



Wodonga Gardens

RETIREMENT ESTATE

COMPARE OUR LIFESTYLE WITH OTHER LOCAL RETIREMENT VILLAGES

At Wodonga Gardens we do things a little differently.

- Our Community Centre is the heart of the Estate. You can pop in any time for coffee, or to read the paper, or just to say hello.
- The Bar, with very reasonable prices is open for all functions and get togethers.
- We have activities to suit everyone – from games and movies, to craft activities, gardening and fishing. We like to eat and drink together, and we like to chat about the books we read and what we cook.
- The monthly activities calendar includes anything you want included.
- We encourage family and friends to enjoy the facilities with you because we know just how important family and friends are.
- Our Community Centre has facilities that most residents and their guests will use all the time, rather than facilities that hardly anyone uses, but everyone pays for.
- We understand you moved here to enjoy your retirement. We can very reasonably cater for all functions, rather than a few of you do all the work. No more 'everyone bring a plate', and 'let's all tidy up now'.
- We also understand that quite often you like to plan your own catering and run your own barbeques, and we're happy to assist where necessary.
- We encourage you to continue to enjoy your sporting and social activities outside the Estate (bowling, swimming, tennis) to maintain your independence and balance.



Wodonga Gardens

RETIREMENT ESTATE

COMPARE OUR LOCATION WITH OTHER LOCAL RETIREMENT VILLAGES

At Wodonga Gardens it's all about location

- We are situated in West Wodonga, with views of the hills and trees
- We're 6 minutes to Wodonga Centro
We're 8 minutes to Birallee Shopping Centre
And we're 8 minutes to High Street, the town centre
- We're 13 km from the centre of Albury
We're less than 2 km from the Hume Freeway
- Wodonga Hospital is 8 minutes from the Estate
Albury Hospital is 12 minutes from the Estate
- Another entrance is planned and will open onto Murray Way. There will be a Bus Stop located right outside that entrance.
- We are within walking distance and less than 2 minutes by car from IGA (Apco) which is open 24/7
- A small shopping mall is planned within walking distance from the Estate
Daintree Medical Group is now open, and is within walking distance



Wodonga Gardens

RETIREMENT ESTATE

COMPARE OUR SECURITY WITH OTHER LOCAL RETIREMENT VILLAGES

At Wodonga Gardens we take your Security very seriously

Here are some of the things you can feel very secure about

- * Aspen prides themselves in being a leader of quality accommodation on competitive terms in the residential, retirement and short stay sectors.
- * Currently Aspen own over 20 properties throughout Australia in excess of \$200 million and growing. Your investment is safe with us.
- * Wodonga Gardens is a gated community
- * Security cameras monitor the gate and other areas of concern around the Estate
- * Our policies ensure you are not harassed by hawkers etc
- * Our villas have security doors
- * Our villas have window locks
- * Our villas have internal access through your garage
- * Your backyard is fenced and secure
- * Your mail is delivered to your own letter box at the front of your unit
- * If you travel your home is being watched over
- * If you have a caravan or boat we have secure caravan parking
- * Emergency call system is monitored 24/7
- * Our Estate Manager Ruth also has over 28 years experience in the retirement industry and is always available to assist you



Wodonga Gardens

RETIREMENT ESTATE

The people make it perfect.



The Community Centre

• P:02 6059 2690 • 2 Flinders Way West, Wodonga, VIC 3690

wodongagardens.com.au

• Please Note: Plan is indicative only and subject to change without notice. November 2019

