



ARARAT HILLS ESTATE
Lifestyle Village

FREQUENTLY ASKED QUESTIONS...

1. Is this a retirement village? Is it subject to regulations?

This is not a retirement village, it is an independent Lifestyle Village. It is not subject to government regulations, nor will the purchase and re-sale of a property be incumbent of any deferred management and maintenance fees.

2. How many house designs can I choose from?

There are 8 designs to choose from, in both 2 and 3 bedroom formats. All designs feature northerly aspect living areas, either single or double car garages dependent on house design chosen.

3. What is included in the price of my home?

The price includes a beautifully designed home with built in robes and linen cupboards, floor coverings (carpets, tiles), quality fixtures and fittings throughout, insulation, heating, landscaping to the front, fencing, concrete paving, clothesline, plus all connections to sewer, water, gas, electricity, master TV antenna and telephone. The land of course is included in the price.

4. What size are the lots?

Lot size varies from approximately 360m² to 500m².

5. Are there any accrued or deferred fees?

No. You own your home and land outright and the only fees payable are body corporate fees. As a standard property owner you will be required to pay for your own Council and Water Rates.

6. What is included covered by the body corporate fees?

- House insurance
- Public Liability Insurance
- Up keep of parkland
- Up keep of community facilities
- Maintenance of front gardens
- Streetscape lawn mowing,(including front lawns)
- Upkeep of central drive-throughs.
- Upkeep of street lighting
- Water rates

7. When are fees reviewed?

Body Corporate fees are reviewed annually on the 1st of July, or closest date practical to that, and are CPI linked..

8. When are fees to be paid for the Body Corporate?

Fees are required to be paid quarterly.

9. What are the estimated fees for the Body Corporate?

Body Corporate fees will be approximately \$600 per quarter.

10. What do I have to pay to come to Ararat Hills Estate Lifestyle Village?

It's simple, all you have to do is pay for the cost of the home and land that you select. The really good news is that new homes built specifically for you, if purchased off the plan, have substantial Stamp Duty savings. There are no ongoing charges. The usual Government Stamp Duty and Transfer Fees are payable. Your home comes with the certificate of Title from the Titles Office.

11. Can I move into the Estate if I still have kids living with me?

Intentionally and by design, the development caters for residents who are 55 years of age and over. Notwithstanding this, a son or daughter may for a number of different reasons may live with you.

12. What age do I need to be to reside at Ararat Hills Estate?

Either yourself or your partner need to be a minimum of 55 years of age.

13. Who takes out the garbage bins, brings in the mail? Who cleans my home and does the garden?

You do, just as you have done in the past. Should you experience any difficulties in doing any of these things, our Client Liaison Officer will assist you to find the correct community facility to best suit your needs.

14. Can I change the colours of my home?

External colours and finishes are specified and must remain as per your specifications sheet, to maintain the best possible presentation of the development. Internal colours may be chosen from the colour combinations board or otherwise arranged where possible with the consultation of the Client Liaison Officer.

15. Is there a Residents' Committee?

Yes, all residents become members of the Body Corporate, office bearers will be elected and meetings held to discuss all issues relevant to residents.

16. Are there any other restrictions of occupancy?

The only requirement to reside in the Village complex is that one member of the household must be 55 years of age or older. This condition forms part of the contract of sale.

17. Is there public transport available?

Yes there is a bus stop located at the Ararat Hospital. The Ararat railway station is within 1 kilometre and offers several daily services to and from Ballarat, Melbourne and Adelaide.

18. Can I bring my pet with me?

Most small pets are allowed, providing they aren't a nuisance to the neighbours! A copy of the policy is available on request.

19. Are there any care facilities or meals available?

Ararat Hills Lifestyle Village Estate is designed for independent living and is not a Retirement Village. Accordingly, care facilities and meals are not provided. A Community Link for such services can be arranged by the East Grampians Health Service.

20. Can I rent or sublet my home if I intend to be away on extended holidays?

The property needs to be leased through an accredited property management group or rental agency according to the terms residents have agreed to.

21. Are my visitors allowed to drive to my home and park?

Yes if you have room for more than one spot on the crossover to your home. If not, additional parking is provided nearby throughout the village.

22. Are house designs and land lots interchangeable?

The designs have been planned to suit particular aspects of the site and block sizes so they are not interchangeable.

23. Can I choose the plants for my garden?

You may choose the plants for your back yard, however, the front garden is determined and maintained by Body Corporate and is planned on the landscape plans. Refer to Landscape plans for the unit indicated.

24. Can I use the Community centre for a private family celebration?

Yes, the centre has been designed for such occasions. The Residents Committee will appoint a bookings facilitator to organize social calendar bookings.

25. What facilities will the community centre offer?

A kitchen with oven, refrigeration, food preparation and dish washing facilities will be available along with a meeting / social room. BBQ's are provided outside in the designated area of the parkland.

26. What other facilities are available?

There are practice bowls and croquet greens within the parkland, as well as the social rooms and BBQ facilities. These facilities have been designed purely for social purposes only.

27. How much money will I save in Stamp Duty by buying my home off the plan?

Buyers can expect to save between \$6,000-8,000 buying off the plan.

28. Is there wheel chair access through out the complex?

Yes. Also, every townhouse features extra wide doors through entry and main areas of dwellings, allowing ease of access through out.