

## Frequently Asked Questions about Shepparton Lifestyle Village

The answers to many of the questions you may have about Shepparton Lifestyle Village are listed below. Please feel free to contact one of our sales consultants on 1300 50 55 60 if you need any additional information, clarification or if you have any other questions. We are currently finalising details with respect to Shepparton Lifestyle Village and anticipate opening in 2008. The information below is based on this and subject to change.

### Buying a home at Shepparton Lifestyle Village

**Q Do I own my own home at Shepparton Lifestyle Village?**

A Yes. Unlike other villages where you never own your home, at Shepparton Lifestyle Village you own your home.

**Q. What is the price range of homes at Shepparton Lifestyle Village?**

A. The price of a home at Shepparton Lifestyle Village depends on the number of bedrooms, the design and its location within the Village. A guide to prices of the homes (all of which include landscaping) is as follows:

1 bedroom home	\$185,000 to \$194,900
2 bedroom home	\$189,900 to \$198,900
2 bedroom home with study	\$201,900 to \$209,900

We are focused on keeping your new home as affordable as possible. However we reserve the right to review our pricing as necessary.

**Q How long will my home take to build?**

A Usually your new home at Shepparton Lifestyle Village should be built and ready for you to move into by the time you settle the sale of your current house, assuming a 90 day settlement period. We will work with you on the timing of selling your current home and the building of your new home at Shepparton Lifestyle Village. In some cases there may even be a home that suits your needs that is completed and ready to move into immediately.

**Q Who will build my home and what sort of quality guarantees come with the home?**

A. Your home will be constructed by one of Victoria's leading home builders. Your home will come with a three month maintenance period as well as a one year warranty on all the built components. The builder also provides a ten year guarantee on the structure. All homes are constructed from first grade quality materials and finishes to reduce ongoing maintenance and come with a certificate of compliance from a structural engineer.



**Q. Most importantly, what does the home price include?**

A. When you buy a home at Shepparton Lifestyle Village you can move in right away because everything is included in the price. All homes include built-in wardrobes, kitchen with cooking appliances, dishwasher, tiled bathroom, carpets and a reverse cycle heating/air conditioning unit in the main living area. Homes are decorated throughout according to one of our interior design packages. Outside, the price also includes landscaping around your home such as fencing, paths, clothesline and a carport that comes with its own garden shed.

**Q. So, how do I become a Lifestyler?**

A. Becoming a Lifestyler at Shepparton Lifestyle Village is a simple four-step process. We try to ensure that it is as hassle free as possible so you can focus on the exciting task of choosing your new home and its location in the Village.

**Step 1**

Working closely with one of our expert sales consultants, you select the home and location that best suits your needs. You pay a fully refundable holding deposit of \$500 to secure this choice. This gives you an exclusive option for 14 days.

**Step 2**

Submit an Offer to Purchase and pay a further \$500 to receive your detailed plans and site elevations. This becomes your \$1000 non-refundable deposit. We will also arrange for you to meet the Village Manager who will explain how Shepparton Lifestyle Village operates.

**Step 3**

At this point we prepare your contracts and ask you to pay the final deposit amount of \$4,000. This brings your total non refundable deposit to \$5,000. There is no more to pay until you settle. When you sell your existing house and let your sales consultant know the settlement date, we can give you a confirmed settlement date on your new home in the village. You should make sure that the contract of sale on your existing house has a settlement period of at least 90 days.

**Step 4**

Pay the outstanding balance and move into your brand new home.

It's that easy – our commitment is to assist you through each step, making your move into Shepparton Lifestyle Village as simple and comfortable as possible. Our commitment to you is that our trained sales consultants are there to help you each step of the way.

## Security of tenure

**Q. Do I own the land where my home is situated?**

A. One of the reasons that we are so affordable is that we separate the ownership of the land from the ownership of the home. Therefore when you buy a home at Shepparton Lifestyle Village, you enter into a long-term lease of the land on which your home is



situated. The lease gives you an exclusive right to occupy the land and to use and enjoy Shepparton Lifestyle Village's facilities and services during that time. You do not own the land but you have exclusive occupation of it for the duration of your lease.

