



Providence Lifestyle

Henley Brook Resort

Summary of Fees

The benefit of owning a home in a Providence Lifestyle Resort and leasing the land your home is located on for a weekly fee, means you can upsize your life, release equity from your home and downsize your chores, providing more time to enjoy life.

Another significant benefit of buying a home in a Providence Lifestyle Resort is that there is **zero stamp duty and no exit fees!**

The weekly fee covers many other costs that you would otherwise have to pay in your suburban home. These extra benefits are explained below.

If you are currently on a Pension, or will be on one in the future, you will also be eligible to receive Rent Assistance.

Providence Lifestyle Resorts truly deliver a lifestyle solution where the weekly fee may feel like a saving in your life rather than a cost.

The Providence Lifestyle Resort weekly fee includes:

- Year-round access to the Resort facilities
- Each home site is master planned with private low maintenance gardens and no common walls (except with duplex designs)
- Council and water rates
- 8kWh of power each day for at least 10 years come rain, hail or shine¹
- Resort facilities and gardens maintained to a high standard
- Household rubbish collection
- Resort Manager and grounds staff
- Security infrastructure with Resort gates closed dusk till dawn
- Central mailbox facilities
- Communal fruit / veg / herb garden
- Various BBQ and picnic facilities in the Resort
- Wi-Fi access to Resort buildings
- Access to shared electric vehicles and bikes²
- Hobby shop, car hoist space and micro brewery²
- Access to Resort caravan / boat storage and washdown facilities.²

Weekly Site Fees

	Singles	Couples
After Rent Assistance for Eligible Pensioners	\$153.40	\$169.50
Self-funded retirees and those still working full-time	\$259	\$269

The fees and services advertised above can be relied upon as at 21st November 2024. We reserve the right to amend the fees or service in the future and will update this document if that occurs.

Payment Process and Annual Reviews

- The weekly site fee is payable by direct debit each fortnight
- The weekly site fee is reviewed on 1st July every year with increases capped at CPI + 2% starting from the date you sign your sales contract. This protects you from any market rent increases before you move into your home, so you get certainty over the rent rate from the moment you sign your sales contract.

¹Conditions apply. ²Available at selected Resorts only. Visit providencelifestyle.com.au for more information



Electricity

- Each home is powered with solar micro-grid and battery backup storage
- Each home in will be supplied with 8kWh of free electricity each day of the year²
- In the unlikely event that a Resort Homeowner's power requirements are greater than 8kWh per day the Synergy residential rate will apply beyond 8kWh
- If less than 8kWh of electricity is required a credit cannot be claimed
- This represents a saving of between \$20 and \$40 per week (based on client's range of use in the suburbs)
- 15 amp charging points in the garage/carport are ideal for electric vehicle charging
- Houses have a 6-Star Energy rating, so they are very efficient at keeping cool in summer and warm in winter.

Water

- You will only pay for your water usage, not Water Corporation service charges
- Each home will have their own individual meter
- When you move into your new home, your water will be turned on and you will need to contact the Water Corporation to establish an account in your name
- Water consumption charges will be processed regularly, subject to when they are received from the relevant authority
- Water consumption is billed at the same rates as the Water Corporation charge for residential water consumption
- Water Corporation and City of Swan concessions (for eligible pensioners) will be processed when they are received from the relevant authority
- Each Resort Homeowner's water wise garden will be automatically reticulated from their home water supply.

Data, Communications, Entertainment and Security

- Each Resort Homeowner will have;
 - A phone line and connection point supplied with their home
 - Audio and visual communication to the vehicle and pedestrian gates to let visitors in
 - Free Wi-Fi access at Resort buildings
 - Free access to the CCTV Resort security channel
 - Emergency alerts via SMS.
- If Resort Homeowners opt for the **Technology, Communication and Security Solution** they will also receive;
 - Commercial grade internet connection that allows unlimited data downloads and uploads, uncompromised speed, services, and connectivity
 - Access to the Resort's Share and Prosper Service
 - A telephone handset with free, emergency, local, mobile and national calls
 - Free calls to all Resort Homeowners
 - License plate recognition to automatically open the gates for the Resort Homeowners and a small number of visitors.

Caravan and Boat Store

- A storage area for caravans and boats is available at a cost of \$20 per week for short term or long-term rental and is linked to CPI + 2% each year on a first come first serve basis²
- Smaller boats, jet skis, kayaks or trailers can be stored in the undercover areas of Resort Homeowner's carports, providing it is not visually unattractive from the street for passers-by.

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Information correct as at 21st November 2024