

Lifestyle checklist

	Edenlife	Not Edenlife
Exit fees (deferred fees)	⊗	
Capital growth	✓ You keep 100%	
Centrelink rent assistance	✓ Subject to Centrelink eligibility criteria	
Weekly fee (site rent)	\$227.20 p/week, less rent assistance (if eligible)	
Weekly fee rent review	3.5% annually	
Stamp duty on purchase	⊗	
Strata fees	⊗	
You own the land	⊗	
You own the house	✓	
Willable asset	✓	
Homes with no common walls	✓	
Lease term	Up to 60 years (from the start of the community)	
Local government rates	Included in weekly fee (rebates may apply)	
Admin fees	Included in weekly fee	
Maintenance levy	Included in weekly fee	
Sinking fund/building levy	⊗	
Refurbishment fee	⊗	
Water rates	Included in weekly fee (rebates may apply)	
Household rubbish removal	Included in weekly fee	
Front garden & reticulation maintenance	Included in weekly fee	
Water consumption	Resident expense (concessions may apply)	
Electricity consumption	5kw p/day included in weekly fee	
Gas consumption	Resident expense	
Building & contents insurance	Resident expense	
Home maintenance	Resident expense	



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Fenced site with CCTV at entry gate	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clubhouse	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Swimming pool	<input checked="" type="checkbox"/> Indoor heated	<input type="checkbox"/>
Fitness centre	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bowling green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BBQ facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cinema	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Billiards/darts room	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Arts & crafts room	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hobby workshop	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Library	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internet kiosk/wifi in clubhouse	<input checked="" type="checkbox"/> Free of charge	<input type="checkbox"/>
Communal fruit & vegetable garden	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Caravan/boat parking	<input checked="" type="checkbox"/> Additional fee, \$15 - \$25 p/week	<input type="checkbox"/>
Community bus	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Friend/family stay over	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pet friendly	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Selling costs	3% of selling price	
Sales commission	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Can I use an external sales agent?	<input checked="" type="checkbox"/> Yes, at your cost. Admin fee of 1% will apply	

Notes:
