



BEOLITE VILLAGE

Mansfield



FREQUENTLY ASKED QUESTIONS

(The answers to these questions do not replace the terms of the Lease Agreement)

FINANCIAL INFORMATION

What are the costs involved in residency?

Our current Lifetime Lease costs for both 2 bedroom and 2 bedroom+study residences, are outlined in the attached Information Sheet.

Is there a recurrent Weekly Service and Maintenance Fee?

Residents are required to pay a weekly service and maintenance fee, based on either double occupancy or single occupancy, this fee is paid on a per calendar month basis. This fee covers council and water rates; cleaning, gardening and maintenance of the common areas within the Village; home building insurance; Live Life Mobile Alarm fees and on-site management. The current fees are outlined in the attached Information Sheet.

Can the Weekly Service and Maintenance Fee be varied in the future?

The fee may be increased in accordance with the Retirement Villages Act 1986 and, in general, this will mean annual increases not more than the Consumer Price Index.

How can I get involved in decisions about the Village's level of service and maintenance?

Residents will be invited to participate in decision-making regarding changes or improvements to general services and maintenance via the Residents Committee.

How much money do I get back after I leave?

When you leave Beolite Village you will receive the balance of your initial lease payment less the accrued Deferred Management Fee (calculated at 5% per annum of your lease payment, capped at 30% after 6 years), reinstatement fees if damage beyond fair wear and tear needs repair when you end your lease and any outstanding Weekly Service and Maintenance Fees.

After I leave, how long will it be before I get my money back?

Your entitlement is paid within 14 days of a replacement resident taking occupancy or within 12 months of vacant possession, whichever is earlier. We typically have a new resident in place within 6 months of vacant possession or earlier.

After I leave, who receives my entitlement?

The money is paid to the resident or, in the event of death of a single resident, to the nominated beneficiary.

SECURE OCCUPANCY

Is my occupancy secure?

Yes. A lifetime lease provides protection for all residents as per the Retirement Villages Act 1986.

What if my health declines?

Beolite Village is an independent-living village and therefore does not provide aged care or health services. If a higher level of health care is required or for other unforeseen circumstances, occupancy may be ended in accordance with the lease agreement.

What system is available to resolve disputes?

As provided by the Retirement Villages Act 1986, any disputes will be resolved according to the terms of the Dispute Resolution Policy available on our website or on request.

What happens if Beolite Village is sold to another organisation?

This is most unlikely, however, irrespective of company ownership, your Lease Agreement and the Retirement Villages Act 1986 protect you and your occupancy.

Independent Retirement Living in Mansfield

When is the right time to move to a retirement village? This very personal decision that needs careful consideration and planning. If the joy has gone out of looking after your home and garden and it's all becoming just plain hard work, then it's time to consider a move to Beolite Village, a community within a community. Just imagine waking up in a modern sun-drenched home which is warm in winter and cool in summer without the worry of having to mow lawns, weed large gardens, fetch wood or clean gutters.



Beolite Village is located in Mansfield offering seniors a high quality independent lifestyle yet with all the benefits of living within a village community. The Village is located a convenient 1.5km from Mansfield's town centre and is just across the road from the top class Mansfield Golf Club.

A move to Beolite Village has so much to offer, whether you are considering down-sizing or merely want to simplify your lifestyle without compromising on quality. Whilst still maintaining your independence, as a resident you will be able to enjoy an enhanced sense of physical and emotional security that comes from living amongst friends. Beolite is a community within a community.

Set in landscaped gardens, Beolite Village offers two bedroom or two bedroom plus study, energy efficient brick homes designed with an emphasis on easy-living. Homes boast as standard features such as north facing living areas, reverse cycle air-conditioning, private courtyards, double lock-up garages and a 24-hour emergency alarm service. The well-appointed kitchens have bench-height ovens, single drawer dishwashers and plenty of drawers and cupboards.

Additionally, residents have unlimited access to the Scobie & Claire MacKinnon Community Centre featuring full catering kitchen, billiards table, resident's lounge, multipurpose room and covered external deck area overlooking the croquet lawn. Allied Health and hairdressing services are also offered.

If golfing, fishing, walking, croquet or just catching up friends and family are on your retirement to-do list then why not have a chat with us about the worry-free retirement lifestyle that Beolite Village can offer you?

Beolite Village Limited – Who Are We?

Beolite Village Limited is a not-for-profit charitable company established in 2006. We have a charter to build and operate an affordable, high-quality, independent-living retirement village in North-East Victoria for retirees (or those planning retirement) who do not wish to continue living alone or in remote communities.



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VILLAGE LIFE

What lifestyle can I expect?

At Beolite Village you can enjoy a high standard of living in a secure community setting, with easy access to Mansfield for shopping, entertainment, as well as community, health and emergency services.

Are medical, hostel or nursing care available?

No. As Beolite Village is an independent-living village, there are no medical or nursing services provided on-site. However, residents have ready access to Mansfield's exceptional community, health and emergency services which include the Mansfield District Hospital, Visiting Nursing Service, Victorian Rural Ambulance Service and, of course, meals-on-wheels.

Is there an emergency call system?

Yes. All residents will be provided with a 24-hour safety alarm system via Live Life Mobile Personal Alarm. This service allows our residents to feel safe whether they are at home or out and about.

What space is available for car parking, caravans and boats?

All homes have double garages, and residents and their visitors can also park on their driveways. Beolite has a separate area for parking of boats, trailers and caravans.

