

FREQUENTLY ASKED QUESTIONS

Can I enjoy a lifetime of totally secure occupancy of my home?

Yes, when you move into Alexandrina Cove you obtain a licence to occupy which is a commonly used form of long term tenure within Retirement Villages in South Australia. It is written in accordance with the South Australian Retirement Villages Act 1997, and policed by the Office of Consumer and Business Affairs. You will enjoy security in the occupancy of your chosen home.

Will I have to pay Stamp Duty at settlement on my home?

No. Stamp Duty is not payable on the purchase of your home at Alexandrina Cove. This can be a significant saving if you are considering traditional residential housing as an alternative.

What contracts will I have to sign?

When buying retirement accommodation within Retirement Villages, typically you will be required to enter into a Residence Agreement. This Agreement will be provided to you, your solicitors and/or advisers to review and execute. If you would like to review a copy of this Agreement prior to completing a Deposit application our property consultants will gladly make a copy available upon your request.

What costs will I incur when buying and living at Alexandrina Cove?

Initial Purchase Price

This payment will secure your Licence to occupy the home of your choice for the remainder of your life or until such time as you decide to move out.

Monthly Maintenance Fee

The monthly maintenance fee is estimated to be from \$93.00 per week and covers the direct costs such as ongoing maintenance of the buildings and grounds; property and public liability insurance; employment costs; council and water rates; sewer services costs; and administration costs. The monthly maintenance fees are reviewed annually as management plans for the year ahead. Typically the residents committee is consulted through out the review process.

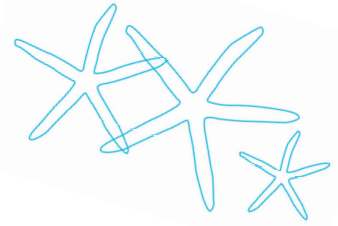
Deferred Management Fee

The vast provision of services and facilities on offer at Alexandrina Cove come at a cost. To avoid the worry associated with having to meet annual fees for the provision of these services and facilities on offer, these costs are deferred or put simply 'delayed until you move out' and are taken after your apartment is sold and settlement has occurred. The advantage for our residents is that if living on a fixed income then it still allows our residents to enjoy a 5 star lifestyle at Alexandrina Cove, and pay later from the proceeds of the sale of your home.

Vesta Drive, The Marina Hindmarsh Island

Ph: 8555 7300 alexandrinacove.com.au





Do I need to get legal advice before purchasing a home at Alexandrina Cove?

It is vital that you feel totally confident and satisfied with your decision to buy and move to Alexandrina Cove. While you are free to use a conveyancing service of your choice, we strongly recommend that you consult your solicitor, accountant or personal advisor for peace of mind.

What should I consider before moving into Alexandrina Cove?

Moving house for many people can be a stressful event, with so much to organize. That's why we try to make it as easy as possible. Our property consultants can assist in recommending suitably experienced real estate agents to handle the sale of your home. We can put you in touch with a one stop shop service that can arrange furniture removal and disconnection/connection of utilities, if you require.

I am worried about leaving my local community and friends?

At Alexandrina cove we have thought carefully about the number of residents coming from far and wide. That is why we hold events and invite selected residents and guest from the Marina Hindmarsh Island development, as it allows these residents and friends over 55, living in the wider Hindmarsh Island community to socialize and attend selected activities at Alexandrina Cove. Making it possible for our own residents to make new friends without leaving the village.

What are the residents shared spaces at Alexandrina Cove?

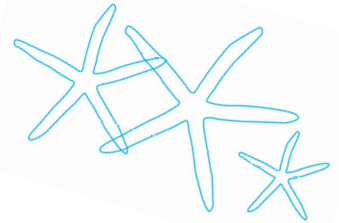
Life at Alexandrina Cove is like living a holiday all year round. The carefully planned and spacious 'Club' offers facilities such as:

- The Great Room – play billiards, read in the sun, get a group together for a card tournament, it is even capable of seating 120 people for a Melbourne Cup day event.
- The Library and Board room – the perfect place to hide away from it all, or alternatively if you need somewhere private to meet.
- The Hobby Room – large double doors provide ample light for the budding artists in the village, or for the knitters group as a place to meet to knit rugs for charity.
- The Gymnasium – has been designed to cater for the needs of the Marina Community. It houses a low impact exercise circuit.
- The Gentleman's Room – is a multi-purpose room fitted with 50" TV, luxurious leather recliner suites and billiard table. A place to meet and watch the footy, tennis or have a drink at the end of the day and has the capability of being transformed from a Home Theatre, to a Gentleman's meeting room or private function.
- The Patio and outdoor area – to the rear of the 'Club' is a well designed outdoor area suitable for entertaining with friends and family or watching the grandkids while they hit it out on the Tennis Court, roll a few balls on the bocce pistes or practice their putting on the 3 hole putting green.

