

Corpus Christi Village

Independent Living Units and Community Centre

Frequently Asked Questions

When will the first units be available at Corpus Christi Village?

We will celebrate the arrival of the first residents at Corpus Christi Village early in the second half of 2008.

Is Catholic Homes a reliable organisation?

Catholic Homes is a leading not-for-profit organisation with 47 years of experience in providing quality independent living accommodation and care services for seniors in Victoria. It currently provides services for over 900 seniors and offers a continuum of independent living, community care and residential aged care. Catholic Homes is an agency of the Catholic Archdiocese of Melbourne.

Who can live at Corpus Christi Village?

Corpus Christi Village offers a lifestyle especially suited to people aged 55 years and over who wish to enjoy the benefits of independent living, a caring community and the peace of mind of additional service options should their needs change in the future. Residents may be in full or part-time employment or no longer in paid work.

Do I need advice before buying a unit at Corpus Christi Village?

We recommend that you consult your solicitor and your accountant before making this important decision. You should also consider the *List of Important Information to Prospective Residents*, which is included as a Schedule to the Resident Agreement.

How secure are residents?

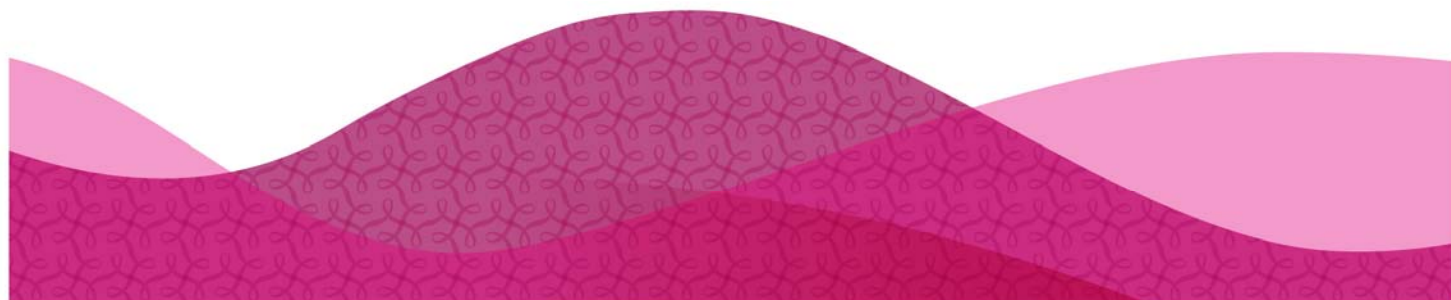
You have the security of a lifetime licence which is protected under the terms of the Retirement Villages Act 1986. You may of course leave at any time of your own choosing. The Act provides for some exceptional circumstances in which you may be required to leave, including: where an independent Doctor in consultation with a resident's doctor determines that the resident needs care of a kind that is not available at the village; or where a resident fails to remedy a continuing breach of the Resident Agreement. In any case the situation and options would be discussed with you. These matters are covered in the Resident Agreement.

Will I have to pay Stamp Duty or GST on my Corpus Christi Village unit?

No, stamp duty and GST are not applicable.

What do I need to do to reserve a unit at Corpus Christi Village?

To reserve a unit we ask you for an initial \$1000 reservation fee, which is fully refundable if you decide not to proceed with the purchase. Should you go ahead with the purchase, we ask you to pay a deposit equal to 10 percent of the purchase price within 30 days to secure your new home. This is held in trust. The balance of the monies are payable on settlement.



What is the situation if I need to sell my home first?

If you need to sell your home first, we will discuss a timeframe with you and ask you to pay 10% deposit so we can reserve the licence to occupy that unit for an agreed period. If you sell your home within the agreed period, we will discuss the settlement date with you. If you have not sold your home within the agreed period, we will discuss with you whether we can extend the reservation pending the sale of your home.

Are there weekly charges?

There is a weekly maintenance charge towards the operating cost of the communal facilities and services. This is set annually in relation to actual costs and in discussion with the Resident Committee. For more information refer to our Financial Information Sheet.

What insurance am I responsible for?

You are responsible for insuring the contents of your unit. Building insurance for your unit is included in the weekly maintenance fees.

