

# Summary of fees

By owning your home and leasing the land for a simple weekly fee, you can free up capital, reduce ongoing maintenance, and gain back your time — leaving you with more freedom to enjoy the lifestyle you've been working towards

## What does it cover?

- Your community management team.
- Exclusive use of the clubhouse and all community facilities.
- All council rates and taxes, including water rates and household rubbish removal.
- Home electricity use (currently up to 5kw per day).
- Maintenance of communal gardens and grounds including your front garden.
- Repairs and maintenance of roads, signage and street lighting.
- Cleaning of the grounds and facilities
- 24/7 security monitored gate entry and friendly neighbourhood watch.
- Closed circuit TV from your home to the front gate for after hours access control.
- A secure mailbox sorted at the community office.
- Internet and wifi access in the clubhouse

## Is the rent different between singles & couples?

No, the rent is the same whether you are single or part of a couple.

## Does the weekly rent change?

Yes, on the 1st of July each year, Edenlife Communities may increase your weekly rent by a maximum of 3.5%. This is the only time that an increase in rent is applied.

## How do I pay my weekly rent?

Upon signing your rental agreement and lease agreement, you will also sign a direct debit authority for a fortnightly payment to be deducted from your bank account.

## What is the community management team and what do they do?

Your community management team is comprised of a community manager and an administration assistant. They are involved in looking after the needs of the community and managing our respective obligations as and when required.

## How do I know if I am entitled to rent assistance?

If you are a pensioner, you are more than likely entitled to commonwealth rent assistance. At your initial consultations, we can provide you with a letter for Centrelink to make the process as smooth as possible. If you would like more information on rental assistance, please visit [Services Australia](https://www.servicesaustralia.gov.au).

|                               | Single          | Couple          |
|-------------------------------|-----------------|-----------------|
| Weekly Fee                    | \$252.60        | \$252.60        |
| Rent assistance rebate        | \$109.70        | \$103.40        |
| Your weekly rent after rebate | \$142.90        | \$149.20        |
| <b>Fortnightly rent</b>       | <b>\$285.80</b> | <b>\$298.40</b> |

