



The following are general questions and answers commonly asked by those considering retirement living. The information has been prepared with all due care, however it is not intended to replace the legal advice and documentation that will be required prior to proceeding with any purchase.

Who is the operator of the village?

Greenfields Living, the owner and operator of Durack Gardens, is part of the McMahon Services Group, owned by brothers David and Andrew McMahon. Greenfields Living is also the operator of the Tiwi Gardens Village in Darwin. Greenfields Living's head office is in Adelaide, South Australia with senior local management currently based at Tiwi Gardens in Darwin.

Who are the developers and builders of the village?

The developer is McMahon NCC Developments Pty Ltd. GJ Gardener Homes Darwin are the builders; a local company owned by David Cvim.

Who can live at Durack Gardens?

Durack Gardens has been specifically designed for retirees or persons who are over 55 years of age and who can live independently. In the safety of their own home residents can enjoy the substantial communal facilities including community centre, library, gym, pool, extensive landscaped gardens, pathways, water features and games lawns, all within the comfort of a private community. Residents can enjoy holidays and extended periods away without the typical maintenance and concerns that come with living in your own individual property.

What are the services and benefits included in the monthly maintenance fee?

As well as covering the ongoing operational cost of the entire facility, the maintenance fee incorporates many of the items that you would normally incur in a typical household. Whilst not exhaustive the list of items in the fee includes; all community and building insurances, ongoing building repairs and maintenance, common area lighting, gardening maintenance, common area cleaning, swimming pool care and maintenance, rates, taxes and all administration and staffing costs.

What's the difference between buying a licence and buying a property normally?

The fundamental difference when purchasing a licence is that there is no transfer of title. A licence gives a resident assurance that, providing there is no fundamental breach of the licence contract, they have the right to live in the home for the duration of their life, or until they choose to leave.

Is GST or stamp duty included in the price?

There is no requirement for GST or stamp duty to be paid. This represents a significant saving for residents.

What expenses are payable in addition to the licence price on entry to the village?

There are no other expenses initially payable by a new resident, other than the cost of any legal or financial advice which we recommend you obtain.

Can the residences be rented?

No. For the protection of all residents, the residences cannot be further rented out by a resident.

Can the residence be left vacant for long periods?

Yes. Your home can be left vacant for long periods with the knowledge that it will be secure and maintained during that period.

Can I end my licence lease at any time?

Yes, you decide if and when you want to end your licence lease and vacate the residence in accordance with the resident's agreement.

What maintenance will I be responsible for?

A resident is responsible only for the internal maintenance of their residence. Residents who have elected the privately enclosed rear yard option will be responsible for the maintenance in this area.

Questions and Answers



DURACK GARDENS
THE HEIGHTS

What expenses other than the monthly fee are payable?

The resident is required to pay for usage of power and telephone for their individual residence and to have their own home contents insurance policy.

Are pets allowed?

Yes. Certain pets are allowed although conditions apply. Consent from management is required and an agreement must be signed by the resident.

What type of appliances will be available?

Omega appliances, Solarhart hot water system with electric booster, Fujitsu (or equivalent) air conditioning.

Can appliances be upgraded?

For consistency throughout the development appliance selections are fixed and cannot be changed.

Can colour schemes be chosen?

For consistency throughout the development colour schemes are limited to two selections.

Can floor plans be altered?

There are four different plan types to choose from. A typical 2 bedroom floor plan, and three different 3 bedroom plans to select from. For consistency throughout the development, no changes to these designs is permitted.

Will there be a security system?

Secure automated front entrance gates will be programmed to open and close during daylight hours. Residents will be provided with 2 remote controls for personal after hours use. Personal gates will be fitted with a security keypad and residents will be provided with a security code. The Community Centre will be fitted with security screens, deadlocks and a dedicated security system. Individual residences will be fitted with security screens and deadlocks. All residents will be provided with a 24 hour RAA emergency call system.

What health services will be available?

It is envisaged there will be visiting practitioners scheduled at the community centre subject to availability and demand.

Will 'subject to sale contracts' be accepted?

Yes, but conditions may apply.

Are there any restrictions on visitors staying (i.e. long term)?

Yes. For the protection of all residents, visitors may only stay for a maximum of 6 weeks within any 12 month period without first obtaining the consent of the management. Some special arrangements may apply after management consent is obtained.

What is the timing of settlement on the residence?

If you are selling your own home you will be able to arrange settlement to comfortably tie in with the completion of your residence.

How do I secure a residence?

When you have selected your residence you will need to fill in an application form and pay a fully refundable option fee of \$1000. The option fee is fully refundable if you are unable or decide not to proceed with the purchase within 5 days. On exercising your option you will be furnished with all legal documents as required under the Retirement Act and you will have 30 days to execute them.

Is there a cooling off period after signing the Licence Agreement?

Yes, subject to written notice you may withdraw from the Licence Agreement within 10 days of signing it.

When will construction commence, and when will the village be completed?

Construction commenced in November 2016 and stage 1 is scheduled for completion in December 2017. Stage 1 consists of the Community Centre, swimming pool, feature internal garden and pond areas, putting green and games lawn, internal road and services network for all stages, and 18 fully completed homes with selections available from each type.

Who do I contact to further progress my enquiry?

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