

Resident Funded Units at Eltham

Financial Information for Applicants

Investment in a Lifetime Lease

Residents invest in a life-time lease to occupy their selected unit. The level of investment is based on the size and location of the unit, having regard to market conditions at the time.

This involves payment of a one-off Ingoing Contribution based on the market value of the property and in accordance with the provisions of the Retirement Villages Act 1986.

Monthly Maintenance Charge

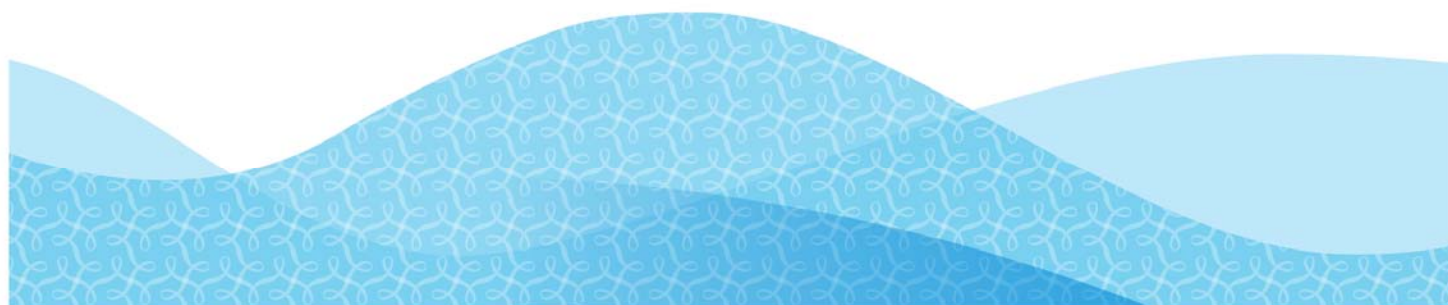
A maintenance charge is payable by residents every calendar month. This covers the costs incurred by Catholic Homes in the management and maintenance of the Village, including:

- Insurance of all buildings, fixtures and fittings and public liability insurance, but not including insurance of the personal property of residents
- All costs of repairs, maintenance, renovations and replacements of and to the Common Property and external areas and the cost of cleaning the Common Property
- The cost of lighting the Common Property and signs relating to the Village
- Gardening and landscaping expenses and water to Common Property
- Internal maintenance
- All administrative, management and associated operating costs

The maintenance charges payable from 1 July 2008 are \$257 per calendar month.

The maintenance charges are increased each year based on increases in the All Groups Consumer Price Index (CPI) for Melbourne published by the Australian Statistician.

Residents are responsible for paying their own electricity, gas, phone, water, rates and contents insurance.



Resident Agreement

The arrangements are outlined in a Resident Agreement, in accordance with the Retirement Villages Act 1986. There is cooling off period of 21 days following receipt of the Resident Agreement before the Agreement can be signed. A copy of this Agreement is available on request, should you wish to proceed with your application.

Refund of Ingoing Contribution

When you terminate your occupancy, Catholic Homes will refund the Ingoing Contribution you have paid less a Deferred Management Fee as per the following table:

Period of Residence from the Agreed Date of Entry	Percentage of the Ingoing Contribution
3 months but less than 12 months	4%
1 year but less than 2 years	8%
2 years but less than 3 years	12%
3 years but less than 4 years	16%
4 years but less than 5 years	20%
5 years or more	20%

The balance of the Ingoing Contribution is refunded within 21 days from receipt of the Ingoing Contribution by the new incoming resident or within 6 months of the resident providing vacant possession to Catholic Homes, whichever is the earlier.

Further Information

For further information please contact:

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