



Information Summary Sheet – 2026

- Not-for-Profit, Independent Living, Retirement Village
- Vibrant community atmosphere
- Personal Safety Alarm (Live Life Mobile Alarm)
- Lifetime Lease
- No Stamp Duty
- **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. \$550,000 - \$165,000 (\$27,500 per year x 6 yrs) = \$385,000
 - e.g. \$580,000 - \$174,000 (\$29,000 per year x 6 yrs) = \$406,000

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 2026 are:

- **Couples: \$164.52 pw (\$718.80 pcm or \$8,625.60 pa)**
 - **Singles: \$132.25 pw (\$574.66 pcm or \$6,895.92 pa)**
- High 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 or heat pump technology
 - 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 Community Garden, Hobbies and Repair Shed, Croquet Lawn and Pétanque Court

