

## FREQUENTLY ASKED QUESTIONS

Thank you for taking the time to read our company FAQ document. We hope that it will help answer many of the questions you may have about Parkside Residential Village. Please feel free to contact us, or one of our sales consultants if you have any further questions or require additional information.

### BUYING A HOME AT PARKSIDE RESIDENTIAL VILLAGE

**Q. What is the price of a home at Parkside Residential Village?**

A. The price of a home at Parkside Residential Village depends on the number of bedrooms, the design and size of the home, and the inclusion of any extra features you may choose. There are 5 basic floor plans and home sizes from which to choose, and the floor plan for each home can be modified as required to suit your particular needs.

A guide to prices of our homes including concreted carport and outdoor deck is as follows:

**The Harley**

2 bedroom home with study, 13m x 7.2m, double wide from \$190,000

**The Storer**

2 bedroom home with study, 13m x 7.2m, double wide from \$182,000

**The Gleeson**

2 bedroom home with study, 13m x 7.2m, double wide from \$198,000

**The Kennedy**

2 bedroom home with study, 13m x 7.2m, double wide from \$195,000

These prices may change as the development progresses but we are focused on keeping your new home as affordable as possible.

**Q. What is included in the Homes?**

All our homes come with complete floor & electrical plans, and include the following standard inclusions:

- 2 Bedrooms, Study, Kitchen, Dining, Living & Laundry
- Dutch or Double Gable roof design
- Cathedral Ceilings to living areas
- Tiled Floors to En-suite, Laundry, Kitchen & Dining room
- Modern Window design with (optional) Roman Blinds and Day / Night shades
- Tower Oven & gas hot plates
- Air Conditioning / Heating - 2.5 HP Inverter Air Con
- Corner Pantry Unit, walk in, auto lighting
- 1 x study desk and 4 shelf cupboard in study, delete robe
- 13m undercover Carport & 6m x 3.6m Outdoor Deck
- Folding Clothes line
- Additional Down lights, DBL GPO & TV point to bedroom
- Other customisations as required



**Q. Do I own my own home at Parkside Residential Village?**

A. Yes. Unlike some other villages where you never own your home, at Parkside Residential Village, the house is your own, enabling you to make changes to it as you please.

**Q. How long will my home take to build?**

A. Your new home will be built and ready for you to move into by the time you settle the sale of your current house, assuming a 90 day settlement period.

We will work with you so that the timing of building of your new home and selling your current home coincide as best as possible. In some cases there may even be a home that suits your needs, completed and ready to move into immediately.

**Q. I have a house to sell – can you help me?**

A. We will sell your home via our website and other marketing activities, and via enquiries made at the park, often from (casual) guests passing through. Otherwise, we can put you in touch with a licensed real estate agent in your area who will look after your specific needs. You can then discuss with them how best to sell your current house to meet your objectives. When you sell your current house you should ensure that settlement is between 60 and 90 days so your new home is ready for your arrival.

**Q. Do I pay body corporate fees? Council rates?**

A. There are no body corporate fees. Nor Council or Water rates which are paid by the Park.

**Q. Are pets allowed?**

A. We understand that your pet is part of your family and small pets are very welcome for all pet owners. There will be some common sense rules to follow as we are conscious that we need to respect the rights of all residents, including those without pets.

**Q. Can visitors stay?**

A. Of course. Visitors are welcome to use our facilities and stay in your home at no additional cost for a period of up to 30 days. After 30 days you will require the approval of the Village manager and a small charge may apply subject to the ongoing usage of the residents' facilities.

**Q. What facilities are there for residents to enjoy?**

**A.** Our village offers a wide range of facilities to maximise the living experience for all residents. The facilities are divided into three main areas – the ‘Entertainment Precinct’ near Reception, the Camp Kitchen / Pool complex in the middle of the park, and the Function Centre at the front of the park.

The ‘Entertainment Precinct’ includes our Games Room with a 60" Big Screen Audio Visual system with surround sound, 2 x high-speed internet enabled computers, Table Tennis Air Hockey & 8-Ball. Just outside is the giant jumping pillow, championship mini-golf, giant chess, tennis court and carpet bowls.

