



Queensland Affordable Housing Consortium Ltd

ATTACHMENT B - Fee's and Charges

Fee and Charges		Fee or Charge	Payable To
Management Fee	<ul style="list-style-type: none"> Property Management Fee 	<ul style="list-style-type: none"> 10% of Market Rent per week + GST-indexed annually 	<ul style="list-style-type: none"> The Property Manager via the Consortium paid as a deduction to rent
	<ul style="list-style-type: none"> Consortium Fee 	<ul style="list-style-type: none"> \$12.65 per week + GST- indexed on the 1st of May each year 	<ul style="list-style-type: none"> The Queensland Affordable Housing Consortium Ltd. Paid as a deduction to rent
Lease	<ul style="list-style-type: none"> Issuing of Head Lease Preparation of documentation which may include any Special Conditions imposed by the Federal Government, any Body Corporate requirements including Exclusive use areas, etc Mortgagee Consent – following up on any documentation with special condition imposed by the Banks Registration of Lease 	<ul style="list-style-type: none"> \$1100.00 + GST + Disbursement Costs 	<ul style="list-style-type: none"> The Consortium who will pay this through to its Lawyers
	<ul style="list-style-type: none"> Issuing of Property Management Agreement 	<ul style="list-style-type: none"> \$200 + GST + Disbursement Costs 	
	<ul style="list-style-type: none"> Negotiations of Leases 	<ul style="list-style-type: none"> Hourly Rate 	
	<ul style="list-style-type: none"> Stamp Duty 	<ul style="list-style-type: none"> No Stamp Duty in Queensland 	
	<ul style="list-style-type: none"> Registration of Head Lease on the Title 	<ul style="list-style-type: none"> \$127.50 per lease per property 	<ul style="list-style-type: none"> The Queensland Land Registry
	<ul style="list-style-type: none"> Mortgagee Consent 	<ul style="list-style-type: none"> Various – Dependant upon the bank 	<ul style="list-style-type: none"> Owners Financial Institution
	<ul style="list-style-type: none"> Sales and Substitution–Assigning Lease and / or Property Management Agreement 	<ul style="list-style-type: none"> Costs to be advise upon circumstances of assignment costs will include Legal Fees [estimated between \$850-\$1,000+gst and disbursement costs] and Administrative Costs – some costs will be payable by the incoming Owner 	<ul style="list-style-type: none"> Queensland Affordable Housing Consortium Ltd, who will pay the legal component of these costs to its Lawyers
	<ul style="list-style-type: none"> Termination of Lease 	<ul style="list-style-type: none"> Costs to be advised – will include Legal Fees and Administrative Costs 	<ul style="list-style-type: none"> Queensland Affordable Housing Consortium Ltd, who will pay the legal component of these costs to its Lawyers
Valuation	<ul style="list-style-type: none"> Market Rent Determination (Valuation) <ul style="list-style-type: none"> in year 1 and at the end of year 4 and 7 	<ul style="list-style-type: none"> Owner pays <ul style="list-style-type: none"> Please refer to AON Services Fee Schedule document for costs associated to the Valuations 	<ul style="list-style-type: none"> The Valuer via the Consortium. Paid as a deduction to rent or as invoiced
	<ul style="list-style-type: none"> Insurance Valuation <ul style="list-style-type: none"> to determine property value for insurance policy (year 1, 4 and 7 in line with Market rent Valuation – this will keep the property value up-to-date for insurance purposes) 		

Insurance	<ul style="list-style-type: none"> Annual Insurance Policy 	<ul style="list-style-type: none"> Dependant upon the property value and location 	<ul style="list-style-type: none"> The Insurance Company via the Consortium Excess Fee payable to the Insurance Company
	<ul style="list-style-type: none"> Excess Fee – If a claim is made against the insurance policy for the following items: <ul style="list-style-type: none"> Building Content Flood Damage to Contents Plate Glass Public Liability 	<ul style="list-style-type: none"> \$100 per event 	

Disclaimer: This document pertains to properties located in Queensland only. This document has been created for illustration purposes only and some fees may change without notification. Certain of these fees and charges are subject to indexation. This may not comprise the full range of costs associated with a purchase, maintenance or sale of an interest in NRAS and affecting the total return on a rental dwelling. Such costs may include stamp or mortgage duties, legal fees, financial advisers fees, insurance, rates, body corporate levies, bank or borrowing fees, [including loan break fees] repairs and maintenance to the rental dwelling or body corporate property, residential tenancy dispute and enforcement costs or the like and other unforeseen or unexpected costs and expenses. Investors should seek their own professional advice in this regard.