



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 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 have a well equipped kitchen. From time to time we organise catered for functions. Otherwise we share the cooking, and sometimes we order in take away.
- 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.



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 \$300 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 29 years experience in the retirement industry and is always available to assist you



ONE COMMUNITY – TWO CONTRACTS

At Wodonga Gardens we're very excited about the future

- Aspen Group (through its wholly owned subsidiary Digs Accommodation Vic Pty Ltd) became the owner and operator of Wodonga Gardens Retirement Estate on 31 August 2021
- Aspen is listed on the ASX. They provide quality accommodation on competitive terms in retirement, residential and park communities across Australia. Residents enjoy discounted prices when vacationing at Aspen Parks.
- Aspen currently owns over 3,600 dwellings and land sites valued at over \$300m
- Aspen has already hastened development of the Estate, and by August 2022 the final 12 retirement living villas will be completed and occupied
- Aspen will develop the rest of the Estate under the Lifestyle village model
- The Estate will operate under two types of contracts
 - Retirement Village – regulated under the Retirement Villages Act 1986
 - Land Lease/Lifestyle Communities – regulated under the Residential Tenancies Act 1997
- Southern Vale are looking forward to continue to build quality homes for residents that will blend perfectly with our existing homes
- For new homes sold under the land lease model:
 - Residents will own their own dwelling and lease the land site
 - Residents will pay around \$160 per week in land rent, and they may be eligible to receive Commonwealth Rent Assistance of about \$44 per week





FREQUENTLY ASKED QUESTIONS

How secure will I be at Wodonga Gardens?

All our villas have security doors and window locks, and the back yard is fenced and secure. You will have internal access to your unit through your garage. We have security gates at the Estate entrance, which you can open with your garage door opener. You can let your guests into the Estate via the gate intercom system. Security cameras will monitor the gate, and any other areas of concern. The emergency call system is continually monitored.

What if I have to sell my own home?

A deposit of \$1,000 will hold a villa for you while you complete the sale of your property. We're happy to hold the villa for as long as necessary, if there are no other interested parties in the villa you have selected.

What other costs are involved when I purchase?

There are no Stamp Duty charges associated with entering into an agreement with Wodonga Gardens.

We do not charge a contract or administration fee to enter the Estate.

You will have normal costs associated with moving such as removal costs and your solicitor's fees. You will also be responsible for connection fees for gas and electricity and telephone.

What facilities does the Community Centre have?

Our Community Centre was completed in July 2020.

The Aspen recognises that our Community Centres are the hub of our Estates.

Our Community Centre has a large kitchen and dining area. There is also a bar, gym, library and craft room, hairdressing salon, meeting room for visiting practitioners, billiards area, indoor bowls area, a movie theatre, and an outdoor entertainment area with BBQ.

Residents and their guests are invited to use the Community Centre for games and social activities, and also for parties and celebrations.

It's your home – it's your Community Centre.

What other facilities will be on the Estate?

We have secure caravan and boat storage.

We also plan a residents' workshop.

Our community vegetable garden is already in operation. See our site plan for more information.

How many homes will there be on the Estate?

The estate will have, when completed 63 spacious, architecturally designed two and three bedroom, single and double garage homes, mostly free standing regulated under the Retirement Villages Act 1986.

In addition Aspen plan to build another 110 units under the Lifestyle Village model.

How far are we from town and other facilities?

Wodonga Gardens is less than 5 km from Wodonga Plaza, Wodonga's main shopping precinct. The railway station is also less than 5 km away.

Daintree Medical Group (Umbrella Health) in Daintree Way is walking distance from the Estate. It includes a chemist and coffee shop.

An IGA Servo is less than 2 km from the Estate – it never closes. It provides petrol, groceries, and evening roast meals, and other takeaway.

There are development plans for a small shopping centre in the same area.

There is a bus stop about 500 metres from the Estate main gates. A future bus stop is also planned on Murray Way just outside the other end of the Estate. The bus travels to Central Wodonga.

What does the maintenance fees cover?

The maintenance fee is designed to incorporate some of the typical household costs into one regular charge. Additionally it also funds the ongoing operation of the facilities and services provided at Wodonga Gardens Retirement Estate.

The fee is levied to meet the cost of all internal and external repairs and maintenance on your villa, emergency call system, property insurance on your building including public liability, maintenance and gardening of common areas including your front gardens, water usage rates, street lighting, staffing, annual audit, and general operating expenses. Your contract will have more details.

An Estate budget is prepared annually in consultation with residents.

Maintenance fees are increased on 01 July based on the budget costs. In setting maintenance fee increases we are mindful of resident incomes and work to ensure Estate costs are well controlled.

Who pays for maintaining the Estate?

The Estate has two funds – a Capital Replacement fund and a Long-term Maintenance fund.

We will pay up to 6% of the deferred management fee from each resale into the capital replacement fund. This fund will be used for replacing capital items both within your home and the Estate's communal areas, once they reach the end of their useful life.

The long term maintenance fund is funded through a contribution from your maintenance fees. This fund will be used to cover the cost of major repairs to capital items.

What other costs am I responsible for?

You will be responsible for your user pays costs such as electricity, gas and telephone.

You will need to insure your contents.

You may be entitled to a rebate from Wodonga Council, therefore council rates will be your responsibility.

What about management of the Estate?

