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Benalla Leisure Park

We believe everyone has the right to enjoy security and comfort, regardless of wealth or financial status. That is why we aim to keep the prices of Benalla Leisure Park Villas as affordable as possible.

Your new Benalla Leisure Park Villa will include:

- Built-in wardrobes, kitchen with cooking appliances and microwave, tiled wet and living areas, carpets, heating/cooling and window furnishings.
- Interior finishes according to your selection from one of our colour schemes for new orders or purchase existing view villas.
- Landscaping around your home such as paving, front lawn and plants, clothesline and a carport that comes complete with its own storeroom/work shed.

There is no stamp duty payable on your new home and all prices include GST.

Every home comes with a three-month maintenance period as well as a one-year guarantee on all the built components. All homes are built from quality materials and finishes to reduce on going maintenance and come with a certificate of compliance from a structural engineer.



| | |
|--------------------------|--|
| PROPERTY TYPE | Lifestyle Villas |
| LAND | Tenure for 20 years |
| CONSTRUCTION | Aluminium Clad |
| ROOF | Colorbond |
| AGE | Brand new |
| SQUARES | Approx. 9 Squares |
| CAR ACCOMMODATION | Carport with remote roller door |
| LOUNGE | Reverse Cycle Air-Conditioner Split System, in Dining and Kitchen area. |
| DINING | Open plan with Lounge and Kitchen, tiled and curtained |
| BEDROOM 1 | Yes with built in robe. |
| BEDROOM 2 | Yes or Study |
| BATHROOM | Shower and vanity |
| KITCHEN | Gas stove, Microwave, 2 Door Fridge Freezer, Tiled floors and Dishwasher |
| LAUNDRY | Inside Tub |
| TOILET | Yes |
| HOT WATER | Gas Hot Water |
| COOLING | Reverse Cycle Split System |
| HEATING | Reverse Cycle Split System |
| SHED | Garden Shed |
| VERANDAH | Front and Side |
| FENCING | Colorbond |



New relocatable units with own yard and lawn.
Large covered outdoor area length of unit.

Front Extension 15 Watt Sensor Light
20 Year Tenure on the land. Then to be renegotiated or owner may remove home.

Owner is liable for home & contents and public liability insurance.

Owner responsible for rear garden.

THE WAY OF THE FUTURE

With comfort, security, peace of mind and value all being very important for lifestylers, Benalla Leisure Park is offering a new and very exciting project for retirees looking for a change of lifestyle.

A newly developed complex has been designed for the sole purpose of providing brand new, modern units at a low cost for lifestylers looking to downsize and still have money in the bank to travel or to do as they please without the worry of maintaining gardens or mowing lawns.

Villa – Style 2

How does it work?

Lifestylers purchase their home and take a 20 year license to occupy the land on which the home is situated. This long-term license protects your security of tenure. You can sell the license to a new owner at any time. Under this exclusive agreement, residents pay a weekly site fee. In many cases you are eligible for rental assistance to help with payment of the fee that covers many time-consuming maintenance chores.

Site fees

A weekly site fee gives you the right to occupy the space where your home is situated for 20 years, as well as covering council and water rates, and maintenance and use of all Benalla Leisure Park facilities and services. The weekly site fee varies depending on your situation. Refer to the table below as a guide.

| Situation | Weekly site fee |
|--|--|
| Single person on the Age Pension (after rental assistance rebate) | \$60.17 per week (\$100.00 less \$39.83 rebate) |
| Couple on the Age Pension (after rental assistance rebate) | \$82.22 per week (\$100.00 less \$17.78 rebate) |
| Single Self Funded Retiree & those still working full time | \$110.00 per week |
| Couple Self Funded Retirees & those still working full time | \$110.00 per week |

What is included in the fee?

