

**FREQUENTLY ASKED QUESTIONS AND ANSWERS**

April 2024

1. **How much does it cost to get in?** – The Lease Premium price can vary due to the structural, 2 BR & 3 BR, garage configuration and aesthetic changes made on initial build and further additions. The prices will be discussed upon application.
2. **What would I be leasing?** – a right to occupy a Villa under a 49-year lease.
3. **What are the monthly cost?**
  - \$492.99 per calendar month which includes a capital replacement fund, telephone/internet charge inclusive of all calls/downloads.
  - \$720.00 (GST Inc) approximately for legal documents to be drawn (one off)  
Prices as of 1 April 2024.
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?** – Westmont's rate of retention is year one 9%, year two a total of 16%, year three a total of 21%. A maximum of 21% is retained over the life of the lease premium.
6. **If I move out, how do I get my money back?** – we share an 80/20 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 (up to at 23.34c Kw/hr) based on use, water from Westmont is charged as per the schedule of fees from North East Water. You pay independently: gas to Origin, rates with City of Wodonga.
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?** – Discussion with Villa and Apartments Manager and in line with the criteria set by City of Wodonga.
10. **Other services?** – Podiatry appointments available every six (6) weeks, various GP clinic visits to the Homestead, daily pharmacy deliveries, please check with your pharmacy.
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 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**