

Village Comparison List

*These questions need to be answered by the resident(s) as a matter of their own opinion

	The Lakes Village	Village X
Address	20 Lakes Drive, North Boambee Valley	
Distance to train	5 kilometres	
Distance to the local shopping centre	3 kilometres	
Distance to nearest public hospital	1.5 kilometres	
Distance to Public Bus Stop	400 metres	
Climate	Temperate	

Terrain

Are the Village grounds level?	Yes	
Do I need to climb stairs to access common areas and facilities	No	
Are motorized scooters permitted	Yes	
Is the local area level and easy to manage on foot?	Yes	

Common Areas and Facilities

Is there a village Community Centre for residents to use?	Yes	
Is there a hairdresser?	Yes	
Is there a library?	Yes	
Is there a bowling green?	Yes	
Is there a Village workshop?	Yes	

Are there walking paths?	Yes	
Are there BBQ's and outdoor areas to entertain family & friends?	Yes	
Is there recycled water for watering gardens?	Yes	
Is there outdoor seating?	Yes	
Are the common areas and facilities in good condition?	*	
Are the communal areas comfortable and well appointed and do they have a friendly atmosphere that is conducive to socialising?	*	
Is there adequate visitor parking?	Yes	
Have I been provided with a list of all general services included within the recurrent charges?	Yes, itemised in Disclosure Statement	
Have I been provided with a list of optional services?	Yes, itemised in Disclosure Statement	
Are these services adequate for my lifestyle?	*	
Does the Village have its own courtesy bus?	Yes	
Is the mail delivered to a personalized mail box?	Yes	

Security/Safety and Health

Does the Village have security patrols at night?	Yes	
Is the Village well lit after sunset?	Yes	
Is there an emergency call system to my Villa	Yes	
Do staff have first aid experience?	Yes	
Distance to medical centre?	1.5 kilometres	

The Villa

Is the Villa easily accessible?	Yes	
Will my furniture fit in the Villa?	*	
Has the Villa been occupied by others?	*	

Are the appliances easy to reach?	*	
Is a dishwasher & refrigerator included?	Yes	
Does the Villa have reverse cycle air conditioning?	Yes	
Are the light fittings adequate?	*	
Is there a PABX telephone system to call other Villas and the administration free of charge?	Yes	
Is there emergency lighting inside the Villa?	Yes	
Are there security doors and locks to all opening?	Yes	
Are there enough power points for my needs?	*	
Is the kitchen well appointed?	*	
Is the bathroom well appointed and is the shower accessible?	Yes	
Is there a separate laundry?	Yes	
Do the Village rules permit outdoor drying?	Yes	
Are small pets allowed?	Yes	
Does the Villa have good TV reception?	Yes	
Is the Villa Environmental sustainability	Yes The Villa's all have BASIX certificates being designed with good solar access and incorporating water tanks connected to supply toilet cisterns and garden taps, ceiling fans and AAA rated appliances and fittings, and louvre windows to maximize natural ventilation. The villas have excellent thermal performance, achieving NATHERS ratings of between 3.5 – 4 stars.	

Parking & Storage

Lock up garage included?	Yes	
Is there a separate charge for garage?	No	
Does the garage have a remote door?	Yes	
Is the garage big enough for my needs?	*	

Staff

Is there an onsite manager and support staff?	Yes	
Is there an administration office?	Yes	
Are there on site maintenance and gardening staff?	Yes	
Do all Village staff hold First Aid Certificates?	Yes	
Does the Village have a history of complaints with the Department of Fair Trading?	No	

Initial Costs

Price ranges for Villas?	\$730,000 to \$950,000 *Prices subject to change based on quarterly reviews	
What is the cost of the Villa that I like?	*	
Does the resident have to pay for the owners legal fees on legal documents to enter the Village?	No	
Rate of departure fee?	3.5% pa	
Max departure fee?	35%	
Departure fee calculated on initial Purchased Price or Re-sale Price?	Initial Purchase Price	
Does the Departure fee include an owner "administration fee"?	No	
Does the owner and resident's share the Capital Gain?	Yes	
Is the owner responsible to refurbish the apartment to "as	Yes	

new" at the end of Lease at their cost?		
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Weekly Charges and Financial Information

Are the weekly charges capped to a fixed % of the Single Age Pension?	Yes 36% - 38%	
Weekly charge for my selected apartment	*	
Will the Village issue me with a copy of the audited accounts for the last financial year and provide a copy of the latest quarterly accounts, if requested?	Yes	
Have I seen the accounts?	*	

Legal documents

How long is the term of the lease?	99 years	
Are the Legal documents clear?	Yes	
Have I been given a disclosure statement?	Yes	

Ownership and Management

Is the Village owned and managed by the same company?	Yes	
Is the Village a member of the Australian Retirement Villages Association?	Yes	

Residents in Village

Have I met residents in the Village and discussed Village life?	*	
Decision/Comments		