

## ONSITE MANAGEMENT – BLUE CHIP ACCOMMODATION

Blue Chip Accommodation is an experienced management rights consultancy managing a number of quality resorts in Queensland.

At Whitsunday Reflections, Blue Chip has a purpose built on-site manager's apartment for their carefully selected managers Vicki Taylor and Colin Mosen. Vicki and Colin have worked as hotel and property managers for ten years, managing a range of properties in Ayers Rock, Brisbane, the Gold Coast and New Zealand.

Under their Caretaking Agreement with the Body Corporate, part of their role is to manage and supervise the ongoing maintenance of the complex.

If you decide to holiday let your apartment at Whitsunday Reflections, Vicki and Colin will work with you to obtain the best possible return from your investment and as part of the management fee you pay they will:

- Provide tariffs
- Advertise and market your apartment tailored to your individual needs
- Arrange bookings
- Arrange for cleaning, linen and maintenance

Management fees = 12% of the rent collected plus GST for holiday letting not more than 3 months or 9% of the rent collected plus GST for holiday letting more than 3 months.

Permanent Lettings = a letting fee of 1 weeks rent plus GST and then 7.5% of the rent collected plus GST for the first 12 months of a tenancy and then 7.5% of the rent collected plus GST thereafter.  
*See attached sheet for Permanent and Holiday/Short term lettings fees and charges.*

You still get to use the apartment yourself for 4 weeks per year (longer periods may be organised at time of purchase if required) – this is subject to availability and arranged through Vicki & Colin, giving them adequate notice.

To put your apartment into the holiday let pool you must purchase the Whitsunday Reflections furniture package, priced as follows:-

One bedroom	\$27,450.00 including GST
Two bedroom	\$38,250.00 including GST
Three bedroom	\$45,475.00 including GST
Three bedroom + Lanai	\$48,450.00 including GST



1300 238 492

e: [sales@whitsundayreflections.com.au](mailto:sales@whitsundayreflections.com.au)  
a: horizons way, airlie beach  
w: [www.whitsundayreflections.com.au](http://www.whitsundayreflections.com.au)

**Permanent and Holiday / Short Term Lettings Fees and Charges**  
**ALL GST INCLUSIVE**

<b>Management fee</b>	12% of the rent collected plus GST for holiday letting not more than 3 months or 9% of the rent collected plus GST for holiday letting more than 3 months. For permanent lettings, a letting fee of 1 weeks rent plus GST and then 7.5% of the rent collected plus GST for the first 12 months of a tenancy and then 7.5% of the rent collected plus GST thereafter.
<b>Linen hire</b>	\$12 per person / per stay
<b>Exit clean</b>	1 bed \$60, 2 bed \$75, 3 bed \$95, 3 bed penthouse \$140
<b>Mid stay service clean</b>	1 bed \$80, 2 bed \$110, 3 bed \$140, penthouse \$180 which will apply every 8 nights. If a guest requires daily servicing, this will be charged directly to the guest not the owner
<b>Window cleaning</b>	1 bed \$15, 2 bed \$20, 3 bed \$30 monthly charge
<b>Cable and/or satellite TV</b>	\$60 per month
<b>TV and video hire</b>	Not applicable
<b>PABX and handset rental</b>	\$30 per month
<b>Credit / charge card commission</b>	4.0% credit and debit cards, Amex 5%
<b>Postage, photocopying, telephone calls, facsimile transmission</b>	Statement fee - \$8.00 per month
<b>Pest control</b>	Invoice cost only – as required
<b>Carpet cleaning</b>	Invoice cost only – as required
<b>Booking fees to travel agents, airlines, tourist organisations</b>	The fees actually paid to / charged by them – varies between 5% to 40% of tariff
<b>Administration fee for cancelled bookings</b>	10% of deposit paid by guest and not refunded under the Cancellation Policy
<b>Welcome packs</b>	\$10 applied to each stay
<b>New tenant let fee</b>	Amount equal to 1 weeks rent plus GST (permanent tenant only)
<b>Letting Agreement Negotiation / Renewal Fee</b>	Amount equal to 50% weeks rent plus GST (permanent tenant only)
<b>Quarterly inspections</b>	\$75
<b>Mediation / Tribunal Hearing Fee per hour</b>	\$45 per hour
<b>Replacements</b>	The actual cost of any item in the Property requiring replacement plus 20% of the actual cost thereof for the Agent's administration fee in obtaining, supplying and installing any replacements plus GST.
<b>Maintenance and repairs</b>	The actual costs of any requisite maintenance and repairs plus the cost of the Agent's time, calculated at the rate of \$25 per hour, for arranging such repairs and maintenance. The minimum charge will be 1 hour.
<b>Other Items / Charges</b>	Any other fees charges commissions or expenses incurred by, or payable to, the Agent, with the authority of the Client.