



What are my costs?

Information about the costs associated with moving into a Karidis Retirement Village.

Up Front Cost

Licence To Occupy For Life

When you purchase a Karidis Retirement Villages' home, you sign a Residence Agreement that gives you the right to occupy your villa or apartment and enjoy the benefits of the village community for as long as you choose. The price of your chosen home is primarily determined by market value. Just like purchasing any property, there are many factors that influence price, such as:

- Location
- Size of the home
- Finishes and inclusions
- Added extras such as solar panels, pergolas, rain water tanks, shutters and awnings
- Age of homes

Administration Fee

Administration fee of \$1,100 for preparation and settlement of the Residence Agreement.

No Stamp Duty

When you purchase a home in a Retirement Village, you will NOT need to pay stamp duty.

On Going Costs

Monthly Maintenance Fees

The monthly maintenance fee covers the costs associated with the ongoing management and maintenance of the village. Giving you the freedom to relax and enjoy the village and community.

- Insurance premiums for building and public liability for the whole village (excluding your contents)
- Gardening of all common areas and your front garden
- Maintenance, repairs and cleaning of all communal facilities
- Maintenance & repairs of all homes, excluding personal items & additions
- On-site facilities and village management
- Water rates & usage
- 24-hour emergency call monitoring

The amount of the monthly maintenance fee differs across villages depending on facilities and services provided.



KARIDIS RETIREMENT VILLAGES
BUILDING BETTER COMMUNITIES



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Limited Out-of-pocket Expenses

As a resident, you have control over paying for items and services such as:

- Personal contents insurance
- Electricity and gas
- Private telephone calls
- Upkeep or replacement of all personal items (e.g. fridge, furniture and washing machine)

Some personal services, such as hairdressing, podiatrist, fitness classes and aqua aerobics are available at selected villages and are charged on a user pays basis.

Exit Entitlement

Resale Value of the Licence To Occupy

When a Residence Agreement with us finishes, the home is resold to a new resident. You receive the balance of funds after the exit fees are applied.

Exit Fees

At Karidis Retirement Villages we have a clear and easy to understand list of exit fees so you know what you will be required to pay when you leave.

Exit fees are applied to the re-sale price, NOT the original buying price.

The benefit here is that you have the opportunity to share in any capital growth.



Avista Glenelg Stage 3
Latest release of Karidis Retirement Villages

Deferred Management Fee (DMF)

The Deferred Management Fee (DMF) is calculated based on the length of your stay. It increases by a set amount each year that you stay in your home for more than three years, when it is capped to ensure you still receive the majority portion.

This fee is capped at 36%.

Length of your stay	DMF percent retained from resale price
More than 90 days but less than 1 year	12%
More than 1 year but less than 2 years	24%
More than 2 years but less than 3 years	36%
More than 3 years	36%

Other Fees and Charges

- Capital fee (up to 12%) of the resale price (next loan).
- Any refurbishment costs or cost associated in presenting your unit for sale.
- Council Rates, where applicable.



Acacia on Lipsett, Community Centre
Heritage-listed Catholic Church built in 1910

Call us today for a chat! 1300 796 311

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