PLANNING FOR RESIDENCY

Is there a waiting list for Beolite Village?

Prospective residents can secure a position on the waiting list by lodging a fully refundable \$1,000 deposit. Upon signing of contracts, a 10% refundable deposit is required and will be lodged in an interest-bearing solicitor's trust account.

Will I have a say in the design, construction and furnishing of my home?

If your home is not yet built, options may be available for minor modifications to your house, together with your preferred colour scheme from the three options available. Of course, your furnishings are your own choice.

Can I bring my family pet?

Pets are welcomed at Beolite Village, however, they are expected to be under control at all times and not disturb other residents. There is also an off leash enclosed dog run area provided.

Can my family come and stay with me?

Yes family and friends are welcome to come and visit you at any time.

What if I have more questions?

If you have any further questions, please do not hesitate to call the office on (03) 5775 1925 or 0419 092 010 - you can make an appointment to come and view the village and talk through any questions you have.

Beolite at a Glance

- Lifetime Lease
- Not-for-profit village – the community helping the community
- Affordable, high quality 2 bedroom or 2 bedroom & study homes
- North-facing living areas in homes
- 9ft Ceilings
- Solar or heat pump hot water systems
- Stage 8B onwards include Solar Panels as standard
- Reverse cycle heating and cooling
- Double lock-up garages
- Private courtyards
- Live Life Personal Alarm System
- Landscaped gardens and maintenance
- Community Centre
- Croquet lawn
- Residents Community Garden + Hobby & Repairs Shed
- Pets welcome
- Supportive health and community services readily accessible
- Supermarkets & chemists home deliver
- 1.5kms from Mansfield town centre
- No Stamp Duty



Our Philosophy

At Beolite we strive for excellence and continuous improvement within a not-for-profit environment. We provide our residents with security, fellowship and companionship whilst also encouraging continued involvement in activities of the wider community. We promote acceptance of cultural, religious, social and personal relationships.

By providing a secure yet private lifestyle within a community environment we actively encourage our residents to live independently, safe in the knowledge that additional care options are available locally, if required.

Our priority is to offer mature-aged citizens who are unable to continue living alone or in remote rural areas, a quality and affordable retirement lifestyle within a safe and secure community environment.



What does living in the Mansfield District have to offer?

Fishing, boating, golfing, snowfields, cycling, walking, produce & bush markets, strong arts community, Community Men's Shed, arts and crafts groups, Great Victorian Rail Trail, wineries, cinema, cafes, restaurants and so much more.

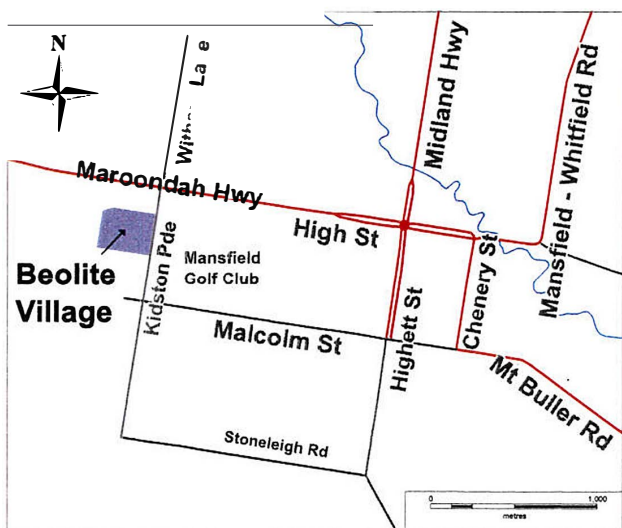




At the hub of Beolite Village is our wonderful Scobie & Claire Mackinnon Community Centre which was built for all of our residents to enjoy. You can indulge in a good book from the library, play indoor bowls or table tennis, participate in exercise programs, join in around the piano, watch a movie on the big screen or simply enjoy a friendly chat over a cuppa. Overlooking the croquet lawn and petanque court, the Community Centre has a well appointed kitchen and is also home to the Village Office.

Tribute to Beolite

The Village was named in honour of Beolite, a remarkable Aboriginal who was the Chief of the Upper Goulburn tribes during Mansfield's early days. Beolite displayed great leadership and made a significant contribution to the High Country.



If you are interested in residency at Beolite Village, you should call our office to make a time to discuss living here further with our village manager. We currently have a waitlist for homes which you can join by completing an expression of interest form and lodging a refundable deposit. Prospective residents are encouraged to read carefully all documents and take legal and financial advice before making a decision to ensure this is the right move for you.

Board of Directors: The Board, currently led by Stuart Bett, comprises a voluntary group of citizens with expertise in community service, medical and allied health services, legal, finance and fundraising, planning and building developments, management and administration.

The current Directors are: Mr Stuart Bett (Chairman), Mrs Mandy Treasure (Deputy Chairperson), Mr Mark Henry (Hon. Treasurer), Mr Tony Williams, Mr Geoff Doyle, Mrs Mandy Swaney, Mr Euan Friday, Mr Tony Tehan, Dr Jo Davey, Mr John Adams and Mrs Pamela Dalgliesh.

Our Directors are voluntary and do not receive salaries or directors' fees.

Beolite Village Office Staff: Bek Lennon, Lauren Crathern, Jacinta Mathers

Beolite Village Limited

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Location: 13-21 Kidston Parade, Mansfield, Victoria 3722

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