- Council rates
- Water and Sewerage Rates
- Gas
- Government taxes and charges
- Maintenance of common garden areas
- Maintenance of your front gardens
- Access to all facilities including pool and BBQ area
- Management of Benalla Leisure Park and all associated costs for land and services

No extra fees

You'll be relieved to know there are the no fees involved. There is no stamp duty, no council rates, no taxes or charges and no water rates. You will pay for electricity, but at a discounted rate - over and above the pension discount.

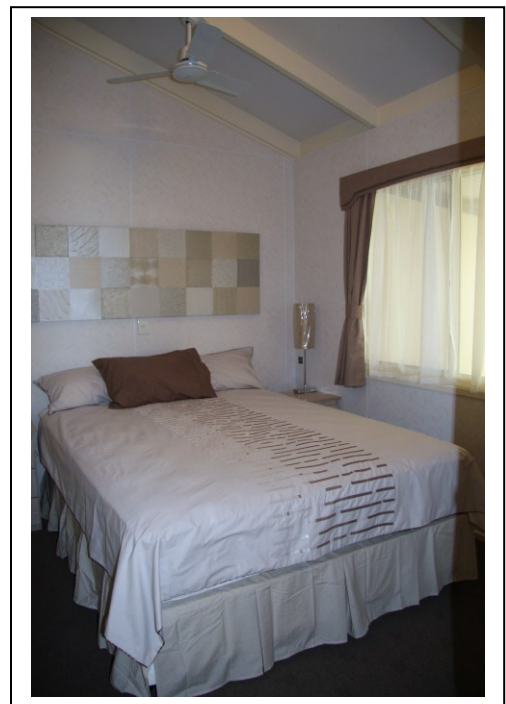
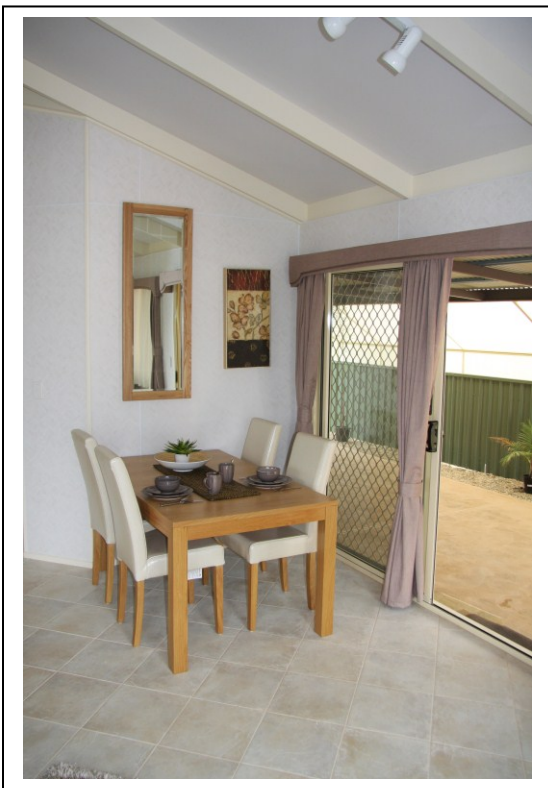
You may be eligible to reduce your weekly site fee through the Centrelink and/or Veteran Affairs Rental Assistance Scheme.

For more information please contact

| | | |
|-----------------|--|-------|
| Centrelink | www.centrelink.gov.au | 13 23 |
| Veteran affairs | www.dva.gov.au | 13 32 |

Please Note: The above table is provided as a guide only. The figures are based on Australian Government – Department of Veterans Affairs – DVA Facts Sheet IS dated 14th September 2007. Rental assistance is adjusted twice yearly in line with the movements in the cost of living.

For more information and to take your personal circumstances into account, please call Centrelink on 13 23 00 or www.centrelink.gov.au



Frequently Asked Questions about Benalla Leisure Park

The answers to many of the questions you may have about Benalla Leisure Park are listed below. Please feel free to contact one of our sales consultants on (03) 5762 3434 if you need any additional information, clarification or if you have any other questions.

