

Gainsborough Lifestyle Village

FACT SHEET



WHY BUY AT THE GAINSBOROUGH LIFESTYLE VILLAGE?

When you purchase a home at Gainsborough Lifestyle Village you get affordable independent living with freedom and security.

You pay a monthly ground rental fee and have nothing else to pay except electricity and/or gas and water. It's all taken care of for you.

NO RATES - You don't pay rates. This is included in your monthly ground rental.

NO BODY CORPORATE - There's no body corporate fees.

NO STAMP DUTY - When you buy a manufactured home you don't pay stamp duty.

NO EXIT FEES - If you sell, there's no exit fees.

NO WORRIES - Apart from looking after your own home, you don't have to maintain lawns and gardens (if you don't want to). We look after this for you.

IS YOUR INVESTMENT PROTECTED?

Yes. Gainsborough Lifestyle Village operates under Queensland legislation being the Manufactured Homes (Residential Parks) Act 2003. This act protects you as an owner, and defines the responsibilities for us, as an owner of the village. Rest assured we aim to provide you with piece of mind and security for your investment.

IS MY HOME SECURE AT THE GAINSBOROUGH LIFESTYLE VILLAGE?

A full-time onsite manager is here for your every need, even when you are not home. Our friendly onsite manager takes care of everything for you, including gardening and maintenance around the village, and even collects the mail for you when you're away for extended periods.

HOW DO I FIND OUT MORE ABOUT THE MANUFACTURED HOMES (RESIDENTIAL PARKS) ACT 2003?

You can ask one of our friendly team or for more information simply visit the State Department of Housing & Works website: <http://www.hpw.qld.gov.au/Housing/IndustryRegulation/ManufacturedHomes/Pages/default.aspx>



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WHAT AM I BUYING?

You are purchasing a manufactured home that is situated on a site in a lifestyle village. You do not buy the land. The land is rented from the village owners and you pay ground rental.

CAN I GET A MORTGAGE TO PURCHASE A HOUSE?

Generally, No. To purchase a house at Gainsborough Lifestyle Village you need to have sufficient funds to purchase the house outright, or you may want to speak to your financier about your eligibility for a personal loan.

WHAT ARE MY COSTS?

- a) Ground rental - A fee for ground rental is charged monthly that can be paid either fortnightly or monthly. This is reviewed annually.
- b) Electricity Usage - Each house has a separate meter that is read by our service provider who invoice you directly.
- c) Gas Usage - If your house has gas, you are responsible for your own gas supply, either directly from a local gas supplier you can purchase one yourself. Our friendly team can supply and install a replacement 9kg bottle for a small charge.
- d) Water usage - Water meters monitor your water supply. You pay for your water usage with our service provider invoicing you directly.
- e) Maintenance - All residents are responsible for ongoing maintenance and repairs for their own house.
- f) Home and Contents Insurance - Residents must ensure that their house and contents are insured to market value.

DO I GET ANY REBATES?

Yes. If you are on a Centrelink pension you may be eligible for rental assistance for your ground rental. Centrelink can provide a form for you to complete.

If eligible, an electricity rebate is also available to you with our nominated electricity supplier. Once completed we can be submit this on your behalf.

WHAT HAPPENS IF MY FAMILY OR I NEED TO SELL?

You can sell your house at any time. Houses can be sold through the village office or your preferred real estate agent. Any capital gain goes to you or your family - minus any sales commission and advertising costs that would normally be charged.



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CAN I RENT OUT MY HOUSE?

Yes, you can rent your house should you need to (subject to approval by management). Our experienced property management team will be happy to help you with this and can manage the house for you, or your family.

ARE THERE ANY ADDITIONAL FEES OR CHARGES?

No. The only fee charges when you are an owner is the ground rental fee that is billed in advance and paid either fortnightly or monthly. This fee is reviewed annually.

You may for services such as power, gas, phone and water.

There are no deferred management fees, no stamp duty, no body corporate fees, no rates, and no entry or exit fees.

HOW DO I PURCHASE A HOUSE?

The first step is to make an offer to owner of the house that your wish to purchase. This is done through the village office and must be in writing. Once the purchase price has been negotiated and accepted by the vendor, a deposit needs to be paid which goes into a trust fund until settlement.

A contract is drawn up between the vendor and the purchaser that includes a settlement date for the contract. Most contracts are for 30 days, but they can be done for more or less time by agreement with both parties.

You don't need a conveyancer or solicitor to handle the purchase of the house, however you can choose to seek your own independent legal advice. There are no searches or title deeds involved as you are not buying any land, however some buyers who are selling their current home will have a solicitor handle the contract, deposit payment and settlement transfers.

ARE PETS ALLOWED?

Yes, small dogs/cats are allowed if they are inside animals with a maximum 10kg in weight, subject to approval by management. All animals must be registered with Council (if required), de-sexed, registered and immunised. Animals being walked must be on a leash at all times. Refer to our Village Rules for pets.\

DOES THE VILLAGE FLOOD?

No. The village is flood free and was not adversely affected by either the 1974 or 2011 floods.

**If you're interested in finding out more, please contact our friendly team on
3201 7288 or visit our website at gainsboroughlifestyle.com.au**