EDENLIFE®

Proposed Lifestyle Community

Rapids Landing

Your questions answered

Community Consultation Session

Tuesday 4th October, 5.00pm - 6.00pm
Margaret River TAFE Campus (Winery W10 Classroom)
272 Bussell Highway, Margaret River

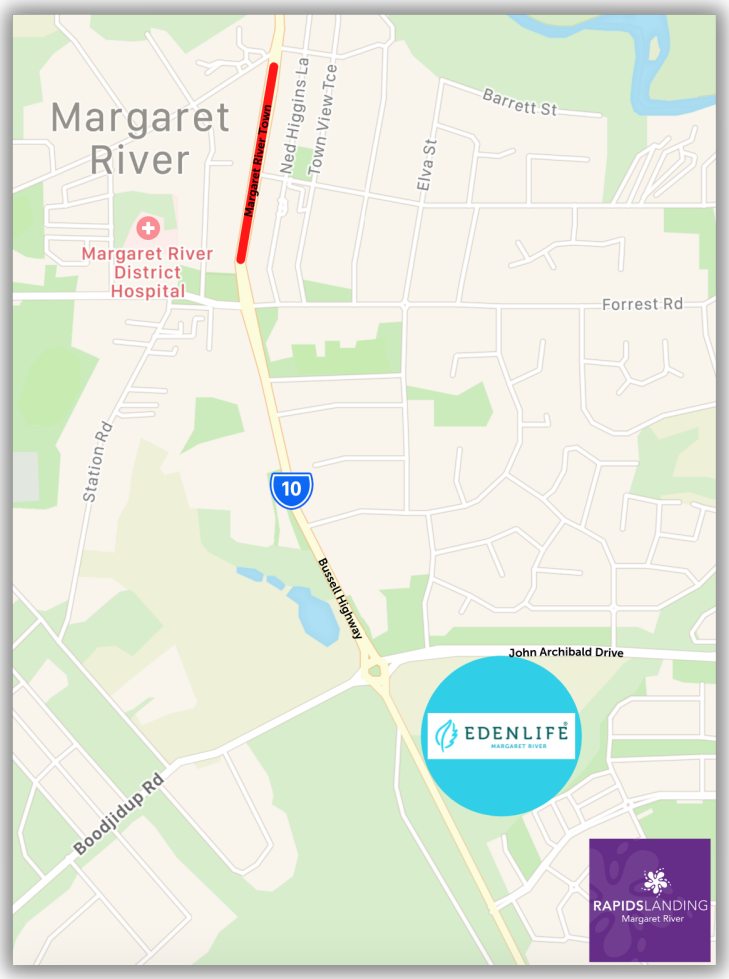
Frequently Asked Questions

Who is Edenlife?

Edenlife is a wholly owned subsidiary of the Lester Group (www.lestergroup.com.au), a family owned and run, well-known and respected national property developer and investor established in 1995. With our initial 204 home community located within the heart of Australind, Edenlife is planning to release a number of further communities in carefully selected locations throughout Western Australia.

What are we planning?

Edenlife is planning to develop and manage a 159-home lifestyle community for active Australians aged 50 years and over (typical age at entry is around 68 years) on the corner of John Archibald Drive and Bussell Highway. The community will include a fabulous clubhouse and a range of community facilities.



Why develop in that location?

This land has been zoned for some form of residential development for many years and given its proximity to local infrastructure, including planned shopping and commercial facilities in Rapids Landing, this is an ideal location for a seniors style development.

Will the development design consider access to the surrounding Rapids Landing estate?

Yes, we will be constructing dual use pathways in and around the Edenlife community to provide connectivity to Rapids Landing, Bussell Highway and John Archibald Drive. This includes remediating the foreshore and waterway (adjacent to the front of the development and owned by Edenlife) along John Archibald Drive for the enjoyment of the Margaret River community as well as soften views from key road networks.

What will the landscaping look like?

Our landscape architect has carefully considered a landscape design in keeping with community expectations, using local plant species, maximising screening where required along with the retention of native tree species. As operator, Edenlife will be responsible for maintaining all communal and home frontages at all times.

What will be the traffic impact from the completed proposed development on Rapids Landing?

The impact on traffic movement in and around the proposed development will be minimal. Residents tend not to be frequent users of vehicles and our detailed traffic study and experience in developing similar communities demonstrates this.

What are our environmental initiatives?

Edenlife will incorporate an embedded solar energy network providing free power to residents. In addition, landscape design will incorporate local waterwise native species and efficient subsurface irrigation. All Edenlife communities include a recycling centre as well as a large community garden to grow produce for community needs.

Can the general community still access the site?