What is the Deferred Management –Fee?

The Deferred Management Fee is really an 'enjoy now, pay later' arrangement. This fee contributes to the capital cost of the community centre and amenities. By deferring these costs entry into our village lifestyle is more affordable. You pay these deferred fees when you leave the village from the ingoing price paid by the next resident, which is usually more than the amount you paid. In most situations today, the capital appreciation on your unit more than covers the deferred management fees.

When do I receive settlement monies if I permanently vacate the unit?

The monies are paid to you on settlement with the next resident entering your unit.

Who are the builders?

J G King was selected to build Corpus Christi Village because of its reputation and experience in building retirement villages. Established in 1985, the company has constructed over 1,200 retirement village units and has several awards for its work in this area.

Is there an emergency call system?

A 24 hour emergency call service will be provided by Tunstall Australasia. This service is provided to all

residents and is included in the maintenance fees. Access to emergency assistance is by phone and pendant.

What security will be provided?

Corpus Christi Village has security gates at the Bayview Avenue and Carlson Avenue entrances. The gates will remain open during the day but closed at night. These are automatically controlled and can be opened with a remote and there is an intercom facility for visitors. There are also key operated pedestrian gates at these entrances that are locked at all times. The village has secure fencing around the perimeter. Each unit has front and back security doors and lockable windows.

What fittings and finishes can I expect in my new home?

An information sheet listing the fittings and finishes is available on request. If you purchase off the plan, you have the opportunity to choose from options available.

Where is mail delivered?

Mail will be delivered to individual mail boxes at each property.

How is rubbish collected?

Regular rubbish bins are provided for each unit and recycling bins are provided at location points throughout the village. It is the responsibility of village residents to take their bins to and from the collection point each week. If this poses difficulties for any residents, they should advise the Village Manager who will discuss alternative arrangements.

Where is the nearest hospital?

Monash Hospital is approx 2kms from Corpus Christi Village.

Where is the nearest bus stop and where does the Bus go?

A bus stop serviced by Route No 733 (Oakleigh to Box Hill) is 2 minutes walk from Corpus Christi Village. For further information, refer to our Local Community Amenities and Services Information Sheet.

Is there a Residents' Committee?

We will encourage residents to form a Residents' Committee and collaborate with this Committee on a regular basis.



Who can assist with day to day queries?

A Village Manager will be appointed during the first year of operation. Prior to the appointment of this person, any inquiries should be directed to the Liaison Officer Community Services at Catholic Homes. There will be regular visits by the General Manager and staff of our Community Services to meet with residents and to respond to any issues or needs.

Can we sub-let our unit at Corpus Christi Village?

As residents at the village are choosing a lifestyle option which includes a friendly community and peace of mind about issues such as security and noise, a transient population is not desirable. It is therefore not possible to sub-let units at Corpus Christi Village.

Who is responsible for maintenance?

Catholic Homes is responsible for the maintenance of the community centre, communal areas, internal roads infrastructure, and external maintenance of all units. Residents are responsible for the internal maintenance of the units. If you wish, Catholic Homes can arrange for internal maintenance work to be carried out by our maintenance provider, Urban Maintenance Systems, on a fee for service basis.

Can we make alterations to the interior of our unit?

You must seek our approval prior to commencing work on any alterations involving electricity, gas, plumbing, building structure and external appearance. All such work must be carried out by qualified, registered trade's people. You can decorate your home to your own taste.

Can we garden?

There is a private garden and courtyard with each unit. We ask you to seek our approval if you plan to plant any trees, so that we can ensure neighbours and plumbing are not adversely affected.

Are pets allowed?

Pets are permitted on a discretionary basis. Permission may be withdrawn if pets pose a safety, noise or nuisance problem for other residents or cause damage to property.

What meal services are available?

Lunch and evening meals will be offered. You will have a choice of two menu options for each meal and we will

also take account of any special dietary requirements you may have. You have the option of having meals at the community centre or in the privacy of your own home.

Does Corpus Christi Village have a Dispute Resolution Policy?

Yes, our Dispute Resolution arrangements are included in the Resident Agreement and Resident Handbook.