**Q. How much is the rent on the lease?**

A. Under the lease at Shepparton Lifestyle Village, the rent is payable by direct debit each fortnight. Depending on your personal financial circumstances, you may be eligible for Government rental assistance to reduce the rent. The rent is reviewed in line with the Residential Tenancies Act (Vic) 1997 on 1 July each year. The weekly rents (currently payable) are as follows:

Single person on the Age Pension (after full rental assistance rebate)	\$68.29 per week (\$120.99 less \$52.70 rebate)
Couple on the Age Pension (after rental assistance rebate)	\$89.89 per week (\$130.67 less \$40.78 rebate)
Single Self Funded Retiree & those still working full time	\$120.99 per week
Couple Self Funded Retirees & those still working full time	\$130.67 per week

Please Note: The above table is provided as a guide only. As at 20 September 2007, the rental assistance payable is \$105.40 per fortnight (\$52.70 per week). This is for a single Age Pensioner with no dependent children paying \$241.98 per fortnight in site fees (rental). The rental assistance payable is \$81.55 per fortnight (\$40.78 per week). This is for an Age Pensioner couple with no dependent children and paying \$261.34 per fortnight in site fees (rental). As at 20 Sept 2007, the Age Pension has gone up by \$10.60 per fortnight (\$5.30 per week). This information was obtained from Centrelink on 20 September 2007. For more information and to take into account your personal circumstances, please call Centrelink on 13 23 00 or visit [www.centrelink.gov.au](http://www.centrelink.gov.au).

To help keep the rent at an affordable level, Shepparton Lifestyle Village recovers part of its costs for running and maintaining the Village when you sell your home. This payment is known as the Operations and Maintenance Contribution (OMC). This will be a fixed percentage that is deducted from the sale price of your home when you decide to sell.

**Q What does the rent cover?**

A At Shepparton Lifestyle Village the rent is used to pay the costs of running the Village including the following:

- Council rates
- Sewerage charge
- Government taxes and charges
- Maintenance of the common garden areas
- Maintenance of the front gardens to the homes
- Access to the Lifestylers' facilities including the Clubhouse and the Spa Complex
- Maintenance of the Clubhouse and Spa Complex as well as running costs
- The management of the Village and associated cost of the land and services



**Q. Can I get Government rental assistance?**

A. This will depend on your personal circumstances. At Shepparton Lifestyle Village you may be able to reduce your rent with Government rental assistance. You will need to contact Centrelink or Veterans Affairs to find out what you are entitled to receive. If you contact our sales team on 1300 50 55 60, we can put you in touch with someone at Centrelink or Veteran Affairs who is familiar with Lifestyle Communities Villages and can assist you further.

**Q. Do I pay body corporate fees? Council rates?**

A. As we have taken land out of the cost equation, there are no body corporate fees at Shepparton Lifestyle Village. Council rates and Sewerage rates are paid by Shepparton Lifestyle Village.

**Q. Who pays for utilities such as water and gas?**

A. At Shepparton Lifestyle Village the Lifestyler has to pay for the costs associated with electricity, telephone, gas and water, which are separately metered at each home.

**Q. What happens with the rent in the case of a deceased estate?**

A. In the unfortunate circumstance of a deceased estate, at Shepparton Lifestyle Village we try to make it as easy and simple as possible for the family at this difficult time. The rent is not required to be paid until the home is sold. When the home is sold, the accrued rent and OMC will be then deducted from the sale proceeds. The balance of the proceeds can then be distributed to the beneficiaries.

## Living at Shepparton Lifestyle Village

**Q. What is the difference between an over 55's residential village and a retirement village?**

A. At Shepparton Lifestyle Village we are not a retirement village. At Shepparton Lifestyle Village we believe that people never retire and therefore Shepparton Lifestyle Village has been planned for people over the age of 55 who are looking for an *enjoyable* and *active* environment in which to live. The facilities at Shepparton Lifestyle Village have been carefully planned with this aim in mind. Your day may start with a catch up with friends for a walk to the local cafe followed, for example, by a game of bowls or a workout and swim in the in-door pool. In the evening you may enjoy a BBQ with friends before retiring to the clubhouse to watch a latest release DVD in the Village theatre. The opportunities are endless and designed to ensure that you maximise the benefit of living in a vibrant and active community that Shepparton Lifestyle Village provides.

