



PURCHASING A COTTAGE

INFORMATION FOR PROSPECTIVE RESIDENTS

1. Refundable Deposit

First right of refusal agreement

Signing this agreement and paying a refundable deposit of \$1000 gives a prospective resident an option to take up a License to Occupy in any of the new developments.

2. License to occupy

These documents are signed when the residence in the Barossa Village is complete and ready for occupation. The new resident pays 10% of the premium (less \$1000 holding deposit) at this time, with the balance of the premium to be paid within three months of date of occupation.

All deposit moneys are held by Barossa Village and will be refunded 7 days after receiving written notice of cancellation.

On termination or surrender of license, the outgoing resident, or their estate, receives the major proportion of the premium paid on entry. The following schedule demonstrates the method of calculating the repayment amount:

Over \$150,000.00

0-90 days after occupation	100%
91-365 days after occupation	80%
2 nd Year “ “ “	75%
3 rd Year “ “ “	70%

Under \$150,000.00

0-90 days after occupation day	100%
91- 365 days after occupation day	90%
2 nd year “ “	80%
3 rd year “ “	75%
4 th year “ “	70%
5 th year “ “	65%
6 th year onwards	60%

The repayment amount to the outgoing resident is debited with:-

1. Any refurbishment costs other than fair wear and tear
2. Any maintenance fees outstanding

All agreements signed by the resident and Barossa Village are sealed by the Board of Barossa Village with a copy to the resident. The title of the property is encumbered by the State Government as required under the Retirement Villages Act to protect the rights of all residents.

3. Permanent Fixtures

Any extra fittings to the unit will be at the client's cost and must be paid in full at the time of ordering. These "extras" remain property of Barossa Village Inc. Such items include window dressings, floor coverings and light fittings.

4. Maintenance Fee

All residents pay a minimal weekly maintenance fee. This fee covers the day to day outgoings and operational costs of running the village including all rates and taxes, communal grounds maintenance and upkeep of air conditioners, stoves, hot water services etc. The fee is reviewed annually in consultation with unit residents.

5. Pets

Existing pets owned by potential residents are permitted. New pets are subject to Management approval.

6. Resident Involvement

Residents have the opportunity to be involved in the ongoing management of the Village. Residents participate in the calculation of the monthly service fee paid by the resident towards the cost of operating the Village.

7. Social Support

Barossa Village provides a number of avenues through which social support is provided to residents including:

- The opportunity to join the Resident Social Group which meets monthly
- Attend outings such as shopping trips
- Attend weekly lunches that are held at Barossa Village's Lifestyle Centre
- All residents receive a monthly newsletter

8. Security

Each unit will be fitted with a video monitored front door locking/unlocking system so that you can see who is at the front door without having to leave the living area. Access to *Vital Call* at special rates can be arranged.

9. Contact Information

The Village Manager
Barossa Village Inc
1a Gawler Street
Nuriootpa SA 5355

Phone: 8562 0300
Fax: 8562 4680
Email: sue.reid@barossavillage.org