GENERAL NOTES

ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH PART 3 OF BCA AND AS1288
 TERMITE BARRIER TO BE INSTALLED AS PER AS3880.1 AND NOTICE FIXED IN METER BOX
 SITE PREPARATION AND EARTHWORKS TO COMPLY WITH PART 3.1 OF BCA
 ALL FRAMING TIMBERS IN ACCORDANCE WITH AS1884 LEVELS AND DIMENSIONS ARE BELIEVED TO BE CORRECT. HOWEVER THE BUILDER IS RESPONSIBLE FOR THEIR CONFIRMATION AND MUST VERIFY ALL DIMENSIONS BEFORE COMMENCEMENT OF ANY WORKS INTERNAL DIMENSIONS ARE FROM FRAMEWORK TO FRAMEWORK AND DO NOT INCLUDE PLASTERBOARD OR SKIRTING
 TOILET DOORS TO BE FITTED WITH HINGES TO ALLOW FOR THE READY REMOVAL OF DOOR FROM THE OUTSIDE ALL ROBE DOOR SIZES ARE INDICATIVE ONLY. SIZES MAY VARY
 ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH AS3740
 ALL SHOWER SIZES ARE NOMINAL ONLY. SIZES MAY VARY.
 ALL INTERNAL ELEVATIONS DIMENSIONS ARE NOMINAL ONLY. SIZES MAY VARY.

STANDARD 6 STAR INCLUSIONS

- SEAL ALL WINDOWS, GAPS & CRACKS