**Q. Are there Village Rules?**

A. To ensure that everyone enjoys life at Shepparton Lifestyle Village, there will be a set of Village Rules that Lifestylers must follow. They will cover such issues as noise, the use of the facilities and pets. They are designed to ensure that your rights are



protected and that living at Shepparton Lifestyle Village is as enjoyable as possible for everyone.

**Q. Do I get a say in the operation of the Village?**

A. Shepparton Lifestyle Village will have a vibrant and active Lifestylers' committee that will be responsible for the community and social activities of the Village. A joint committee made up of the Village management and the Lifestylers will also be established to ensure that you have a voice in the way that the Village is run.

**Q. Can visitors stay?**

A. Of course. Visitors are welcome at Shepparton Lifestyle Village and can stay at no additional cost for a period of up to 30 days. After 30 days you will require the approval of the Village Manager and a small charge may apply subject to the ongoing usage of the Lifestylers' facilities.

**Q. Can my visitors use the Clubhouse and other facilities?**

A. Visitors are welcome to use most of the Shepparton Lifestyle Village facilities when accompanied by a Lifestyler.

**Q. Can I rent out my home?**

A. Shepparton Lifestyle Village has been planned around creating a strong and vibrant community for owner/occupiers. We want to build long-term relationships and friendships between Lifestylers so home rental is not encouraged. However, in some exceptional circumstances and with the written approval of the Village manager you can rent out your home for a limited time.

**Q. What about health service?**

A. All of the services you need including hospitals, doctors, dentists, pharmacies, Medicare and other Government services are located within a few minutes drive of Shepparton Lifestyle Village. If you need access to other community services, for example, Meals on Wheels, they will have easy access to servicing your needs within the Village.

**Q. What about other services?**

A. Within close proximity you have access to all of the services you want including chiropodist, massages, yoga, hair dressing and community classes, just to name a few.

**Q. Do I have to retire before I can become a Lifestyler?**

A. Absolutely not. Shepparton Lifestyle Village is not a retirement village and therefore there is no need to be retired. At Shepparton Lifestyle Village we only ask that you or your partner is over 55 years of age. You can live at Shepparton Lifestyle Village and work full-time, part-time or not at all.



**Q. What happens when I go on holidays?**

A. Just let the Village manager know that you are going on holidays and we can arrange for your mail to be collected for you. The entry gates in the Village ensure a high level of security to give you added peace of mind while you enjoy your holiday. And of course we maintain your front garden the whole time.

**Q. Who collects my rubbish?**

A. Each home has a rubbish bin that is collected once a week.

**Q. Are pets allowed?**

A. At Shepparton Lifestyle Village we understand that your pet is part of your family and small pets are very welcome for all pet owners. There will be some common sense rules to follow as we are conscious that we need to respect the rights of all Lifestylers at Shepparton Lifestyle Village, including those without pets.

**Q. Where is mail delivered?**

A. Each home has its own mailbox (located near the clubhouse). Australia Post delivers mail directly to the mailboxes everyday.

**Q. Where do I park my car?**

A. Each home has a carport. Additional parking for visitors is located at the front of the carport and throughout the Village and around the clubhouse.

**Q. Where can I store my caravan, boat or trailer?**

A. Shepparton Lifestyle Village has a specific area for storing trailers, boats and caravans. Spaces are limited and a weekly fee of \$5 is payable for storage.

**Q. Is Shepparton Lifestyle Village connected to public transport?**

A. At Shepparton Lifestyle Village we have a community bus that is operated by the Village Manager for the benefit of the Lifestylers. The community bus is available to take Lifestylers and their visitors to the local shops, golf club and other venues. There is also public transport in the area.

## Maintenance

**Q. Who looks after my lawn and garden?**

A. The village gardening team mows and maintains the lawns and gardens in the front of all homes. Lifestylers are responsible for maintaining their garden at the rear and side of their home. If you wish, the Village gardeners can look after your rear garden for an agreed weekly fee.



