

# VIVACITY LIFE FAQ SHEET

APRIL 2023

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## Do I own my home?

Yes. The land lease model allows purchasers to own their homes 100% at an affordable price point. This gives you the convenience to free up more of your savings.

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## Am I entitled to the Government Rent Assistance?

If you are on a pension with benefits from Veterans Affairs or Centrelink the Rent Assistance applies on your site fees. It all depends on your financial circumstances. To find out more information on your eligibility please visit [www.humanservices.gov.au/rentassistance](http://www.humanservices.gov.au/rentassistance)

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## How much are the site fees?

Sites fees vary, however, they start at \$193 to \$210 per week and are paid fortnightly.

If you are entitled to Rent Assistance the weekly site cost will be reduced according to your financial situation.

For more information about the calculation of on-site fees, please visit [www.landleaseliving.com](http://www.landleaseliving.com)

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## Do I have to pay a corporate deferred management fee, entry or exit fees?

No. Under the land lease model, you don't pay any extra fees unlike the traditional retirement living model.

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## How secure is my tenure?

The tenure of your site is very secure at our communities. We operate

under the Residential (Land Lease) Communities Act 2013, NSW. This legislation seeks to promote fair trade practices by operators by improving the governance of residential communities.

Find out more

<https://www.legislation.nsw.gov.au/#/view/act/2013/97>

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## What does my site fees cover?

Your weekly fee includes the lease of your land as well a variety of costs related to operating and maintaining the estate of the community and the use of the facilities. This includes Council rates, Public liability insurance, common area maintenance and landscaping, access to the facilities such as the Country Club, indoor and outdoor pools, gym, cinema, etc.

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## Do I have to pay stamp duty?

No. You don't pay stamp duty on the purchase of your home. This is one of your many savings at our communities.

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## Are pets welcome in the community?

Yes. Pets are welcome in the community. Please follow the community guidelines about caring for your pet in the community. If your pet is over 15 kg, please seek written authorisation from your community manager.

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## Who maintains the common areas and facilities?

The common areas and facilities are maintained by staff members.

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## Can family or friends stay with me?

Yes. They are welcome to visit and stay with you. Please advise the community manager prior arrival as there are community guidelines around the length of stay and use of facilities.

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## Do I have a builder warranty in my home?

Yes. All new homes come with builder structural warranty.

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## Can I bequeath my home?

Yes. Your home is part of your estate. Your appointed beneficiaries may reside in the home if they meet the community age and entry criteria or they may simply sell the home.

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## Can I make modifications to my home?

Any modifications on the outside of the home that are visible to the community need to be approved by the community manager.

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## What other fees do I need to consider?

The only outgoing expenses are the use of your utilities such as gas, electricity, water, phone, internet and any insurance you have on your home & contents.

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## What age do I need to be to move in?

You need to be over 50 to live at our communities.