 - WEATHER SEAL ALL EXTERNAL DOORS
 - ALL WINDOWS TO BE ALUMINUM IMPROVED
 - SEALS TO EXHAUST FANS
 - IC RATED LED DOWNLIGHTS (INSULATED COVER)
 - INSULATION TO ALFRESCO AND GARAGE CEILING
 - 2 No. WIRLY BIRDS TO ROOF
- (REFER TO SECTION PAGE FOR FURTHER DETAILS)

STANDARD BASIX INCLUSIONS

- SEAL ALL WINDOWS, GAPS & CRACKS
- WEATHER SEAL ALL EXTERNAL DOORS
- ALL WINDOWS TO BE ALUMINUM IMPROVED
- SEALS TO EXHAUST FANS

FLOOR FINISHES

NAME	AREA
CARPET	
BED 1	14.84 m ²
BED 2	11.72 m ²
BED 3 / STUDY	9.78 m ²
ROBE	1.03 m ²
ROBE	1.28 m ²
	38.65 m ²
DRY TILE	
DINING/FAMILY	43.48 m ²
HALL	2.87 m ²
KITCHEN	15.88 m ²
STORAGE	1.46 m ²
	63.69 m ²
WET TILE	
BATH	7.21 m ²
L'DRY	5.78 m ²
LINEN	0.51 m ²
WC	1.82 m ²
	15.32 m ²

EXTERNAL PAVING

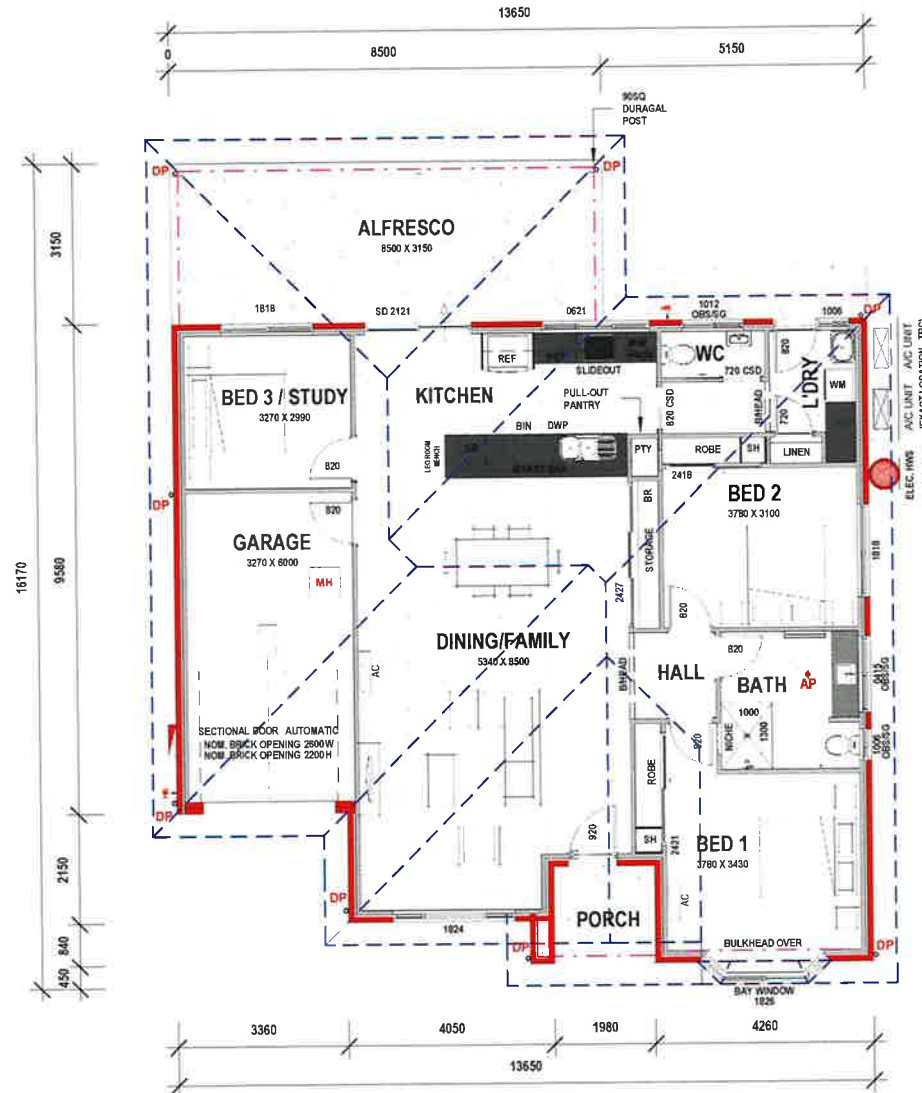
NAME	AREA m ²
AC UNIT PAD AREA	1.44 m ²
CLOTHESLINE PAD AREA	3.75 m ²
EXT. CONCRETE PATH AREA	5.15 m ²
HWS PAD AREA	0.36 m ²
Grand total:	10.70 m ²

