



## Frequently Asked Questions

### **Do you buy the land with a Park Home?**

*No. You purchase the Park Home only - The site is leased and you pay a weekly site fee.*

### **What do I get for my weekly site fee?**

*You get the use of all the park facilities plus rubbish removal, security and water usage (subject to the terms of a lease).*

### **What happens if the Park is sold?**

*The new owners would be expected to run the business the same way as the previous owners. You can guarantee your tenancy by signing a lease with the Village Operator.*

### **What happens to the Park Home when we pass on?**

*The home becomes part of your estate. Your executor deals with it as a valuable asset.*

### **What if I want to sell my Park Home?**

*Albany Park Home Sales will deal with the sale of your home, we currently have a waiting list for homes.*

### **Are there any stamp duties to pay?**

*A Park Home is classed as a Chattel and is therefore not subject to Stamp Duty. It is subject to GST.*

### **Can I make changes to your designs?**

*Yes to suit your needs - and we can even custom design a home for you.*

### **Are Park Homes insulated?**

*Yes - all the walls, roof and ceilings so as to comply with the Building Codes of Australia with regards to energy efficiency.*

### **What are the prices of the Park Homes?**

*There are standard designs to suit most budgets but the total price depends on your choice of home, options, and any extras. We are always pleased to supply a free no-obligation quotation on your exact requirements.*

### **What is included in the price of the Park Home?**

*A quality built Fleetwood Park Home fitted out with floor coverings and blinds, Carport, landscaping, Garden Shed, TV antenna, Brick paving, Clothesline...basically a home ready to move in.*

## **What size are the Park Home sites?**

*13.2 x 20 metres is the standard size. There are some sites slightly larger and some smaller.*

## **How do the Park Homes differ from other developments ?**

*You will live in a spacious, well-maintained & secure environment where everyone makes friends very quickly. It is a unique social lifestyle opportunity that many thousands now enjoy. We call it "The Affordable Alternative" which is PEACEFUL, SPACIOUS and CONVENIENT.*

## **What is the cost of the weekly site fee?**

*\$108.00 per week .. (as at April 22, 2009)*

## **What sort of Lease do we get?**

*The security of a legally binding contract allowing you to keep your Park Home on site for an agreed fixed term of years and with options to re-new that you can negotiate with the park owners. The conditions regarding security of tenure for park residents under the WA Residential Tenancy Act are clear and our Village offers lease terms of up to 20 years.*

## **What Transport is available?**

*Loves Bus Service run a 3-times daily service (plus some school bus services) to and from the City Centre and picks up at the General Store opposite the Park. There is also a selection of taxi companies - but we recommend that our residents have their own transport.*

## **What Security is planned?**

*The Park already has security cable-gates to limit traffic within the park and provide security for all residents. There is also a system of security patrols by management at random intervals. The office is positioned at the entrance from the Highway so observes all traffic and pedestrians entering the premises while the office is open from 8am to at least 6pm. All park staff on duty also monitor all park property, homes, arrivals & departures.*

## **Is Video Monitoring used in the Village?**

*Video surveillance has been installed in several places in the park and operates 24hrs per day and is recorded.*

## **Are friends allowed to stay?**

*Your Park Home is YOUR HOME so you may invite and entertain whoever you like. All we ask is that visitors please announce themselves at the office (mainly for your security) and that they comply with our very sensible Park Visitor Rules. eg keep dogs on leads, limit noise after 10pm, supervise children etc. This is to ensure all residents can enjoy the many benefits of Park Village life with total safety, security and comfort.*

## **Can I still move to the village if I have children that are still living with me?**

*The Park Home Village concept is more suited for singles and couples and those over 55 who are retired or planning on retiring in the near future.*

## **What's your policy on my grandchildren visiting?**

*Not a problem. In fact we encourage families of residents to enjoy all Park facilities including the playground, range of sports equipment (available at the office), the BBQs, games room (with pool table) and more. The only major requirements are to please register visitors at the office on arrival for security reasons and, for their safety, to ensure younger children are always under adult supervision in communal areas.*

## **Are my visitors allowed to drive to my Park Home?**

*If necessary we can make special arrangements but there will be a parking area reserved for the sole use of Village visitors. The intentions are to minimise traffic in the Park and facilitate security. For the same reasons it is our policy that visitors are usually required to leave the premises by 10.00 pm and not arrive before 8.00 am. Most of the sites in Stage II can have one visitor car park in the drive or the front of the house, (one wheel on curb).*

## **Am I allowed to have a pet?**

*Yes. Dogs however must be kept under control and on a leash at all times in communal Park areas - and you will be held responsible for cleaning up any mess. Pet owners are also subject to the 'Control of Animals' section of the Caravan and Camping Regulations.*

## **Can I do what I like to my own garden?**

*Naturally. It will be YOUR garden and we actively encourage residents to take pride in this important area, or indeed any area, of park and individual home presentation. The better you present your home the better the resale and asset values.*

## **What can we expect for resale values?**

*Park homes are a tangible & readily re-saleable asset. Check with any local estate agent.*

## **What is the situation regarding Alinta Gas, Western Power, Telstra connections?**

*Your home will come with appropriate Electricity, Water, Sewerage and Gas services already connected. Phone connection will be your responsibility as well as ordering your first set of gas bottles.*

## **How can I secure a site or home?**

*First inspect, and then talk to us at the office or visit our website- [www.albanyvillage.com.au](http://www.albanyvillage.com.au). We would like to welcome you as a resident and we will offer every assistance to help you join the many thousands of people everywhere who have made a successful change to Park Home Lifestyle. Ask for a site reservation and application for tenancy form.*