disk – what do you get included in the Management Fee you pay on top of all these other charges? At Club Body Corporate our additional charges list is less cumbersome and straight forward. Not all additional charges will be encountered by all Bodies Corporate and that's where we can help with the Body Corporate bottom line. Our flat Management Fee is also cheaper than many of the other companies we compared.

Being part of The Investors Club we know the properties well, we still have contact with the researchers, Developers, Builders and everyone else involved in the beginnings of the complex and also have access to the same profiles that you saw when you first submitted an EOI on the property. But, we are not afraid to also take on non-club properties, we will not say no just because it isn't a Club property or we don't like the sound of the problems or issues facing the Body Corporate. The sky is the limit!

Both Club Body Corporate and our Body Corporate Manager are members of the Community Titles Institute of Queensland (CTIQ) which is the peak body for the Body Corporate and Community Titles industry in Queensland and our Body Corporate Manager attends many of their educational seminars and expos to keep up-to-date on all areas of Body Corporate Management.

Club Body Corporate recognises that Macquarie Bank are the leaders in Strata financial management and the two have teamed up to offer the best service available to ensure your monies are managed correctly.

Above all, Club Body Corporate is here to try to save Owner's money, provide an education arm and provide prompt, efficient, reliable service to those in the Body Corporate world, regardless of whether you are an On-Site Manager, Committee Member, Owner Occupier or Investor, it what we are engaged to do and we will deliver.



Your Club Body Corporate Body Corporate Manager:

Karen Horsfall

Qual: Bachelors Degree in Commerce (major Accounting & Finance) and Certificate IV in Property (Operations)