GROSS BUILDING

NAME	AREA	SQUARES
ALFRESCO AREA	26.78 m ²	2.88
GARAGE AREA	21.97 m ²	2.37
LIVING AREA	133.33 m ²	14.35
PORCH AREA	4.20 m ²	0.45
GRAND TOTAL:	186.27 m ²	20.05

FLOOR FINISHES

- CARPET
- DRY TILE
- WET TILE



1 DAHLIA (MODIFIED)

1 : 100

ALL ELECTRIC

Project No: ??
 Revision No: ??
 Date: 20/09/21
 Drawn By: ??
 Scale: 1 : 100
 Inclusions: ESS
 Drawing No: 3

PROJECT STATUS

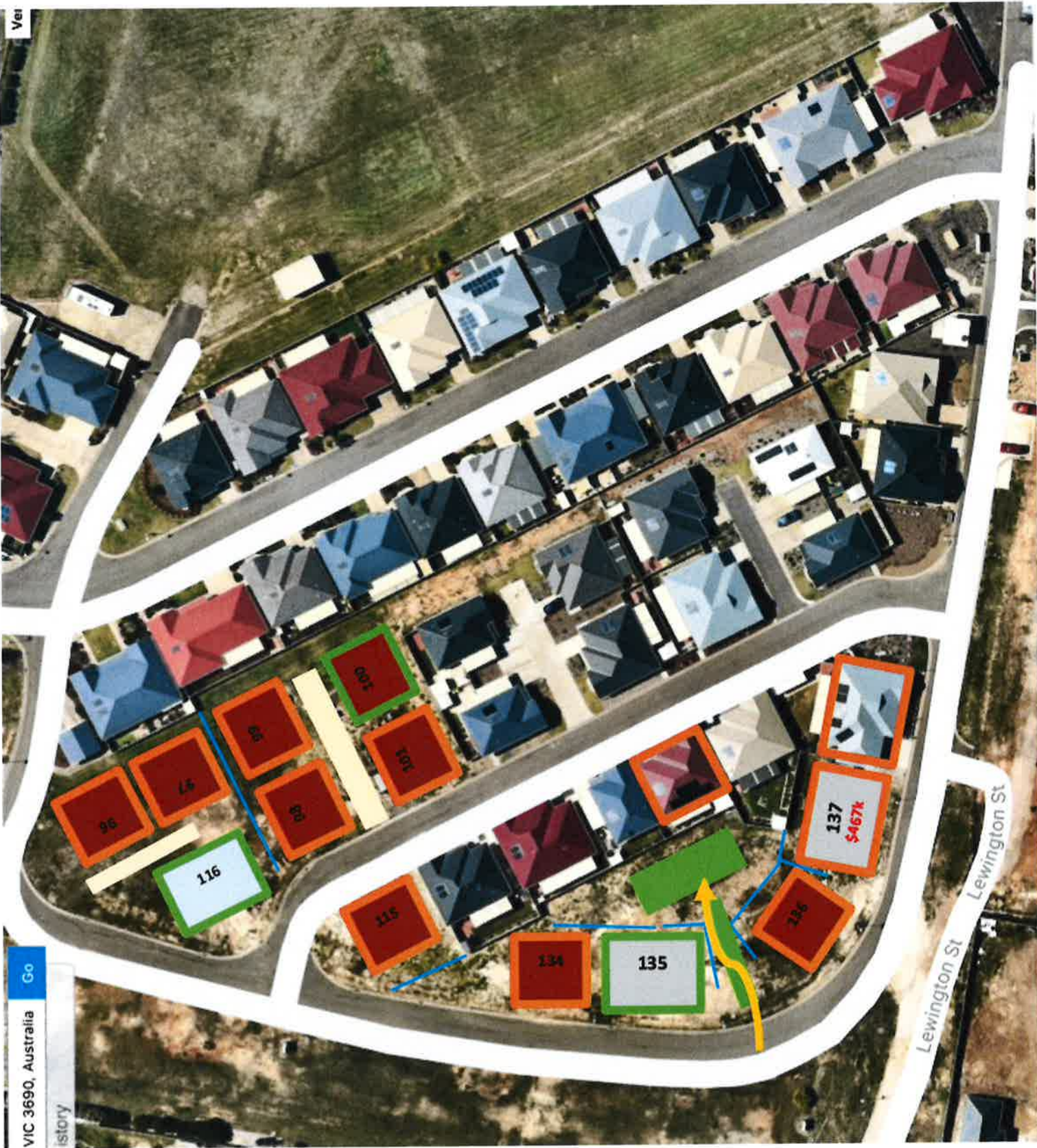
HOUSE TYPE: ?

PROPOSED NEW RESIDENCE FOR: DAHLIA (MODIFIED)
 AT: UPDATE CLIENTS ADDRESS

WARNING The plan & design of this house is owned by Southern Vale Homes and under the copyright act of 1968 cannot be reproduced in any shape or form without prior written authorisation.

1/1A MOOREFIELD PARK DRIVE
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 www.southernvale.com.au





Ver

VIC 3690, Australia Go

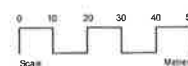
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NOTE THE INFORMATION SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

RETIREMENT ESTATE

SITE AREA89,800 sq m
 NO. OF UNITS - 172
 PLUS COMMUNITY CENTRE



MASTERPLAN
 SCALE 1:750 @A1

Gannon Lifestyle Communities

Level 9/19 North Terrace
 HACKNEY SA 5069
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 F (08) 81320700
 info@gannongroup.com.au

AUG_31ST 2020
 WODONGA SK78



Wodonga Gardens

RETIREMENT ESTATE

COMPARE OUR PRICES WITH OTHER LOCAL RETIREMENT VILLAGES

At Wodonga Gardens we think you get great value for money
Price list for final stage retirement living

We don't charge contract or administration fees to enter the Estate
We don't require progress payments
\$1,000 will hold your villa while you complete the sale of your property

