

Financial Information

When you participate in the lifestyle at Corpus Christi Village you have the security of knowing that the arrangements are in accordance with the Retirement Villages Act 1986.

Lifetime Lease to Occupy the Unit

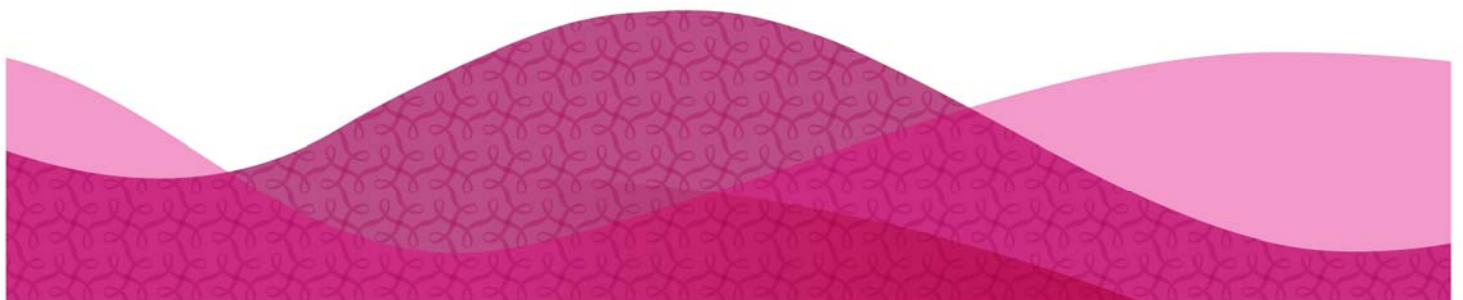
Residents invest in a lifetime lease to occupy their selected villa unit and to use the community centre and amenities.

The level of investment is based on the size and location of the villa unit.

Maintenance Charges

A maintenance charge of \$305 per month (GST free) is payable in respect of a villa unit to cover the following operating costs:

- Village Manager and associated administration
- Community Centre facilities and utilities
- Landscaping and maintenance of communal areas
- Initial landscaping of front garden of villa unit
- External maintenance of villa units, excluding hot water service
- Maintenance of internal roadways
- 24hr Emergency call service
- Public lighting
- Rates applicable to communal areas
- Building insurance for all units and the communal areas
- Public liability and contents insurance for the communal areas
- Fire protection, security & emergency call systems for communal areas



- Garbage and waste disposal
- Village passenger vehicle.

Optional Service Charges

Corpus Christi Village residents have the option of purchasing the following additional services:

<i>Meals</i>	2 meals at the community centre for \$16 per day or home-delivered for \$18 per day
<i>Lifestyle Activities</i>	participation in selected activities at the Corpus Christi Aged Care Facility; the cost is \$7.50 per 2 hour session, including morning or afternoon tea
<i>Day Respite</i>	available at Corpus Christi Aged Care Facility at a cost of \$60 per day (including meals and activities)

The maintenance and optional service charges are GST Free and will be indexed annually in line with changes in the Consumer Price Index.

When It Is Time to Sell or Move

When it is time to move, we can assist you to secure a new resident to take over the lease of your villa unit. You will receive the full amount of the next resident's investment less the following amounts, as per the Retirement Villages Act 1986:

- A deferred payment (this is an “enjoy now, pay later” arrangement which makes it more affordable at the time of entry). The amount is nil for the first year, 6% for the second year of occupancy and 3% per year of occupancy thereafter, capped at a maximum of 30% after 10 years.
- Reasonable actual costs related to the refurbishment of the villa unit
- Costs of selling the villa unit to the next resident
- Any outstanding fees you owe.

These arrangements are outlined in more detail in the Resident Agreement available on request.

For further information or a personal inspection, please contact our Retirement Living Sales Consultant on 9811-9980.

