



Inspect 11-3pm Wed, Sat & Sun

NOW SELLING

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

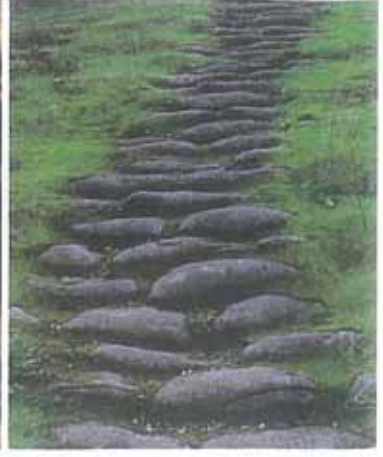
Packages from only **\$130,000**

Average sale price \$185,000

Dromana Holiday & Lifestyle Village

(next to Drive-in) 131 Nepean Highway Dromana on the 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 - \$2,646pa - \$ 55,000

Site 12 – 85sq.m - \$2,626pa - \$ 55,000

Site 13 – 85sq.m - \$2,626pa - \$ 55,000

Site 14 – 83sq.m - \$2,626pa - \$ 55,000

Site 20 - 114sq.m - \$2,895pa - \$ 84,000

Site 131 – 109sq.m - \$2,883pa - \$ 69,500

Site 141 – 143sq.m - \$2,935pa - \$126,500

Site 153 – 208sq.m - \$3,505pa - \$194,480

Site 179 – 150sq.m - \$2,935pa - \$126,500

Site 181 – 200sq.m – 3,495pa - \$125,000

Site 186 – 150sq.m - \$2,935pa - \$110,000



Lifestyle Villas ☎ 5981 8255

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





Site 188 **152sq.m**
\$3,072pa **\$225,500**

2 Bedroom
Lifestyle Villa

Site 194 **157sq.m**
\$3,072pa **\$236,500**

3Bedroom
Lifestyle Villa

Site 199 **150sq.m**
\$3,072pa **\$225,500**

2 Bedroom
Lifestyle Villa



Site 73 **\$126,500**
166sq.m **\$3,072pa**



Site 155 **\$214,500**
168sq.m **\$3,072pa**



Site 159 **\$214,500**
163sq.m **\$3,072pa**



Site 162 **\$214,500**
163sq.m **\$3,072pa**



Site 170 **\$214,500**
163sq.m **\$3,072pa**



Site 176 **\$193,325**
150sq.m **\$2,935pa**



Site 183 **\$170,500**
152sq.m **\$3,075pa**



Site 192 **\$214,500**
154sq.m **\$3,075pa**



Site 196 **\$214,500**
153sq.m **\$3,075pa**



Site 198 **\$214,500**
150sq.m **\$3,075pa**



Site 195 **\$236,500**
157sq.m **\$3,072pa**



Site 210 **\$214,500**
149sq.m **\$3,075pa**



Site 3 **\$160,000**
141sq.m **\$3,036pa**



Site 18 **\$155,000**
112sq.m **\$2,925pa**



Site 35 **\$150,000**
123sq.m **\$2,955pa**



Site 42 **\$137,500**
154sq.m **\$2,955pa**



Site 94 **\$129,000**
126sq.m **\$2,836pa**



Site 98 **\$129,500**
104sq.m **\$2,820pa**



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

-  sewer line
-  sewer Street Left
-  sewer Speed Main
-  sewer Stop Left