The Estate is owned and managed by Aspen. Their vision is to grow the estate to its full potential adding new homes over the next few years to create an inviting and vibrant community.

Aspen is a leading provider of quality accommodation on competitive terms in the residential, retirement and short stay sectors.

Their accommodation assets are located across NSW, WA, SA QLD and NT. Aspen is listed on the ASX (ticker code: APZ).

Until 30 August 2021, Wodonga Gardens was owned by Gannon lifestyle communities.

Ruth Forrest has been involved in the local retirement industry for more than 29 years. Ruth is responsible for the day-to-day administration of the estate, ensuring the estate is maintained to the highest standard. Above all, Ruth is available to help you with all aspects of living at Wodonga Gardens Retirement Estate, which will ensure your retirement is the most enjoyable time of your life.

Are pets allowed?

We recognise that pets are an important part of our lives. Your well-behaved pets are very welcome in Wodonga Gardens Retirement Estate.

Can my grandchildren stay over?

This is your new home. You can have family or friends stay over at your home. There are always the other residents to consider, of course. Just as you do not want your privacy upset, your guests will need to respect others.

Can I have my own garden?

It is our responsibility to maintain the gardens and grounds, however we welcome your participation around your home if you choose. You are responsible for maintaining your own back garden and it is yours to landscape as you choose.

Can I make alterations to my villa?

Within reason you can make alterations to your home. Common alterations include installation of additional power points and ceiling fans, outside blinds, solar systems and garden sheds.

Do I have a say in what goes on at Wodonga Gardens?

We recognise that you move into a Retirement Estate to enjoy your retirement. However, if you wish to "get involved" you're very welcome.

Wodonga Gardens is lucky to have a dedicated group of residents who volunteer their time to be members of the Residents' Committee. The committee is elected by the residents.

This committee meets regularly with the Estate Manager and Aspen management to ensure that there is a regular flow of information and that resident proposals are addressed.

In addition monthly resident meetings are held where reports are given and decisions made concerning day to day life on the Estate.

The Directors and CEO of Aspen are passionate about developing good relationships with all residents and visit the Estate to attend resident functions and meet with residents.

A Social Group helps plan the social life on the Estate.

How does government legislation protect the rights of retirement village residents?

Retirement Villages are operated under state based legislation. In Victoria this is the Retirement Village Act 1986. The act provides a range of protections around the License to Occupy agreement, resident consultation processes and resale entitlements.

You can seek further information about VIC Retirement legislation from

- Victorian Department of Consumer Affairs 1300 55 81 81
- Council on the Ageing (COTA) 03 9654 4443
- Residents of Retirement Villages Victoria (RRVV) 03 9015 8402

What are our responsibilities as residents?

State legislation requires all villages to create rules and regulations that encourage harmonious co-existence between residents. These vary from village to village but are always contained in your village documentation, which should be read and understood prior to making any final decisions about purchasing one of our homes.

Is there anything else I need to know?

Once you're ready to move in, our solicitors will issue you with documents for you to sign. We recommend you have your solicitor look at these.
The Estate Manager Ruth Forrest is also available to answer any other questions you may have.

One Community, different residence contracts

Aspen will further develop Wodonga Gardens under the Lifestyle village model. This will make the Estate more affordable and appealing for existing and future residents.
Two Aspen Retirement Villages in SA, Alexandrina Cove Lifestyle Village and Lewis Fields Retirement Village have been restructured.

Can I follow what is happening at Wodonga Gardens?

Leave your name and address with Ruth Forrest, and you will be included in any promotions we may have.

Follow us on Facebook – 'Like' our page – Wodonga Gardens Retirement Estate or visit our website www.wodongagardens.com.au

Information is correct as at time of printing and subject to change. June 2022



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





Wodonga Gardens

RETIREMENT ESTATE

COMPARE OUR PRICES WITH OTHER LOCAL RETIREMENT VILLAGES

At Wodonga Gardens we think you get great value for money
All our retirement villas are occupied
There is no charge to go on our waiting list

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

Type	Villa Description	Price
Rose	2 Bedroom/Single Bathroom Detached Carport	\$269,900
Hibiscus	2 Bedroom/Single Bathroom Single Garage	\$324,200
Thyme	2 Bedroom/1.5 Bathroom Single Garage	\$349,300
Freesia	3 Bedroom/1.5 Bathroom Single Garage	\$369,900
Dahlia	3 Bedroom/1.5 Bathroom Single Garage	\$451,800
Grevillea	3 Bedroom/1.5 Bathroom Double Garage	\$389,900
Evergreen	3 Bedroom/1.5 Bathroom Double 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
- Some of our villas have 1.5 bathrooms, and our largest villa has 2 bathrooms
- Our ceilings are higher
- Check out the standard finishes and inclusions on our floorplans

* Current as at March 2022



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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 as 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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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.



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 10%, then a further 5% every year to a maximum of 25%.

From the 25% that Aspen 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 Aspen	% retained by outgoing resident	% Payable by Aspen to Capital Replacement Fund
Commencement to 1st Anniversary	10%	90%	1%
1st to 2nd Anniversary	15%	85%	2%
2nd to 3rd Anniversary	20%	80%	3%
3rd to 4th Anniversary	25%	75%	4%
4th to 5th Anniversary			5%
From 5 th Anniversary			6%