Buying a Home at Benalla Leisure Park

Q Do I own my own villa at Benalla Leisure Park?

A Yes. Unlike other villages where you never own your villa, at Benalla Leisure Park you own your villa.

Q. What is the price range of homes at Benalla Leisure Park?

A. A guide to prices of the villas (all of which include landscaping) are as follows:

| | |
|-----------------|---|
| | |
| 2 Bedroom Villa | \$139,000 (unfurnished) |
| 2 Bedroom Villa | \$139,000 + cost of all furnishings (furnished) |

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

A. Your home will be constructed by one of Victoria’s leading relocatable home builders. Your home will come with a three month maintenance period as well as a one year warranty on all the built components. All homes are constructed from 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 villa price include?

A. When you buy a home at Benalla Leisure Park you can move in right away because everything is included in the price. All Benalla Leisure Park villas include walk in wardrobes, kitchen with cooking appliances, reverse cycle heating/cooling, tiled bathroom and carpets. Homes are decorated throughout from one of our interior design packages including vinyl floor coverings, carpets and curtains. Outside, the price also includes landscaping around your home such as fencing, paths, clothesline and a carport that comes with its own storeroom/work shed.

Q. So, how do I become a resident?

A. Becoming a resident at Benalla Leisure Park 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.

Buying terms are easy

You can pay a holding deposit of \$500.00 and then pay the balance of the 10% deposit within 14 days. You can take up occupancy as soon as you pay the balance.

Security of Tenure

Q. Do I own the land where my villa 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 villa at Benalla Leisure Park, you enter into a long-term license of the land on which your villa is situated. The license gives you an exclusive right to occupy the land and to use and enjoy Benalla Leisure Park'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 license.

Q. How much is the rent on the license?

A. Under the licence at Benalla Leisure Park, the site fee 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 on 1 July each year. The weekly rents (effective 1st November 2007) are as follows:

| | |
|--|--|
| Single person on the Age Pension (after full rental assistance rebate) | \$60.17 per week (\$100.00 less \$39.83 rebate) |
| Couple on the Age Pension (after rental assistance rebate) | \$82.22 per week (\$100.00 less \$17.78 rebate) |
| Single Self Funded Retiree & those still working full time | \$110.00 per week |
| Couple Self Funded Retirees & those still working full time | \$110.00 per week |

Q What does the rent cover?

A. At Benalla Leisure Park the rent is used to pay the costs of running the Park 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 residents' facilities including the Clubhouse and the Swimming Pool
- Maintenance of the Clubhouse and Swimmingpool as well as running costs
- The management of the Village and associated cost of the land and services
- \$15.00 per week of electricity charges

Q. Can I get Government rental assistance?

A. This will depend on your personal circumstances. At Benalla Leisure Park 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.

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 Benalla Leisure Park. Council rates and Sewerage rates are paid by Benalla Leisure Park.

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

A. At Benalla Leisure Park the resident has to pay for the costs associated with electricity (after the \$15.00 per week Benalla Leisure Park contribution) and telephone. You won't pay for gas either as Benalla Leisure Park covers this in their site fee.

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

A. In the unfortunate circumstance of a deceased estate, at Benalla Leisure Park 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 will then be deducted from the sale proceeds. The balance of the proceeds can then be distributed to the beneficiaries.

Living at Benalla Leisure Park.

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

A. At Benalla Leisure Park we are not a retirement village. We believe that people never retire and therefore Benalla Leisure Park 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 Benalla Leisure Park have been 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 workout and swim. In the evening you may enjoy a BBQ with friends before retiring to the clubhouse to watch a latest release DVD on the big screen TV.

The opportunities are endless and designed to ensure that you maximise the benefit of living in a vibrant and active community that Benalla Leisure Park provides.

Q. Are there Park Rules?

A. To ensure that everyone enjoys life at Benalla Leisure Park, there will be a set of Park Rules that residents 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 Benalla Leisure Park is as enjoyable as possible for everyone.