The Camp Kitchen is fully equipped with BBQ’s, fridges, sink area and indoor / outdoor seating, overlooking the pool complex and playground area.

The function centre is a multi-purpose room that can cater for family reunions, birthdays, and all other types of events. It has a small commercial kitchen, 80in TV, sound system and everything you need to host your next big occasion.

All in all, the park provides a raft of activities to keep you and your visitors (including the grandkids) entertained.

**Q. What is the difference between an over 55’s residential village and a retirement village?**

**A.** Our Parkside Village is not a retirement village. We believe that people never retire and therefore it has been planned for people over the age of 55 who are looking for an affordable housing option in an enjoyable and peaceful environment which to live, in a community of like minded folk. Our facilities have been made available with this aim in mind.

Your day may start with a catch up with friends, for a walk to the local café followed for example, by a game of carpet bowls, chess or tennis, or a and swim at the Village Pool. In the evening you may enjoy a BBQ with friends in the fully enclosed camp kitchen overlooking the pool and playground.

**Q. Can I get Government rental assistance?**

**A.** This will depend on your personal circumstances. At PRV you may be able to reduce your rent with Government rental assistance. You will need to contact Centrelink or Veterans Affairs to find out what you are entitled to receive



**Q. Who pays for utilities such as water and gas?**

**A.** At PRV the resident has to pay for costs associated with electricity (separately metered to each home), telephone and gas consumption. Replacement gas bottles are available and will be installed by Village staff as required. Water charges are paid by PRV

**Q. Who will build my home and what sort of quality guarantees come with the home?**

**A.** Choose from either Pre-con Living or Todd Devine Homes. Both are among Victoria's leading homebuilders, they will construct your home to our standard, your requirements, and in accordance with the Caravan Parks and Moveable Dwellings (Regulations & Standards) Regulations 1999.

Your home will come with a three-month maintenance period as well as one-year guarantee on all the build components and a 6.5 year structural guarantee. All homes are constructed from quality materials and finishes to reduce ongoing maintenance and come with a certificate of compliance from a structural engineer.

All electrical and plumbing connections are performed by qualified tradesmen and include all certificates of compliance.

**Q. Most importantly, what does the home price include?**

**A.** When you buy a home at Parkside Residential Village you can move in right away because everything is included in the price.

All Parkside Residential Village homes include built-in wardrobes, kitchen with cooking appliances, 2.5 hp heating and air conditioning, instantaneous hot water system, tiled and carpeted floor coverings throughout as standard.

Homes are decorated throughout according to your selection from one of our interior design packages.

**Q. Do I own the land where my home is situated?**

**A.** One of the reasons that living in our Village is so affordable is that we separate the ownership of the land from the ownership of the home. Therefore, when you buy a home at PRV, you enter into a Long Term Residential Site Agreement with the Village owners, that gives you an exclusive right to occupy the land and to use and enjoy the facilities / services during the term of the agreement. The initial term is for 12 months, automatically renewed each year thereafter. You do not own the land, but you have exclusive occupation of it for the duration of your agreement.

As there is no separate Title for the site, you will not have any proprietary rights in the site which would support a caveat. The agreement provides that you must not lodge a caveat on the Title to the Park / Village.

The Long Term Site Agreement will come to an earlier end if:

- You and the Village Management agree;
- You default in performance of your obligations under the agreement
- You sell the home to a person who has been approved by the PRV management team to take over the site and enter into a new site agreement

**Q. So, how do I become a resident?**

**A.** Becoming a resident at Parkside Residential Village is a simple four-step process. We try to ensure that it is as hassle free as possible so you can focus on the exciting task of choosing your new home and its location in the village.

**Step 1**

Working closely with our sales consultant, you select the home and location within the village that best suits your needs. Payment is required for a fully refundable holding deposit of \$500 to secure this choice. This gives you an exclusive option for 30 days.

