



# CHAMPION LAKES

## *Lifestyle Village*

## Frequently Asked Questions

### **Upon completion how many homes will be fully constructed as part of the village development?**

Development Approval has been granted for a total of 160 independent living units.

### **What other buildings other than Villa's are on the development site?**

The Lodge - Clubhouse, indoor pool/spa facility and hobby shed are all additional buildings onsite for resident use.

### **Can I choose my own internal and external colours and finishes?**

Absolutely. As the Villas are constructed an individual's requirements re modifications and colours/ finishes are incorporated as part of the process.

### **Are the homes mobility aid friendly?**

Yes, all homes are designed to be adaptable for ageing in place.

### **Do I lease the fenced home and site?**

Yes for a 45 year term (approved by the WA Planning Commission).

### **Are stamp duty/ strata or settlement fee's applicable?**

No. As the purchase is a Lease for Life tenure there are cost savings achieved in no stamp duty of settlement fee's being applicable.

### **Do I own the land?**

No. The land has had a memorial placed over it to comply with the Retirement Village Living Act and therefore can only be used for the purpose of retirement living.

### **What are the current weekly fee's and is there a single or couple variance to be aware of on these fees?**

The current operating levy for the village is \$105 per week per villa regardless of single or couple occupancy. This fee is generally paid monthly in advance at the start of each month by direct debit to the village operating account.

### **What do the weekly fees include?**

All council and water rates, rubbish collection, maintenance of common area inclusive of retic/ gardens, electrical, security monitoring, onsite management, building insurance and common facilities.

### **Is front landscaping provided and maintained by the village management?**

Yes, to ensure our village always looks beautiful!

### **What other costs do I need to consider?**

Water, Power and Gas consumption along with internet/ phone and personal contents insurance are exclusive of the weekly fee.

### **Do I need to arrange my own insurance?**

Building insurance is covered by the village operating account across the entire complex however as mentioned above each resident is responsible for their own content's insurance.

## **Explain in simple easy to understand language what my options are with regard to Exit Fee's at the end of my Lease for Life tenure?**

### **Option 1**

No exit fee applicable with a guaranteed buy back option at entry cost regardless of capital appreciation on the property.

### **Option 2**

Guaranteed buy back option at market value inclusive of capital appreciation on the property with an 18% all inclusive exit fee at the end of the Lease for Life tenure.

### **Option 3**

Purchaser pays an additional 20% upfront on the purchase price at entry which provides them with a guaranteed buy back option at market value inclusive of capital appreciation on the property with no exit fee at the end of the Lease for Life tenure.

### **Option 4 - Rental model**

\$200,000 refundable premium paid plus at entry plus a weekly rental contribution of \$200 per week in addition to the \$105 per week village fee.\*Centrelink rent assistance may be applicable.

## **Who is responsible for general home maintenance such as changing light globes, cleaning grout, fixing a leaking tap?**

The village will ensure the structure of the building is always maintained however general upkeep and repairs of such items are the responsibility of each resident.

## **Is there parking available for my boat or caravan?**

Certainly, we have ensured for and have space for residents caravan's and boats - minimal weekly fee may be payable - please refer to the village policy.

## **Is the Village secure?**

Yes. In addition to installed security monitors across the site the complex is gated from dusk to dawn to give peace of mind and assurance to all residents at all times.

## **Are there Onsite managers?**

Yes, onsite office is attended 5 days per week Monday - Friday 9am - 2pm. Plus, after hours managers live onsite to ensure residents needs are met.

## **Can friends and family stay over?**

Yes absolutely. Loved ones are welcome at any time. Please note that there are some restrictions on length of stay on this though to ensure the ongoing harmonious village community is maintained. Please refer to the village policy.

## **Are pet's welcome?**

Our furry, feathered, and other animal companions are very much part of what makes up our Village and are very welcome to reside within residents' homes. There is a village policy to ensure enjoyment for all so please refer to the village policy regarding pets.

## **Are excursion activities arranged?**

These are arranged by the resident and social committees with support from village management. Regular excursions occur with the ease of utilisation of the village bus for such occasions.

## **What other facilities does/ will the village have?**

Communal area of the clubhouse lodge, BBQ area, library, art & craft room, picture theatre and full self-catered kitchen facilities have all been completed and are available for residents use as has the hobby workshop area and communal veggie garden.

The indoor heated pool and spa complex is anticipated for completion in October 2021.

**"Were the smiles are genuine and the coffee's always on"**