

Love the lifestyle?

Now you can live it.





MARGARET RIVER
LIFESTYLE VILLAGE

Margaret River
has the **lifestyle**,
you just needed
a **Village**.

YOUR QUESTIONS ANSWERED

Own your new Margaret River Lifestyle Village home in **9 SIMPLE STEPS**

1	 <p>CALL or pop into the Village to see what the Village has to offer, and help us understand if this is what you are looking for.</p>
2	 <p>You can CHOOSE the site and the home design you like from the display homes we have available in our first stage. You can then secure your home and site for \$500, which is fully refundable.</p>
3	 <p>COMMIT. Time to clean up your house and get it on the market. This is not as daunting as you think and we can help to make sure you get the best possible agents in your area so they are working for you.</p>
4	 <p>CONFIRM. Now it's time to select colours and make any variations to your home design. A confirmation deposit of \$7000 is paid and the building cycle begins. At this point the deposit is nonrefundable because our design team has started work on your plans. Total deposit is now = \$7500.</p>
5	 <p>Time to SIGN. Once the design team has drawn up your home, you can come in and check that we have completed the design as you planned. If you are happy, you sign the building contract.</p>
6	 <p>MEET the Manager. This is where you get to meet the Village Manager to ask any questions you have about the Village, the contracts or anything you wish, so when you move in, your transition can be as smooth as possible.</p>
7	 <p>FAST TRACK BUILD OPTION. If you have 50% of the value of your new home available you can get the build started now and pay the balance on completion or at settlement of your existing home.</p>
8	 <p>SETTLEMENT. Time to sign the lease and transfer the balance of funds.</p>
9	 <p>MOVE IN. We know this can be an exciting and stressful time, so even though you will have to do the moving we will be there to help with your transition to the Village.</p>

FREQUENTLY ASKED QUESTIONS

Here is a list of the most frequently asked questions about Margaret River Lifestyle Village.

DO I HAVE TO BE RETIRED?

A Lifestyle Village has a lot younger age group living there; so on average about 30% of people living in our Village will be still working at some capacity.

We have designed the Village so a number of the homes suit those who would like to have a holiday house in Margaret River, with the added advantage of a 5-Star Clubhouse to come to, rather than an empty house on a block out of town with a list of jobs to work through before you can start enjoying Margaret River.

DO I OWN MY OWN HOME?

Yes you do. Whether it's a new, display or established home you still own it.

DO I OWN THE LAND?

You have a 60 year lease on the land. The real advantage is that you don't have the initial expense and purchase of the land.

Also as this is a lease, the Government doesn't charge you Stamp Duty and you'll receive a rent rebate if you are a pensioner.



WHAT DOES THE RENT FOR THE SITE COVER AND HOW MUCH IS IT?

The Rent gives you the right to occupy the land where your home is situated for up to 60 years, and is used to pay the costs of running the community including the following:

- On-site Village Management team;
- Council and Water Rates.
- Maintenance of common garden areas and your front garden;
- Maintenance and running costs of the Clubhouse and other common facilities.

Under the agreement with MRLV, the weekly site fee is payable by direct debit each fortnight. The site fee is reviewed on 1 July each year and any increases are capped at CPI or 3.5% – whichever is greater.

THE SITE FEES ARE CURRENTLY:

PERSONAL FINANCIAL CIRCUMSTANCE	WEEKLY SITE FEE
Single person on the age pension (after rental assistance rebate)	\$117.10 (\$190.00 less \$72.90 Rent Assistance rebate)
Couple on the age pension (after rental assistance rebate)	\$138.30 (\$207.00 less \$68.70 Rent Assistance rebate)
Single self funded retiree & those still working full time	\$190.00
Couple self funded retirees & those still working full time	\$207.00

Please Note: The above table is provided as a guide only. Centrelink reviews the Age Pension and Rent Assistance on 20 March and 20 September each year.

This information was obtained from Centrelink on 1 July 2023. For more information please call Centrelink on 13 23 00 or visit their website.

Information correct as at 1 July 2023.



MARGARET RIVER LIFESTYLE VILLAGE

CAN I GET FEDERAL GOVERNMENT RENT ASSISTANCE ON THE AGE PENSION?

Depending on your personal financial circumstances, you may be eligible for Federal Government Rental Assistance to reduce the site fee. You will need to contact Centrelink or Veterans Affairs to find out what you are entitled to receive.

ARE THERE OTHER BUYING COSTS?

No.

DO I PAY BODY CORPORATE FEES?

No you don't. We look after all the maintenance of the Clubhouse Village grounds and your front verge as part of your weekly rent.

DO I PAY COUNCIL RATES?

No you don't, the council rates and rubbish removal are catered for in your weekly site fee.

WHAT IS THE SURRENDER FEE ABOUT?

To help keep the home purchase price at an affordable level, Margaret River Lifestyle Village recovers part of its costs for developing, running and maintaining the community when you sell your home. This payment is known as the Surrender Fee and is a scaled percentage, depending on how long you have been in the community. Your Surrender fee will be 4% per annum for the first 4 years and is capped at 16% after four years, and payment isn't due until you sell your home in the Village. This is a lot less than you would pay in a standard retirement village.

CAN I HAVE A PET?

Yes you can – we understand how important the family pet is, as long as your pet is well behaved and not a nuisance to you or others.

DO YOU HAVE STORAGE FOR MY CARAVAN?

Yes. We have a hardstand storage area within the Village with power and water to fill your van or boat and wash down after the holiday.

This is a limited space so please check with either the sales consultant or the Village Manager.

WHAT HAPPENS IF I DON'T LIKE IT?

If your situation should change within the first 12 months and you decide you would like to move out of Margaret River Lifestyle Village, we will waive your first year Surrender Fee.

WHERE CAN I FIND MORE INFORMATION?

To see the full range of Frequently Asked Questions, please visit margaretriverlifestylevillage.com.au and download the Margaret River Lifestyle Villages FAQs.

For further information, feel free to contact Adan on 0418 940 450.



WEEKLY FEE

Information



Your weekly fee gives you access to all the Village amenities, as well as:

- All local government rates and taxes
- Water rates
- Household rubbish removal
- Upkeep of roads, signage and street lighting
- Maintenance of front yard reticulation
- Front garden maintenance, streetscape lawn mowing, Village landscaping and garden maintenance
- All common area garden and facilities
- Year round use of all the facilities
- Outdoor gas BBQ and picnic areas
- Clubhouse Wi-Fi
- Security – monitored gate and caravan parking area
- Closed circuit TV from your home to the front gate for after hours access
- Secured mail box
- Village bus
- Use of Village electric bike for access to town

It's just the **beginning.**

Discover a new way of living, call **Adan Nicholson** on **0418 940 450**



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LIFESTYLE VILLAGE

For over 55's

margaretriverlifestylevillage.com.au

