

GINGIN ECO LIFESTYLE VILLAGE FOR OVER-45'S

Low Cost of Living – One Simple Weekly Fee

The benefit of purchasing your own home in the Gingin Eco Lifestyle Village and leasing the land your home is located on is that, for **one simple weekly fee, you can lower your costs of living with no power or water bills**, live in a new home with lower maintenance, and, having released equity from your original home, you can top up your superannuation to travel more and enjoy more time with family and friends.

Another significant benefit of buying a home in the Gingin Eco Lifestyle Village is that there is **zero stamp duty and no exit fees!**

The weekly fee covers many other costs that you would otherwise have to pay in your suburban home. These extra benefits are explained below.

If you are currently on a pension, or will be in the future, you may also be eligible to receive Rent Assistance. Rent assistance is managed by Centrelink, not Gingin Eco Lifestyle Village, enquiries should be made independently. We will assist you by providing any information Centrelink may require. ^

The Eco Lifestyle Village weekly fee includes:

- Your electricity use from our solar/battery microgrid*
- Your drinking water use for your home**
- Wi-Fi access to each individual home***
- The serviced lot of land on which the home sits, on a 60-year secure lease.
- Council and water rates.
- Clubhouse facilities (available in 2027) and common area gardens maintained to a high standard.
- Security infrastructure, with Village gates closed dusk till dawn.
- Central mailbox facilities.
- Household rubbish collection.
- Communal fruit, vegetable, herb gardens as they are established.
- Various BBQ and picnic facilities in the Village.
- Village Manager and grounds staff.

Weekly Site Fees	Singles	Couples
After Rent Assistance for Eligible Pensioners^	\$123	\$155
Self-funded retirees and those still working full-time	\$230	\$250

The fees advertised above are applicable for the 26-27 financial year. Fees will increase by CPI every year from 1 July for the following 12-month period.

We reserve the right to amend the services or fees in the future to cater for higher operating costs, but these will be capped to a maximum of CPI plus 2% in any annual rental review. The weekly site fee is payable by direct debit each fortnight.

Sales

T: 0447 257 337 E: info@gelv.com.au

25 Old Mooliabeenee Road, Gingin, WA 6503

ecolifestylevillages.com.au

Caravan and Boat Storage

Caravan and boat storage bays are available to lease for \$15 per week, offered on a first-come, first-served basis.

Electricity *

Power usage is included in the weekly fee at a low cost, based on our desire to have a lower environmental impact and lower the cost of living for all our residents; therefore, we expect that residents will abide by sensible use of our electricity and not, for example, leave air conditioning on when not needed. Equally, we reserve the right to charge residents an additional fee if usage is much higher than reasonably expected.

Water **

Drinking water usage is included in your weekly fee, and we encourage waterwise usage within the home to save our precious supplies. We use groundwater and, in future, our own recycled water for external garden and common area irrigation.

Data, Communications, Entertainment and Security ***

We include your internet access fees in the weekly fee so you can enjoy your favourite TV shows and movies. This service provision is subject to capacity of the local network and if alternate external service provision is required, a rebate from the weekly fee will apply.

Security of Tenure

Your Residential Site Agreement is based on a 60-year lease that provides long-term secure tenure for you. When you sell, the new owner may enter into another 60-year lease, so their security and value is protected in an ongoing manner.

Additionally, your Agreement ensures that if the Village owner changes, then any new owner must honour the terms of the lease and maintain the Village and its facilities under the terms of the lease.

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