**Step 2**

In consultation with our sales consultant and the building draftsman, you will finalise changes to the standard floor and electrical plans to best suit your needs.

On finalisation and acceptance of the plans, a Contract of Sale will be drawn up, a 'Build Deposit' of 10%, 2 progressive payments of 20% of the final purchase price payable 30 & 60 days from commencement respectively. The balance is payable on taking ownership of the home.

Your new home will be ordered and manufacture will commence immediately if you wish, or in time to coincide with any Settlement date of your existing home.

**Step 3**

If applicable, when you sell your existing house and let us know the settlement date, we will start building your new home. You should make sure that the contract of sale for your existing house has a settlement period of at least 90 days.

**Step 4**

Pay the outstanding balance and move into your brand new home. It's that easy.

**Q. How much is the rent?**

**A.** Under the Long Term Residential Site Agreement, rent is payable each week or fortnight. Depending on your personal financial circumstances, you may be eligible for the Government rental assistance to reduce the rent. The rent is reviewed in line with the Residential Tenancies Act (Vic) 1997 on July 1 each year. The proposed weekly rents are as follows:

Single person on Age Pension (after full rental assistance rebate)	\$54.10 per week \$125 less \$55.90 rebate)
Couple on the Age Pension (after rental assistance rebate)	\$67.30 per week \$125.00 less \$52.70 rebate)
Single Self Funded Retiree & those still working	\$114.00 per week
Couple Self funded Retirees & those still working full time	\$125.00 per week

Please note: The above table is provided as a guide only. As at 1st December 2009. The maximum rental assistance payable by the Government to single Age Pensioners with no dependent children is **\$111.80 per fortnight (\$55.90 per week)**. The rental assistance payable by the Government for a couple Age Pensions with no dependant children is **\$105.40 per fortnight (\$52.70 per week)**. For more information, and to take into account your personal circumstances, please call Centrelink on 132 300 or visit [www.centrelink.gov.au](http://www.centrelink.gov.au).

**Q. What does the rent cover?**

**A.** At PRV the rent is used to pay the costs of running the Village including the following:

- Council rates
- Water rates
- Government taxes and charges
- Maintenance of the common garden areas
- Maintenance of roadways and guttering
- Access to the residents' facilities located throughout the park, including the Swimming Pool, Tennis Court, Mini Golf etc
- The management of the Village and associated costs of the land and services



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## LIVING AT PARKSIDE RESIDENTIAL VILLAGE

### **Q. Are there Village Rules?**

**A.** To ensure that everyone enjoys life at PRV, there will be a set of Village Rules that residents must follow. They cover such issues as noise, the use of the facilities and pets. They are designed to ensure that your rights are protected and that living at PRV is as enjoyable as possible for everyone.

### **Q. Can my visitors use the Games room, Pool Complex and other facilities?**

**A.** Visitors are welcome to the use Parkside Residential Village facilities when accompanied by a resident. In the case of the swimming pool, we ask that a responsible adult supervise children less than 16 years of age.

### **Q. Can I rent out my home?**

**A.** The Village has been planned around creating a strong and vibrant community for owner /occupiers. We want to build long-term relationships and friendships between residents so home rental is not encouraged. However, in some exceptional circumstances and with the written approval of the Village Manager you can rent out your home for a limited time.

### **Q. What about Health services?**

**A.** All of the services you need including hospitals, doctors, dentists, pharmacies, Medicare and other Government services are located within a few minutes' drive of PRV. If you need access to other community services, for example Meals on Wheels, they will have easy access to servicing your needs within the village.

### **Q. What about other services?**

**A.** Within close proximity you have access to all of the services you want including chiropodist, massage, yoga, hair dressing and community classes, just to name a few.

### **Q. Do I have to retire before I can become a resident?**

**A.** Absolutely not. Parkside Residential Village is not a retirement village and therefore there is no need to be retired. We only ask that you or your partner is over 55 years of age. You can live at PRV and work full-time or not at all.



