

Frequently Asked Questions



Aspen Lifestyle Sierra 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 Sierra is more inclusive than retirement villages and is open to individuals over the age of 45 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. As a homeowner with Aspen Lifestyle, you are also afforded the protections under the state government legislation for additional peace of mind. (Residential Parks – Long Stay Tenants Act inc 2020 amendments)

Do I own the land?

No, when purchasing a home at Aspen Lifestyle Sierra 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 Sierra 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 be living with like-minded individuals in a safe and secure community.

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?

Aspen Lifestyle Sierra pays for electricity, gas and water. When connected residents are responsible for their consumption of these services. Each property has individual meters which are read every 2 months.

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

Who looks after my garden?

We take care of the front gardens to the homes for a period of 12 months from commencement of the site agreement. After this date the responsibility lies with the resident to maintain.

How do I sell my home at Aspen Lifestyle Sierra?

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 access to our established village of database of buyers and reduced administration costs.

Are there any other 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 Sierra?

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.