



Information Summary Sheet – 2025

- Not-for-Profit, Independent Living Retirement Village
- Vibrant community atmosphere
- Personal Safety Alarm (Live Life Mobile Alarm)
- Lifetime Lease
- No Stamp Duty (legal fees payable approx. \$825.00 – paid to Williams Hunt & Bett)
- **Deferred Management Fee**, also referred to as the Retention Fee, is 5% of the initial lease payment per year of occupancy or part thereof, capped at 30% (6 years or over). This means that for a \$500,000 lease after 6 or more years of residency, you would receive \$350,000 on termination of the lease, less any refurbishment costs. Further examples here:

- e.g. \$450,000 - \$135,000 (\$22,500 per year x 6 yrs) = \$315,000
- e.g. \$545,000 - \$157,500 (\$27,250 per year x 6 yrs) = \$381,500
- e.g. \$570,000 - \$165,000 (\$28,500 per year x 6 yrs) = \$399,000

Please note that **no capital gain or loss** is paid.

- **Service & Maintenance Fee**, paid monthly and adjusted annually according to CPI and includes, but is not limited to, payment of council rates, water rates & usage, home building insurance (but not contents insurance), village gardening and common area operation, external home maintenance.

Rates from January 2025 are:

- **Couples: \$161.23 pw (\$700.56 pcm or \$8,406.78 pa)**
- **Singles: \$128.90 pw (\$560.12 pcm or \$6,721.45 pa)**

- Quality, well designed and built homes with ceilings 1 foot higher than other retirement villages (i.e. 9-foot ceilings)
- Environmentally friendly home designs including solar hot water
- All homes have double lock-up garages providing plenty of room for a visitor's car or extra storage
- Wheelchair and pet friendly
- Mansfield District Hospital, Bindaree and Buckland House all close by that offer higher level of healthcare facilities
- Community Centre, Residents Garden and Shed, Hobbies and Repair Shed, Croquet Lawn and Pétanque Court