Of course, visitors are welcome however, clubhouse and other onsite facilities will be for the exclusive use of residents and invited guests.

What security measures will the community have?

Typically, we use a combination of permeable fencing (pool style fencing), gates (which are open during the day) and CCTV to offer peace of mind to our residents.

Do I have to be retired?

No. Edenlife Communities are not retirement villages. At Edenlife, you can be retired or working, either full or part time. Typically, around 30% of people living in our communities will be working in some capacity. With the opportunity to release equity and boost your savings at Edenlife, clients get to choose.

Who owns the land?

One of the reasons that homes at Edenlife Communities are affordable is that we separate the ownership of the land from the ownership of the home. This way, you are not paying for the initial expense of the land, which frees up money to do other things. This is commonly referred to as a land lease or lifestyle community.

When you buy a home at Edenlife Communities, you enter into a long-term (60 years) secure lease on the land on which your home is sited.

What do the homes look like?

All homes are architect designed and built to a very high standard as expected in any estate development. With over 14 designs to choose from, clients have a wide range of choice depending on their needs. Examples of our homes can be viewed on our website including a virtual tour.

Artists impression, for illusatration only

Home quality guarantees

All homes are constructed from high quality materials and finishes selected to last the test of time. New homes comes with a 6-month maintenance period and 10-year structural warranty.

Do residents own their own home?

Yes. You also have a long-term (60 years) secure lease on the land on which your home is sited. As a homeowner at Edenlife Communities, you are also protected under the State Government legislation for additional peace of mind (Residential Parks – Long Stay Tenants Act, Inc 2020 amendments).

Are there any other buying costs?

There are no stamp duty or conveyancing fees when purchasing a home at Edenlife Communities.

Artists impression, for illusatration only

What does the home price include?

All homes come with turn-key inclusions to make it easier to move right in. The price also includes front landscaping, paths, a clothesline, carport, storage and of course a proportionate share of all of the community facilities.

Who maintains the home?

Homes are designed to be as low-maintenance as possible. Just like any other privately owned home in the general community, maintenance of the homes is the owner's responsibility just like any residential development

Who looks after the gardens?

The Community Management team will look after front gardens. The watering of your front garden is done by an underground reticulation system. Residents are responsible for maintaining their garden at the rear and side of their home.

What are weekly fees?

The fee gives you the right to occupy the land where the home is sited and covers the costs of running the community including the following:

- On-site Community Management team
- Home electricity usage (T&C's apply)
- Maintenance of common garden areas and your front garden
- Maintenance and running costs of the Clubhouse and other common facilities
- Rates and taxes

What about exit fees?

There are no exit fees at Edenlife Communities. The homeowner retains all proceeds from the home sale less agents fees.

Is federal government rent assistance available?

Depending on personal financial circumstances, clients may be eligible for Federal Government Rent Assistance to reduce the weekly fee. This assistance will reduce weekly fees by about a third.

Are visitors welcome to stay?

Yes, of course. Visitors are welcome to use most of the facilities when they are accompanied by a homeowner. Your visitors are welcome to stay temporarily. If you have visitors staying for longer periods, this can be arranged.

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

Water, electricity and gas services are metered at each home. The weekly fee will include electricity charges (with conditions) and the resident is responsible for water usage charges in their home and for the supply and usage of gas. The weekly fee includes water rates. Edenlife will install an imbedded energy network to facilitate free power to residents.

What other broader community benefits are proposed?

A significant portion of foreshore public open space (along John Archibland Drive) is to be rehabilitated and transferred as a reserve for community recreation (and managed by Council).

What about pets?

Pets are always welcome at Edenlife Communities. There are some common-sense rules to follow, as we are conscious that we need to respect the rights of all homeowners, including those without pets.

What about council rates?

No, the weekly fee is inclusive of council rates and rubbish removal.

Is there a place to store a caravan or boat?

Yes. We have a hard stand area either onsite or in close proximity to the community. A wash down area with access to power is available when preparing for and returning from an outing.

Is high speed internet available?

Edenlife Communities are built with fibre to the home (FTTH) for the delivery of high-speed internet and telephony via our very competitive elective service. This is all part of an integrated service for the delivery of a range of services and information to every home.

How do residents sell their home?

Residents can sell their home at any time through the Edenlife Communities sales team or through a local real estate agent - the choice is theirs. When the home is sold, a new long term secure lease will be provided to the purchaser.

What are the selling costs?

There is a Selling and Marketing Fee of 3% of the selling price payable to Edenlife Communities. Residents can select a real estate agent to sell their home, in which case they will negotiate a separate selling commission with the real estate agent. An Edenlife admin/marketing fee of 1% will still apply.

Visit our website for more information www.edenlife.com.au