




SIMMS CORP

Inspect 11-3pm Wed, Sat & Sun

NOW SELLING

Land from only **\$55,000**

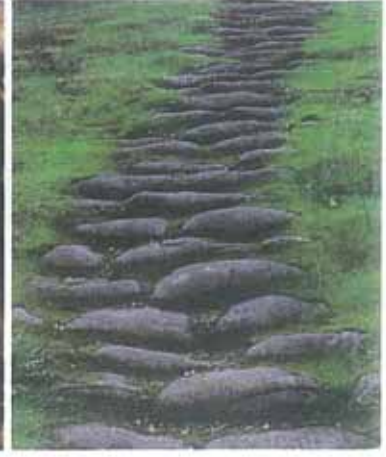
Packages from only **\$130,000**

Average sale price \$150,000

Dromana Holiday & Lifestyle Village

Mornington Peninsula

REGISTERED LEASEHOLD TITLE 99 + 99 YEARS (COMMENCED CIRCA 2004) NO LAND TAX GST INCLUSIVE



HOLIDAY HOMES & INVESTMENTS

The choice is yours

1. Permanent Residency in our Village
2. Holiday use for you and your family throughout the year
3. Periodic Occupancy combined with Lettings
4. A guaranteed return of 8.5% net pa, this means your return is guaranteed for 24 months and reviewed biannually. You will receive net equal monthly payments on the 15th day of the each month based on purchase price (on select Villas only)

Frequently Asked Questions

Who are Simms Corp?

A specialist Hospitality Firm performing diversified Property and Management tasks, currently managing Holiday & Lifestyle and Resort Villages. The Managing Director has over 30 years experience in the property market and is a Registered Valuer and Licensed Real Estate Agent. He's a member of the Real Estate Institute of Victoria; and the Australian Property Institute.

What is being offered?

The Company is offering to assign you a Registered Leasehold interest for 198 years. Your right-of-possession of the Lot in the Village is registered with Land Victoria, allowing you right of use of this land for the period of the Lease.

What do I legally obtain when I purchase a Lot?

You obtain a Lease for 99 years for your Lot plus a further 99 year Option.

Is the Land subject to Land Tax and is GST inclusive?

Holiday Villages are currently exempt from Land Tax in Victoria, and GST is included in the price.

Can I sell my property at any time?

Yes, your Villa is your own property and you are able to sell it at any time, subject to complying with the Terms of your Lease in relation to Assignment. Remember it is a registered Leasehold Title. The remaining years on your Lease would then be transferred to the new Leaseholder. Your land will appreciate in line with other properties in the area. You can sell your Leasehold through any Real Estate Agent you choose, including Simms Corp.

What happens in 198 years?

Not all the leases commenced at the same time, as such they will not end at the same date. At the end of the lease term you have the right to negotiate a new Agreement with the Management Company at the time. (That's in approximately 200 years.)

Do Banks lend on this type of Lease?

Over the past 7 years of selling Leasehold titles, the banks are now familiar with this product and there are a number of lending institutions in the market place happy to lend up to 70% of purchase price.

Are household / domestic pets allowed in the park?

If you own your Villa and are not intending to let it out at all, pets are allowed at Manager's discretion, providing they are not let out or walked on the property.



Frequently Asked Questions (cont)

What about a Solicitor?

As we do with banks, we recommend you use a solicitor familiar with a leasehold title structure. Over 50 solicitors have seen the Leasehold Contract and a panel are available from our office.

How do I receive an income from my investment?

Your Villa can be permanently let, or alternatively, periodically let. It's at your discretion.

Is it mandatory to place my property under the management?

No, this is optional. If you want to keep your unit solely for yourself it is your choice.

If I place my property under management, will I be able to use it when I want to?

Yes, you will have the option to use it with plenty of notice and always subject to availability.

What will it cost me to stay in my villa when I want to use it?

You will be charged a pre-arrival cleaning fee for preparation of the property for the next guest. The size of your Villa will determine the cost of the cleaning fee. All other standard operating charges, incl. electricity, gas, building insurance, and of course your annual fee will be additional to these charges.

Is there a Maintenance Fund for repair or replacement of furniture etc?

No, any related expenses to your Unit, eg. broken glass, curtain tracks etc. is at your expense.

Do I have to pay for insurances of any kind?

Owners will need to pay Building insurances. We have competitive quotes for you or you can arrange your own.

What does my Annual Fee cover?

Allows for the following: Wages, superannuation, work cover and other employment related costs of the managers and other employees or contractors of the park; Maintenance costs; Gas (natural and/or LP); Rates and taxes; Telephone charges; Insurances; Depreciation and amortisation; costs Repair, refurbishment and/or replacement costs of existing works and the facilities (including those of a capital nature); Motor vehicle expenses; Office expenses; Bank fees and charges; Accounting and administration costs; Waste disposal; Facilities and services; Security; and New capital or non-capital works required by law.

How much per week will I have to pay if I purchase my Lot?