**Q. Who maintains my home?**

A. As it is your home, you are responsible for its maintenance. To ensure that Shepparton Lifestyle Village is an attractive place to live now and in the future, we ask Lifestylers to ensure that the exterior of their home is maintained in keeping with the Village standards.

## Customising your home

**Q. What can I add to my garden?**

A. You can add just about anything to your garden, provided it is consistent with the overall landscape plan of Shepparton Lifestyle Village. Naturally you must also comply with any relevant building approvals that may be required.

**Q. Can I customise my home?**

A. It is your home and you can make whatever changes you desire once you move in. Any changes to the exterior façade of the home must be in keeping with the overall look of the Village and must be approved by the Village management before work starts.

## Facilities

**Q. What facilities are there for Lifestylers to enjoy?**

A. At Shepparton Lifestyle Village we have planned the facilities to maximise the living experience for all Lifestylers. The Clubhouse is surrounded by a championship style bowling green, tennis court, outdoor BBQ area, covered terrace, trees and seating areas. Within the Clubhouse, there are many facilities to keep you busy every day of the year. You can enjoy:

- A game of billiards or pool
- Watching Pay TV
- Dance floor surrounded by entertaining areas
- Home theatre with a selection of DVDs for your watching pleasure
- Kitchen including fridge, oven and microwave
- Computers with high-speed Internet access
- Visiting consultants' rooms (for hair dresser, massages etc.)
- Library with a selection of books and magazines.
- Heated pool or a hot spa
- Gym
- Family Centre

**Q. Can I get Pay TV and Internet access?**

A. Yes. At Shepparton Lifestyle Village you can have high-speed Internet access and Pay TV connected to your home or you can use the existing facilities in the clubhouse. When you have your home connected, usual charges from your service provider will apply.



## Leaving Shepparton Lifestyle Village

**Q. Can I move my home elsewhere?**

A. Yes. All you need to do is give the Village manager written notice of your intention to move your home. Of course, you must bear the removal costs yourself.  
It is important to note that if you decide to move your home, you are still responsible for the rent until your notice period expires. After this notice period, your lease is set aside and Shepparton Lifestyle Village is free to re-lease the site to a new Lifestyle.

**Q. How do I resell my Shepparton Lifestyle Village home?**

A. You can sell your home at Shepparton Lifestyle Village at any time, though you must give the Village manager at least seven days written notice. You can sell your home through the Village manager. When you have sold your Shepparton Lifestyle Village home, Shepparton Lifestyle Village will transfer the lease to the purchaser.

**Q. Is finance available to buy a home at Shepparton Lifestyle Village?**

A. You will need to speak to your financial institution to see if finance is available to you.

**Q. Is there stamp duty or a search fee when I buy or sell a home?**

A. When you buy or sell your home there is no stamp duty or search fees payable.

**Q. I have a house to sell - can you help me?**

A. We can put you in touch with a licensed real estate agent in your area who will look after your specific needs. You can then discuss with them how to best sell your current house to meet your objectives. When you sell your current house you should ensure that settlement is between 60 and 90 days so your new home at Shepparton Lifestyle Village is ready for your arrival.

**Q. Where can I get more information on Brookfield, Shepparton and other villages?**

A. You can contact us by phone, fax, mail or email as follows:

Call us today on 1300 50 55 60 for more information or to register for an information session

Shepparton Lifestyle Village  
65 Channel Road  
Shepparton Vic 3631

Phone: 1300 50 55 60  
Fax: (03) 9682-1236  
Email: [info@lifestylecommunities.com.au](mailto:info@lifestylecommunities.com.au)  
Website: [www.lifestylecommunities.com.au](http://www.lifestylecommunities.com.au)

*Please Note:* Information is correct as at 22<sup>nd</sup> January 2008 unless otherwise stated. All information is subject to change without notice. For the latest updates in information and pricing, please see your sales consultant. Reference Number: FAQ\_formatted\_Shepparton\_v1\_22.01.2008

Shepparton Lifestyle Village is another Lifestyle Communities Project.  
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