

# Logandale Residents Ltd.

ACN 056 349 038  
ABN 67 832 917 008

## Gatehouse

1 Logandale Boulevard, Cornubia, Qld 4130

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## INFORMATION FOR PROSPECTIVE PURCHASERS IN LOGANDALE

### ***Is Logandale a Body Corporate?***

Logandale is not a Body Corporate. By purchasing property in Logandale, you become a Member of Logandale Residents Ltd. (LRL), a Tier 2 Company Limited by Guarantee. Property owners are required to pay Maintenance and Services Levies.

### ***What does the Levy cover?***

Management and Services Levies cover services to the Estate, including 24-hour security, maintenance of the parklands and common grounds of the Estate, maintenance of the Residents Facility, pool area and tennis courts as well as electricity for common areas, insurances for facilities, rates and land taxes for parkland and common areas, accounting, auditing, registrations and other expenses associated with managing and maintaining the Estate. From 01 July 2022, the levies will be \$505.45 per quarter, discounted to \$465 per quarter if paid on or before the due date. Annual increases of approximately 3.5% per annum are anticipated.

### ***Are any properties in the Estate covered by a Body Corporate?***

Property owners in Huntingdale, The Eighteenth and Logandale Lakes complexes also pay Body Corporate Levies. Body Corporate Levies, where applicable, are paid quarterly.

### ***How many properties are there in Logandale?***

475 properties, including the Huntingdale, The Eighteenth and Logandale Lakes Complexes.

### ***Can I make changes, e.g. put up a fence, paint it a different colour, to my property?***

Owners are entitled to make any changes they wish to their property, subject to Logan City Council Regulations.

### ***Who manages the Estate?***

LRL is managed on behalf of its Members by a Board of Directors, comprised of 7 Members voted for at the Annual General Meeting (AGM) held in November. The AGM is open to all Members, who have 1 vote per property. A copy of LRL's Constitution is attached to its website.

### ***What facilities are available for use by Residents of Logandale?***

Logandale Estate provides:

- 24-hour Security
- Pool
- Tennis Courts
- BBQ
- Residents' Facility
- Parklands and Walking Tracks

Bookings for use of the Residents' Facility, BBQ and Tennis Courts are made through Security.

### ***Is Membership of Riverlakes Golf Club included in my purchase?***

No. Residents and non-residents enjoy Riverlakes Tavern (currently closed) and Riverlakes Golf Club on a pay-for-use basis.

### ***Is there a Bus Service in Logandale?***

Buses are not permitted to enter the Estate; however, it is serviced regularly by Department of Transport buses. A Bus Stop is located in Logandale Boulevard, opposite the entrance to the shopping centre. Some parking is available for pick-ups and drop-offs.

### ***Does Logandale flood?***

Only Parklands and Golf Course land have. Floodwater heights are marked on the pathway in the River Parkland.

***Please refer to our website [www.logandaleestate.com.au](http://www.logandaleestate.com.au) if you require further information.***