



*To our valued next homeowner...*

**We wish to thank you!**

For showing interest in our Elysium Active Over 50's Lifestyle Village situated in Beaudesert's picturesque Scenic Rim, only some 50 mins to Brisbane and the Gold Coast, Dreamworld, theme parks and sandy beaches.

Our boutique community set in a unique rural setting boasting only (91) homes when completed, is rare in today's Over 50s home market, particularly when you compare our Elysium Village affordable home prices to the big-brand-name upmarket lifestyle resorts.

If you are considering downsizing your home, upsizing your lifestyle, wishing to free up your hard-earned savings and looking to retire to a small, but friendly, like-minded Over 50s community environment, well look no further because our new-styled steel-framed Franklin built homes start from an unbelievable \$289,000.

The Early Bird Release of Stage 3 homesites with picturesque scenic surroundings in a homely rural atmosphere are expected to sell out before July 2023.

YES! You can secure your New Homesite for a refundable \$1000 Deposit!

**THE BIG BONUS YOU PAY:** NO Deferred Management, Exit or Entry Fees, NO Stamp Duty, NO General Rates, NO Legals or Body Corp Fees. Just only a small weekly site fee. Centrelink subsidy maybe applicable.

**WELL, if you feel excited by now, Elysium Village may be your "First and Best Choice" in affordable Over 50s Active Lifestyle living?**

Once again, we thank you for your enquiry and hope you will enjoy perusing our future facilities, floor plans and detailed in our sales information pack. We welcome the opportunity to meet with you in person and show you around our wonderful village community real soon.

You can inspect our Village 7 days a week from 10am to 4pm and NO appointment is required. Or at your leisure view our website at [www.elysiumvillage.com](http://www.elysiumvillage.com)

Yours Personally,  
On Behalf of Elysium Village

**Dennis Ring**  
Sales & Marketing Manager/QLD LREA



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## *Over 50? Yes it's a big decision!*

Many over 50's or retirees are faced with the daunting task of trying to decide whether they would be better served by buying a home in an Over 50's Active Lifestyle Village (Manufactured Home Park-Lifestyle-Resort) or buying a small unit or villa in an Aged Care-Retirement Village.

What are the advantages and disadvantages of choosing an over 50s lifestyle resort-village to a full Retirement-Care Village and how do they work? These are the most asked important questions of today's Over 50's buyers.

One disadvantage of buying into a full Retirement Unit or Villa Complex is on disposal of selling the villa, the unit owner discovers a large proportion of the proceeds of their sale are absorbed by "Deferred Management Costs" or "Exit Fees" which a large percentage go back to the Owner-Management of the 55's Plus Retirement Village. And on-selling at your cost you can expect money to be spent by management on refurbishing the unit, to meet the their move out requirements, however on the positive side, these Full Retirement Village's do provide a wonderful variety of levels in aged care, services and on-going medical assistance.

**The negatives of buying into a "Aged Retirement Village"** are your upfront and on-going costs which include: Stamp Duty, Legal and Body Corp Fees, Council Rates & Water Rates. The Deferred Exit Fees, Refurbishment Costs and "Buy Back Management Scheme" maybe imposed by the Management or Village Owner, who do rightfully legally own the home.

**THE BIG Benefits of Buying a home in an Active Over 50's Lifestyle Village like Elysium**, is the homeowner receives the full benefit of any capital appreciation and yes you retain 100% proceeds from the sale of the home. You can pass the home onto family by willing it or sell it yourself or sell through the village sales office.

**The BONUS of Buying in Elysium Lifestyle Village is it's all FREE!** You only pay for the standard utility charges, power, phone, home-content insurance and a small weekly fee.

Now it's time for you to decide and possibly discover your best alternative is to make the move into our gated Elysium Over 50's Active Lifestyle Village.

***YES? It's your decision to choose now!***

## *Our special bonus offer to you...*

The Elysium Village Park Owner understand in these tough times, one needs to be more flexible in assisting their clients, by making their SELLING, BUYING and MOVING is a stress-free transaction. We wish to help you in every way possible, by personally making available the following benefits just for you.

### *Accommodation\**

**YES**, you can reside in one of our village transitional homes, pay the weekly site fee and utility charges, whilst waiting for your new home to be completed.

(\*Subject to special conditions and home availability)

### *Free storage of furniture\**

**YES**, we will fund up to eight weeks **FREE** where you can store your furniture in a local secure storage unit whilst waiting for your home to be completed. After that we will subsidise a further four week period to the value of \$200.

