

Frequently asked questions

Aspen Lifestyle Alexandrina Cove is an established and growing land lease community in Coorong Quays.

There are no entry fees, exit fees, 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, Alexandrina Cove 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, residents commit to a long-term lease on the land and pay lease payments fortnightly. Residents have an exclusive right to occupy the land and use the various communal facilities.

What are the benefits of leasing land?

Leasing land at Alexandrina Cove has various benefits including:

- Commonwealth Rent Assistance payments for those who are eligible
- 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 of a similar age 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 and water?

Residents are responsible for covering their water usage costs, which will be billed by Aspen Group according to consumption.

Electricity is not provided by Aspen Group and is the resident's responsibility to cover.



Is the village secure?

Our community is gated meaning residents can relax knowing their home is safe and secure within the village.

Can I keep a pet?

Our village is pet friendly, however, there are some rules that apply to ensure the rights of all homeowners are respected.

Who collects my rubbish?

Rubbish is collected weekly from the designated bin enclosures around the village.

Where is my mail delivered?

There is no mail delivered to the village, therefore residents are required to rent their own mailbox through the local Australia Post Office.

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 the village activities. Consent is required from the Property Manager if staying longer than 10 days.

Who looks after my garden?

The village takes care of the front garden of homes for a period of 12 months. Residents are responsible for looking after their own garden after that time.

How do I sell my home?

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 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 when I purchase?

No, there are no stamp duty charges.

What is the weekly site fee?

Site fees vary across our villages and are used to run and maintain the communities.

Site fees cover various costs including site rent, the use and maintenance of all communal facilities, community gardens and streetscapes.