Villa	Type	Villa Description	Price
96	Thyme SOLD	2 Bedroom/1.5 Bathroom Single Garage	\$349,300
97	Rose SOLD	2 Bedroom/Single Bathroom Detached Carport	\$269,900
98	Dahlia SOLD	3 Bedroom/1.5 Bathroom Single Garage	\$451,800
99	Thyme SOLD	2 Bedroom/1.5 Bathroom Single Garage	\$349,300
100	Dahlia	3 Bedroom/1.5 Bathroom Single Garage FOR SALE	\$451,800
101	Thyme SOLD	3 Bedroom/1.5 Bathroom Double Garage	\$349,300
115	Dahlia SOLD	3 Bedroom/1.5 Bathroom Double Garage	\$451,800
116	Thyme SOLD	2 Bedroom/1.5 Bathroom Single Garage	\$349,300
134	Dahlia	3 Bedroom/1.5 Bathroom Single Garage FOR SALE	\$451,800
135	Evergreen	3 Bedroom/1.5 Bathroom Single Garage FOR SALE <i>sold</i>	\$477,400
136	Thyme SOLD	2 Bedroom/1.5 Bathroom Single Garage	\$349,300
137	Evergreen SOLD	3 Bedroom/1.5 Bathroom Single Garage	\$477,400

- Our villas are quality built by Southernvale Homes
- We have a choice of 2 and 3 bedrooms and single or double garages
- Our ceilings are higher
- Check out the standard finishes and inclusions on our floorplans

* Current as at 04 November 2021



Wodonga Gardens

RETIREMENT ESTATE

COMPARE OUR ON GOING FEES WITH OTHER LOCAL RETIREMENT VILLAGES

At Wodonga Gardens we work hard to give you value for money

When you compare our weekly fees with other Retirement Villages make sure you're comparing apples with apples.

- There is no extra charge for monitoring the Emergency Call System
- We take care of internal maintenance in your villa. This means for example, should your air conditioner, your stove or your hot water system need repairing or replacing, you're covered!
- Our staff will also be available to do those little extras if needed, such a taking the bin out if you can't do it, lifting down suitcases, lifting heavy items, opening jars etc.

Unit type	Per month*
Evergreen Camellia Grevillea	\$392.20
Dahlia Banksia Freesia	\$378.49
Thyme Sage Hibiscus	\$363.37
Rose	\$345.20

* 01/07/2021 – 30/06/2022



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RETIREMENT ESTATE

CITY OF WODONGA COUNCIL RATES

You are responsible for the payment Council Rates.
To give you an *approximate indication*, rates for the period to 01/07/2019 to 30/06/2020 for each villa type are set out below:

<u>Unit Type</u>	<u>Per Quarter</u>
Dahlia	418.00
Evergreen	432.00
Freesia	430.00
Hibiscus	354.00
Thyme	370.00
Rose	317.00

You may be eligible for a rate rebate, which is granted to eligible pensioners who have full entitlements for the rating period.

If eligible you will receive the government rebate and the Fire Services Property Levy which is approximately \$285.00

Rates notices are issued around August each year with the first installment or full payment due by September 30.



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DEFERRED MANAGEMENT FEES (DMF) EXPLAINED

Independent Living Units

The DMF is the amount retained from the resale of your home when it is sold. The Majority of retirement villages in Australia use this model. The DMF model allows for a portion of the entry premium to be deferred until you leave the Estate. While living at Wodonga Gardens you enjoy the benefit of a range of community facilities which aren't available to people living outside the Estate. In addition we maintain your villa, so you don't need to worry about expensive home maintenance.

We will take a percentage of the resale price when you give us vacant possession of your villa. This is based on the **resale price** of the villa, therefore you share in 100% of the capital gain. The DMF and other fees that may be applicable are clearly disclosed in the Contract and to the resident before signing a Contract.

At Wodonga Gardens, in the first year we would retain 12%, then a further 6% every year to a maximum of 36%.

From the 36% that Gannon Lifestyle retains, they will pay a percentage into the Capital Replacement Fund – 2% in the first year, then a further 1% every year to a maximum of 6%.

This simple table summarises it for you.

Length of Stay at Wodonga Gardens	% Payable by outgoing resident to Gannon Lifestyle Group	% retained by outgoing resident	% Payable by Gannon Lifestyle Group to Capital Replacement Fund
Commencement to 1st Anniversary	12%	88%	2%
1st to 2nd Anniversary	18%	82%	3%
2nd to 3rd Anniversary	24%	76%	4%
3rd to 4th Anniversary	30%	70%	5%
From 4th Anniversary	36%	64%	6%