

Council and Body Corporate Costs - Guide

The ecovillage is a community titles scheme registered under the Queensland [Body Corporate and Community Management Act](#)

There are two main administrative costs per year: Council Rates and Body Cooperate levies, described below:

1. Council Rates

There is no connection to the City of Gold Coast (local Government Council) **mains water**, so there are no Council Water Rates.

Waste Rates are also less than in other areas as the ecovillage is currently managing most of its own waste and recycling.

Council rates are approximately: **\$1,200 to \$1,600 per annum**, which is the minimum rate for the area. This rate is lower compared to standalone lots in the wider Currumbin Valley.

The Body Corporate rates provide and maintain the follow assets for all residents:

- Award winning lap pool and wading area
- Children’s playgrounds
- Meeting and function hall, available free to residents for non-commercial use.
- Amenities block
- Bali Huts
- Wood fired Pizza oven
- BBQ facilities
- Gymnasium
- Library and internal children’s play room
- Common property grass mowing and grounds maintenance. (The Council manages Chris Walton Oval).
- Village Caretaker
- Body Corporate administration and management by professional local companies.

Owners share in the ownership of 180 acres of common land and land available for agriculture. Land between each group of homes (called an Ecohamlet) has shared space called a Greenway. This is managed locally by the residents surrounding the Greenway space and is typically planted out with edible species or trees and grass.

2. Body Corporate Contributions by owners to manage the land and assets

Stage	Stage Name	Body Corporate levy per year (\$AUD)
1	Creek	3,000 – 5,100
2	Valley Terraces	3,000 – 5,100
3	Highlands	4,000 – 4,500

Stages 1 and 2 (Creek and Valley Terraces) connect to the Waste Water Treatment Plant (WWTP) and hence their annual body corporate fees are slightly higher.

Stage 3 (Highlands) homes manage their own waste water on their (larger) lots.

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