

Frequently Asked Questions



Aspen Lifestyle Sweetwater Grove is an established, growing land lease community and does not charge exit fees. There are also no council rates, stamp duty, or strata/body corporate fees. You own 100% of your home and lease the land through a site agreement.

Do I need to be retired?

No, Aspen Lifestyle Sweetwater Grove is more inclusive than retirement villages and is open to individuals over the age of 50 who are working full-time or part-time whilst living in the village as well as those who are fully retired.

Do I own my own home?

Yes, residents own their own home and lease the land through a residential site agreement.

Do I own the land?

No, when purchasing a home at Aspen Lifestyle Sweetwater Grove residents commit to a long-term lease on the land. Residents pay lease payments fortnightly and have an exclusive right to occupy the land and use the various communal facilities.

What are the benefits of leasing land?

Leasing land at Aspen Lifestyle Sweetwater Grove has various benefits including:

- Some residents are eligible for Commonwealth Rent Assistance payments
- Residents enjoy uninterrupted access to community facilities
- Residents do not pay council rates, water rates or body corporate fees
- Community gardens and common landscaped areas are preserved by our skilled gardening team
- Residents will always be living with like-minded individuals of a similar age.

Do I need to get my own house insurance?

Yes, residents are responsible for organising their own house and contents insurance.

Who maintains my home?

All homes are built from premium materials that are designed to withstand the weather and last the test of time. As the owner you are responsible for the maintenance of your home.

Can I customise my home?

Residents have complete freedom when they move in to make any interior changes they desire. Changes to the exterior of a property must be in keeping with the overall look and feel of the village and must be disclosed and approved by park management prior to any work commencing.

Who pays for utilities such as electricity, water and gas?

Gas must be arranged by the resident at their own expense. When connected, residents are responsible for electricity and water usage costs, and will be billed, by Aspen Group, based on consumption. Residents may be eligible for Government rebates on electricity and gas.

Is the village secure?

Our community is gated meaning residents can relax knowing their home is safe and secure within the village. For further information about security at our villages, please contact the village Property Manager.

Can I keep a pet?

Our villages have pet friendly areas, however, there are some rules that apply to ensure the rights of all homeowners are respected. Please contact our village Property Manager for further details.

Who collects my rubbish?

Rubbish is collected weekly from the village.

Where is my mail delivered?

Mail is placed in your own letterbox in the communal area.

Can my visitors use the facilities and can they stay?

Yes, guests are welcome to use the facilities when accompanied by a resident and can take part in activities that regularly take place at the villages. However, consent from the village Property Manager is required for guests staying longer than 3 weeks.

Who looks after my garden?

Residents are responsible for looking after their own gardens.

How do I sell my home at Aspen Lifestyle Sweetwater Grove?

Residents have the flexibility to sell their homes at any time and have the option to either choose Aspen Group for sales representation or an external real estate agent of their choice. Residents retain full autonomy in making this decision. Upon the sale of your home, the land lease concludes. Choosing Aspen Group for sales representation offers the advantage of reduced sales costs and access to our established village database of buyers.

Are there any selling costs?

Residents can choose to sell their home through our experienced team, with a selling fee of 3.3% of the sale price, similar to standard property transactions. Alternatively, if a resident decides to hire an external real estate agent, they will need to negotiate the commission, which may include additional processing fees.

Can I get pay TV and internet access?

Yes, internet is available as well as free to air TV.

Will I have to pay stamp duty at settlement on my home?

No, stamp duty is not payable.

What is the weekly site fee?

Site fees are used to run and maintain the village. Some examples of what they cover include: site rent, use and maintenance of all communal facilities, community gardens and streetscapes. Village management costs are also covered which includes our onsite staff that look after the villages such as the village Property Manager or grounds staff. For further information on site fees and what they cover, contact the village Property Manager.

Can I bequeath my home?

Yes, the home is considered part of a resident's estate. If eligible your beneficiaries can move into the village or if ineligible, they may sell the home.

Who owns Aspen Lifestyle Sweetwater Grove?

Aspen Group is the owner of the village and is a publicly listed company (ASX:APZ). Aspen Group is committed to addressing the increasing pressures associated with the Australian housing market and offering Australians an affordable, high quality, living alternative. Aspen Group owns a number of Lifestyle Villages around Australia together with a large portfolio of residential and park properties.