Depending on the size of the Lot, the ongoing, total cost of Ownership including Rates, Management, Maintenance, Lawn mowing, Public lighting and Public liability etc, will be shared between all Lot owners as per Lot area.

How are Annual Fees increased?

Increases are based on actual cost increases. For example, a rate rise of \$100 would be divided by the number of Lot Holders (say 100), meaning your fee would increase by \$1.

What if the Management goes broke?

There are many Management Companies looking for opportunities to execute management agreements to operate accommodation Parks. Should the current Management Company cease trading, another Property Manager will be appointed.



Investments - 8.5%

YOUR RETURN IS 8.5%!

Example - \$185,000

- ✓ You will receive \$15,725 p.a. paid monthly
- ✓ Your only outgoing is annual rental \$2,672 - \$668 per qtr
- ✓ You will receive your monthly income of \$1,310.41

HOW GOOD IS THIS!

- ✓ You will not have to advertise for a tenant
- ✓ You will not have to worry about chasing the rent
- ✓ You will not have to worry about maintenance

Note: • The net return is 8.5% of the price paid for the property

• Not all property offered is at 8.5% net return.

Site 146

Investment only sale

189sq.m

\$280,000

5 x 5 Year Lease

8.5% return

\$23,800pa



VACANT LAND SITES

Site 10 – 89sq.m - \$2,446pa - \$ 55,000

Site 12 – 85sq.m - \$2,426pa - \$ 55,000

Site 13 – 85sq.m - \$2,426pa - \$ 55,000

Site 14 – 83sq.m - \$2,426pa - \$ 55,000

Site 20 - 114sq.m - \$2,695pa - \$ 85,000

Site 33 – 108sq.m - \$2,635pa - \$ 69,500

Site 131 – 109sq.m - \$2,683pa - \$ 69,500

Site 141 – 143sq.m - \$2,735pa - \$115,000

Site 148 – 150sq.m - \$2,735pa - \$115,000

Site 153 – 208sq.m - \$3,305pa - \$176,800

Site 179 – 150sq.m - \$2,735pa - \$115,000



•Lifestyle Villas ☎5981 8255

•Council Permits are required prior to installation of your Villa – Note Caravans cannot be installed





Site 188

152sq.m

\$2,872pa

\$205,000

2 Bedroom Lifestyle Villa
Includes Furniture

Site 194

157sq.m

\$2,872pa

\$215,000

3 Bedroom Lifestyle Villa
Includes Furniture

Site 199

150sq.m

\$2,872pa

\$205,000

2 bedroom Lifestyle Villa
Includes Furniture





Site 99 \$135,000
125sq.m \$2,636pa



Site 155 \$195,000
168sq.m \$2,872pa



Site 159 \$195,000
163sq.m \$2,872pa



Site 162 \$195,000
163sq.m \$2,872pa



Site 170 \$195,000
163sq.m \$2,872pa



Site 176 \$175,750
150sq.m \$2,872pa



Site 183 \$155,000
152sq.m \$2,875pa



Site 192 \$195,000
154sq.m \$2,875pa



Site 196 \$195,000
153sq.m \$2,875pa



Site 198 \$195,000
150sq.m \$2,875pa



Site 202 \$195,000
150sq.m \$2,875pa



Site 210 \$195,000
149sq.m \$2,875pa



Site 3 \$160,000
141sq.m \$2,836pa



Site 18 \$155,000
112sq.m \$2,725pa



Site 35 \$150,000
123sq.m \$2,755pa



Site 42 \$137,500
154sq.m \$2,755pa



Site 92 \$149,000
126sq.m \$2,636pa



Site 98 \$129,500
104sq.m \$2,620pa



SIMMS CORP

RESERVATION FORM

Vendor: Mornington Peninsula Developments Pty Ltd
(ACN 118 709 404)

Project Address: 131 Nepean Highway, Dromana

Lot Number (*please complete*):

Purchase Price:

Received the sum of \$500 from:

Name:

Address:

Telephone:

As a Reservation Fee for the above Lot.

This fee is paid on the understanding that Simms Corp Hotels & Leisure Pty Ltd (ABN 64 109 215 134) of Ground Floor, 607 St. Kilda Road, Melbourne VIC 3004 will hold the initial deposit of \$500 until the Contract is available for signing. At the time the contact is available for signing, I/we will pay an amount equal to 10% of the purchase price as a deposit and the \$500 already paid will form part of the required deposit. The initial \$500 reservation deposit will be refunded should I/we decide not to proceed with the purchase within two weeks of receiving the Contract.

Purchaser:

Signed:

Date:

Melbourne
Ground Floor
607 St Kilda Rd
Melbourne VIC 3004

Ph (613) 9525 0322
Fax (613) 9525 0455
Email admin@simmscorp.com

www.simmscorp.com

Signed for Simms Corp:

Licensed Estate Agent, Property Valuer &
Officer in Effective Control Peter Simitzis
SimmsCorpHotel&Leisure.ABN64109215134

Notations

This is not a title survey

Areas are approximate only

- denotes Tree
- denotes Street Lights
- denotes Speed Hump
- ★ denotes Bus Lays