Vesta Drive, The Marina Hindmarsh Island

Ph: 8555 7300 alexandrinacove.com.au





What if I need a little bit of help or care later in life?

Alexandrina Cove is located only a short walk or minutes drive by car from the Hindmarsh Island branch of the Goolwa Medical Centre. The centre is currently open Tuesday and Thursday between 9am – 5pm.

However the team at Alexandrina Cove have established relationships with many local service providers to ensure that residents within the village have access to a wide range of support services. You will find details of these services on our Service Providers brochure. These services will be able to be coordinated via the Village Coordinator.

What happens if the residents have issues with the Management of the village?

The management of Alexandrina Cove has been providing property management services to residents of The Marina for over a decade. In this time they have developed a proactive approach to dealing with issues or concerns, for this reason they have committed to quarterly communication meetings with the residents committee, an open door policy between the residents and the Village Coordinator and a philosophy to always try to resolve issues or concerns in a timely and respectful manner. However dependant upon your issue you do have some options:

- a) raise the issue with the residents committee to resolve at the quarterly communication meeting
- b) directly approach the Village Coordinator
- c) write to the operator of the village
- d) use the formal dispute resolution procedures as set out under the Retirement Villages Act and your Residence Agreement.

Will PayTV and Internet be available in my home?

Alexandrina Cove is the first Telstra Smart Community with high speed internet access and optical fibre connection in each home. What is optical fibre? It is the fastest form of internet access available in South Australia. This system allows for residents to access free to air digital TV.

What security measures are in place at Alexandrina Cove?

At Alexandrina Cove resident safety is paramount. That is why we have installed state of the art intercom front gates. Each home also boasts window lock to all windows, deadlocks to front doors and security screens to all external doors. Not to mention the operators philosophy to encourage an internal neighbourhood watch system conducted by the residents.

How is rubbish collected?

The Alexandrina Council provides for the kerb side collection of household rubbish every Wednesday.

Vesta Drive, The Marina Hindmarsh Island

Ph: 8555 7300 alexandrinacove.com.au



How will I be charged for electricity?

Just as if you were in your own home, you have the option at Alexandrina Cove to choose your preferred electricity and utilities suppliers and as such you will be billed directly from the supplier for your homes individual use.

Can I have a pet?

Of course, at Alexandrina Cove we understand how important your pets are to you – they are often apart of the family. However we do ask that we have the opportunity to collect some information about your pet and its future.

Can I have friends or family come to stay?

You are more than welcome to have family or friends stay over however if they stay longer than 10 nights we require you to obtain approval from the Village Coordinator. This is to ensure the safety and security of all residents. However your family may also like to consider the alternate accommodation available within The Marina offered by Club Marina Holidays - 8555 7300.

What is special about Alexandrina Cove?

The WOW factor – When visiting Alexandrina Cove for the first time the most common first impression is “WOW – you have really thought of everything”. From the cosmopolitan feel of the Club likened to that of one of Melbourne’s boutique hotels. To the luxuriously appointed homes that will be sure to be the envy of your family and friends.

Location – Alexandrina Coves location ‘on an island within a marina by the sea’ affords its residents the opportunity to reside in a village surrounded by an established Marina community. Not to mention the serenity of being surrounded by the islands blend of natural habitat and fresh sea air, whilst remaining only a short distance from the heart of Goolwa.

Community Integration - Alexandrina Cove is one of South Australia’s first integrated villages, our philosophy is to provide you with a secure environment to live in within a village that offers facilities that encourage the residents to remain an active part of the wider community. For this reason we offer some sections of our ‘club’ for use by the Marina residents and local community groups under the Cove Club membership scheme.

Value – For a limited time Alexandrina Cove is offering you the opportunity to purchase a spacious 3 bedroom home complete with ducted reverse cycle air-conditioning, ducted vacuum, porcelain tiles, granite bench tops, quality cornices and skirting boards, 9ft ceilings, stainless steel appliances from just \$279,000 – we challenge you to find a village offering this kind of quality of workmanship at this low price.

Vesta Drive, The Marina Hindmarsh Island

Ph: 8555 7300 alexandrinacove.com.au

