

# Comparison of Body Corporate Managers Fees


## Comparison of Fees charged for strata titled group of 8 units

Fees include GST and are based on information gathered in January 2010 based on a group of 8 units. Services and fees may vary according to the size of a group. Fees for additional duties by UnitCare are by negotiation. All care has been taken with this information and we advise that you confirm our competitors fees directly with them. E & O E.



PEACE OF MIND FOR UNIT OWNERS

### Services

		Whittles	Strata Data	Adelaide Strata & Community Management	Horner Management
<b>PROTECTION...</b>					
Money Back Performance Guarantee	✓	X	X	X	X
Three (3) month money back trial	✓	X	X	X	X
Financial reports to monitor expenditure	Monthly ledger to Treasurer Annually to owners	Annually to owners & on request	Annually to owners	Annually to owners. Additional statements – fee applies	Annually to owners
Activity reports to monitor manager's service	Monthly to Treasurer, Annually to owners	X	X	X	X
Trust Account Auditor's report to Treasurer	Yes – no fee for report	X	X	If requested - fee applies	.
Committee / P.O. approve any extraordinary payments	✓	.	.	.	.
<b>INFORMATION...</b>					
Unit Owners Kit (inc. Notes for Owners)	✓	X	X	X	X
Newsletters (regular)	✓	X	✓	.	✓
Web site (working)	✓	✓	✓	✓	X
<b>FEES...</b>					
<b>Option 1 PrimeCare - Fixed Management Fee per unit per year.</b>	\$44.25/unit/quarter (\$177/pa) Full service -min fee is 7 units	\$190/unit p.a.	\$154/unit p.a. exit fees apply \$44 + \$55	\$148/unit p.a. setup fees may apply	\$143 setup fee \$55
<b>Option 2 SelectCare -Time based fee option.</b>	\$135/hour Pay only for time used. Full report on activities and time taken.	X	X	Misc: \$99 to lodge an insurance claim to a non ASM Insurer.	.
<b>Option 3 GroupAssist – limited service low fee option for small &amp; large groups</b>	\$35.40 unit/quarter (\$141.60/pa) 20% discount on PrimeCare fee Inc Financial & Secretarial service.	X	X	.	.
Meeting Fees	\$135 for 1 <sup>st</sup> 1.5 hrs before 6pm \$195 for 1 <sup>st</sup> 1.5 hrs from 6pm	\$154 for 1 <sup>st</sup> 1.5 hrs evening at units	\$110 for 1 <sup>st</sup> hours \$27.50 for each 1/4 hr thereafter	\$99 for 1.5hrs before 3pm \$198 for 1 <sup>st</sup> hour after 3pm	\$110 for 1 <sup>st</sup> hr outside office hrs Mileage charged at ATO rates
Maintenance - comments	No commissions or ownership of maintenance firm.	Charge commission on many works 5% – 10%	Own a maintenance firm – Strata Data Maintenance	Preferred contractors. \$55 to enter a non ASM preferred contractor	Common directors with Murray Maintenance
Annual on site Visit, Report & photographs to owners	✓ – fee of \$4/unit min \$32	X	X	X	X
Fee for overdue account notices <i>all fees billed to owner</i>	\$11 recovered from owner \$38 to send to debt recovery	\$11 recovered from owner \$88 to send to debt recovery	\$11 recovered from owner \$TBA to send to debt recovery	\$11&\$27.50 recovered from owner \$27.50 to send to debt recovery	TBA recovered from owner TBA to send to debt recovery
Funds Investment fee – charge to manage funds	X	1.5% of of ave bal of funds	1% of of ave bal of funds	.	1% of of ave bal of funds
Photocopying & Postage	At cost	At cost – ave \$30/unit	\$2.20 per unit per month	No reference on quote	Estimated at \$15/unit average
Annual Audit	\$17/unit/annum - inc reconciliation & records archiving	\$11/unit	\$8.80/unit - min \$88	\$9.90/unit min \$99.00	\$11/unit (audit & accountancy)
Produce/Lodge Corporation's Tax Return	\$139 includes tax compliance/dealing with ATO	\$220	\$93.50	\$49.50 + tax agent fee	\$88 public officer fee
24 Hour emergency maintenance	✓	✓	✓	✓	✓
Convenient Payment of fees	BPay, Credit Card, Cheque, Bank SA	BPay, Cheque, Bank, Electronic	BPay, Credit Card, Cheque, Bank, PO	BPay, Credit Card, Cheque, Bank	Cheque, Bank, Bpay
Comments		<b>Charges for emails &amp; phone calls</b>	<b>Demands 3 months to terminate</b>	<b>Demands 3 months to terminate</b>	