

# VILLAS – FREQUENTLY ASKED QUESTIONS AND ANSWERS

**How much does it cost?** Standard designs start at:

Plan			Plan		
A	\$385,000	3 bed, double garage	B	\$385,000	3 bed, double garage
C	\$325,000	2 bed, 1½ garage	D	\$315,000	2 bed, 1½ garage
E	\$340,000	2 bed, 1½ garage	F	\$410,000	3 bed, double garage
G	\$380,000	2 bed, double garage	H	\$356,000/\$385,000	3 bed, 1½ garage

2. **What would I be leasing?** A right to occupy a Villa under a 49 year lease
3. **How much does it cost?** \$374.35 per calendar month which includes a capital replacement fund  
\$42.55 per month telephone/internet charge inclusive of all calls/downloads  
\$870.00 approximately for legal documents to be drawn (one off)
4. **What does this cover?** General services – sewerage, water connections and supply, electricity connections and supply, building insurance, maintenance, gardening, administrative services, emergency call system, use of community facilities (bowling green, Community Centre, proposed Recreation Centre with spa/swim, gym, multiple meeting spaces, function centre), multiple BBQ areas.  
*\* Resident to arrange contents insurance*
5. **How much does Westmont keep?** Retention of 3% of the lease premium per annum up to a maximum of five years only.
6. **If I move out, how do I get my money back?** We share a 50/50 Capital Price Uplift and return your entitlement within six months.
7. **What are the service charges that I will incur?**  
You purchase from Westmont: Electricity (currently at 0.19c Kw/hr) based on use  
Water from Westmont (currently at \$2.295 per kilolitre)  
You pay independently: Gas to Origin  
Rates with City of Wodonga (approximately \$1800 p/year)
8. **What if I need extra assistance in my home?** As this is your home, additional services can be arranged e.g. Westmont Home and Community Care or perhaps a Community Aged Care Package, various allied health services.
9. **Do I or can I have a pet?** Interview with Peter de Koeyer, if OK than a probationary period.
10. **Other services?** Podiatry appointments available every six (6) weeks, various GP clinic visits to the Homestead, daily pharmacy deliveries with Terry Whites Albury.
11. **Can I plant a garden?** Even though we care-take the low maintenance gardens and landscaping there is some space for individual planting and positioning of raised beds within the Villa surrounds (a discussion with the Gardening team would be arranged). A community garden with raised planting beds is available for residents' use located at the south west of the Westmont precinct.
12. **Can family members stay over?** Yes, short term stays are allowed, although Westmont must approve anyone 'moving in' for longer periods.
13. **Can we attend the Communal dining room for lunch or dinner?** Yes, casual bookings are taken with a nominal fee charged to the resident's account.
14. **What's my next step?** Discuss your next steps with Chris Boyer Manager Village and Assisted Living on 02 6043 9832 for further discussion and a viewing of a display Villa (if available).

**Our website is a great resource for further information and virtual tours of all aspects of Westmont**

[www.westmont.org.au](http://www.westmont.org.au)