Q. Can visitors stay?

A. Of course. Visitors are welcome at Benalla Leisure Park 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 Park Manager and a small charge may apply subject to the ongoing usage of the residents' facilities.

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

A. Visitors are welcome to use most of the Benalla Leisure Park facilities when accompanied by a resident.

Q. Can I rent out my home?

A. Benalla Leisure Park has been planned around creating a strong and vibrant community for owner/occupiers. We want to build long-term relationships and friendships between residents so home rental is not encouraged. However, in some exceptional circumstances and with the written approval of the Park 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 Benalla Leisure Park. If you need access to other community services, for example, Meals on Wheels, they will have easy access to servicing your needs within the Park.

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 resident?

A. Absolutely not. Benalla Leisure Park is not a retirement village and therefore there is no need to be retired. At Benalla Leisure Park we only ask that you or your partner is over 55 years of age. You can live at Benalla Leisure Park 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 boom gates and video surveillance throughout 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 lawn and 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 Benalla Leisure Park 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 residents at Benalla Leisure Park, including those without pets.

Q. Where is mail delivered?

A. Each home has its own mailbox at the office. Australia Post delivers mail directly to the reception office.

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 in front of reception.

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

A. Benalla Leisure Park has a specific area for storing trailers, boats and caravans. Spaces are limited.

Maintenance

Q. Who looks after my lawn and garden?

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

Q. Who maintains my villa?

A. As it is your home, you are responsible for its maintenance. To ensure that Benalla Leisure Park is an attractive place to live now and in the future, we ask residents to ensure that the exterior of their home is maintained in keeping with the Park 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 Benalla Leisure Park.

Q. Can I customise my villa?

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 Park and must be approved by the Park management before work starts.

Resident Facilities

Q. What facilities are there for residents to enjoy?

A. At Benalla Leisure Park we have planned the facilities to maximise the living experience for all residents.

Facilities

Life at Benalla Leisure Park

Benalla Leisure Park is full of opportunities to get active. There's no time to be bored; you can use the array of resort-style facilities whenever they like. The only hard part is choosing what to do each day.

Security Access

Entry to the Park is restricted by a security boom gate. Those without access cards must check in to reception to gain access.





24 Hour Management Presence

Our management team live on the property so even though the office may be closed, our managers are on call for any emergency giving you greater peace of mind.

Landscaped grounds

The pool is surrounded by landscaped grounds to enjoy on sunny days, and offers a bbq area, covered terrace and seating areas.

You will be well looked after

The Benalla Leisure Park Maintenance Team takes care of all maintenance and repairs around the park. That means there's no front garden to maintain and no rubbish removal for you to worry about.

To ensure that everyone enjoys life at Benalla Leisure Park, there will be some rules that you must follow. These will cover such issues as noise and the use of facilities. These are designed to ensure your rights are protected and to make life at Benalla Leisure Park is enjoyable for everyone.

Q. Can I get Pay TV and Internet access?

A. Yes. At Benalla Leisure Park you can have high-speed Internet access and Pay TV connected to your home. When you have your home connected, usual charges from your service provider will apply.

Leaving Benalla Leisure Park

Q. Can I move my home elsewhere?

A. Yes. All you need to do is give the Park 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 license is set aside and Benalla Leisure Park is free to re-lease the site to a new resident.

Q. How do I resell my Benalla Leisure Park home?

A. You can sell your home at Benalla Leisure Park at any time, though you must give the Park manager at least seven days written notice. You can sell your home through the Park manager. When you have sold your Benalla Leisure Park home, Benalla Leisure Park will transfer the license to the purchaser.

Q. Is finance available to buy a villa at Benalla Leisure Park?

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 villa?

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

Q. I have a villa 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.

Please Note: Information is correct as at 07 April 2011 unless otherwise stated. All information is subject to change without notice. For the latest updates in information and pricing, please see your sales consultant.