**Q. What happens when I go on holidays?**

**A.** Just let the Village Manager know that you are going on holidays and we can arrange for your mail to be kept for you. 24 hour on site management at the village ensures a high level of security and give you added peace of mind while you enjoy your holiday. And of course, we maintain your front lawn and common garden areas the whole time.

**Q. Who collects my rubbish?**

**A.** Each home has a 240 litre rubbish bin that is collected once a week.

**Q. Where is mail delivered?**

**A.** Mail for each home is delivered and held at Park Reception. The mail arrives at approximately 10am each morning. Outgoing mail can also be left at reception. All mail left at reception before 10am will leave that day.

**Q. Where do I park my Car?**

**A.** Each home has a carport. Additional parking for visitors is located at the front entrance of the village and at the visitor's car park at the front of the Residential Village.

**Q. Where can I store my caravan, boat or trailer?**

**A.** PRV has a specific area for storing trailers, boats and caravans. Spaces are limited and a small weekly fee of \$15 is payable for storage.

**Q. Is PRV connected to public transport?**

**A.** There is public transport in the area with a bus stop at the front of the Park.

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## MAINTENANCE

**Q. Who looks after my lawn and garden?**

A. We mow and maintain the lawns in the front of and around all homes. Residents are responsible for maintaining their own garden at the front, rear and side of their home.

**Q. Who maintains my home?**

A. As it is your home, you are responsible for its maintenance. To ensure that PRV is an attractive place to live now and in the future, we ask residents to ensure that the exterior of their home is maintained in keeping with the village standards.

## CUSTOMISING YOUR HOME

**Q. What can I add to my garden?**

A. You can add as much as you like to your garden, provided it is consistent with the overall landscape plan of the village.

**Q. Can I customise my home?**

A. It is your home and you can make whatever changes you desire once you move in. Any changes to the exterior façade of the home must be in keeping with the overall look of the Village and must be approved by the Village Management before work starts.

## RESIDENT FACILITIES

**Q. Can I get Pay TV**

A. Yes. At PRV you can have Austar Pay TV connected to your home or use the existing facilities at the Games Room. When you have your home connected, usual charges from your service provider will apply.

**Q. Can I get the Internet**

A. Yes. At PRV you can have your own internet connection via ADSL or, you can take advantage of our free, high speed Wireless Internet that covers the entire village. Your computer will only need to be equipped with a wireless (wi-fi) network adapter.

Should you prefer your own connection; the usual charges from your service provider will apply.

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## LEAVING PARKSIDE RESIDENTIAL VILLAGE

**Q. Can I move my home elsewhere?**

A. Yes. All you need is to give the Village Manager written notice of your intention to move your home. Of course, you must pay the removal cost yourself.

**Q. How do I resell my PRV home?**

A. You can sell your home at PRV at any time, though you must give the Village manager at least seven days written notice. Alternatively your Village Manager can assist you in the sales process.

**Q. Is finance available to buy a home at PRV?**

A. You will need to speak to your financial institution to see if finance is available to you.

**Q. Is there stamp duty or a search fee when I buy or sell a home?**

A. No, when you buy or sell your home there is no stamp duty or search fees payable.

**Q. What happens with the rent in the case of a deceased estate?**

A. In the unfortunate circumstance of a deceased estate, we try to make it as easy and simple as possible for the family at this difficult time. The rent is not required to be paid until the home is sold. When the home is sold, the accrued rent will be then deducted from the sale proceeds. The balance of the proceeds can then be distributed to the beneficiaries.

**Q. Where can I get more information on PRV?**

A. The Parkside Residential Village is a separate entity operating under the overall management and ownership of the Gold Nugget Tourist Park.

Any further enquiries can be directed to the owners of Gold Nugget as follows:

**Phone :** (03) 5448 4747  
**Freecall :** 1800 637 176  
**Fax :** (03) 5448 4030

**Email :** [admin@parksidecommunity.com.au](mailto:admin@parksidecommunity.com.au)  
**Web :** [www.parksidecommunity.com.au](http://www.parksidecommunity.com.au)



**Colin & Linda Johnston,**

**Owners**  
**Gold Nugget Tourist Park & Parkside Residential Village**