(\*Subject to special conditions)

### *Free help with selling your home\**

**YES**, Our Sales & Marketing Manager, a QLD Licensed Real Estate Agent with 30 years of experience, will offer you **FREE HELP** all through the process of selling your current home at **NO COST** to you! (\*Subject to special conditions)

### *2% Bonus Interest on home prepayment\**

**YES**, the Park Owners are offering 2% interest on an upfront 80% Pre-Payment for the cost of your New-Build Home, whilst you are waiting completion. The bonus you receive will not affect your pension payments.

*\*Please Note: The Accommodation, Storage and 2% Interest offers are based on buyers signing an Unconditional NEW Home-Building-Contract to build a new home in the Village.*

## *Our offers are just too good to miss!*



## *Elysium... a village you'll call home*

The most important selling points of considering the move into an Active Over 50's Lifestyle Village is, what benefits does the village offer?

### *Elysium is pet friendly*

**YES!** Your pet can reside with you! In our village there is planned a leash free pet enclosure. Your property must be fully fenced to keep your pet enclosed. The management do reserve the right to determine the suitability of a pet to meet the village rules requirements.

### *Elysium welcomes family and friends*

**YES!** Your Family, Grandchildren, Friends can stay for short periods and enjoy the use of the Village Recreational Facilities, always abiding by the Park Rules. (\*Conditions do apply)

### *Elysium offers on-site management*

**YES!** The On-Site Village and Sales Manager Dennis Ring, is available to meet with homeowners on appointed time basis to assist them with their concerns, ensuring the village rules are adhered to at all times. Including the upkeep of the Country Club, recreational facilities, ongoing general maintenance of the village grounds. The Park Owners want their residents to enjoy a peaceful and pleasant lifestyle and a long-lasting village friendship with the park owners and management.

### *Elysium's new recreational facilities coming soon*

**YES!** You will find the existing Clubhouse facilities are very functional, and by July 2022\* our expansive new "Club Scenic" recreational facilities will be completed, incorporating an extensive well planned Clubhouse, with wrap around viewing decks overlooking the picturesque countryside. Yes our Club Scenic will provide the opportunity for individual groups to show their talents at indoor sports and a host of other indoor and outdoor activities including a heated lap pool and fully equipped gym. The facilities are designed to ensure every resident relaxes and enjoys being part of the village community all year round. Just look at the amazing list of facilities featured on our Elysium Site Map.

\*Expected build date.

*Yes, our village is so friendly and homely!*

## *Security of tenure questions*

One of most asked questions of buyers considering their lifestyle change into an Over 50s Lifestyle-Resort-Village, is what security do we have if the Park Owner sells the village to another investor?

The answer simply is your security of tenure is protected by The Queensland Government Manufactured (Residential Parks) Act 2003, where by upon moving into an Over 50s resort-village, the Park Owner by QLD law must provide you with a Home Owners Information Pack including Form 1a, 1b, 1c, Form 2 Site Agreement & Park Rules. The agreement binds you the Homeowner and Park Owner, ensuring all the terms and conditions as set out relating to tenure and site fee increases are protected and adhered to by the party's signatures.

### *What happens when we sell or die?*

You own the house outright and you have the right to sell your home privately, through the village sales office or a local real estate agent. However, the buyer will be required to meet with the Park Owner or Village Manager as to their approval for entry, as well as to enter into a Form 2 Site Agreement, agreeing to the special terms and conditions as a suitable Home Owner-Occupier. You have the option to leave or will your home to family, friends or a charity. YES, It's your choice.

### *Do we pay entry or exit fees?*

NO! The Park Owner does not impose entry or exit fees at any time.

### *Do we both have to be over 50?*

NO! Under the discrimination act we cannot refuse entry to persons under the age of 50. Our village is designed purely for over 50 empty nesters, grey nomads and retirees.

### *Do we have to pay rates etc?*

The council rates and water is included in your Site Fee and you don't pay Exit Fees, stamp duty, legal or body corp fees on the land. The Site Agreement is your security and the land is leasehold.

***Yes! Your security is important to us***





## *Elysium Village Management*

### *Site Licence Fee*

**(AS FROM 1st SEPT 2021)**

The Home Owners residing in Elysium Village are required to pay the site fee of \$743.19 on the first of each month by a Direct Debit into Elysium's Village Trust Bank Account.

Pensioners or Veterans if eligible can apply to receive Rent Assistance on this Site Fee from the relevant departments. Please check personally with your Government Departments as to your individual situation.

***Site Fee only \$171.50 weekly\****

**PLEASE NOTE:** Your Site Fee does not cover electricity, gas, phone, home and content insurances.

Government & Veteran Affairs Rent Assistance Saving

**\*An approximate rebate for SINGLES would be \$139.00 per fortnight and the rebate for COUPLES would be \$99.00 per fortnight.**

*(\*Subject to confirmation from the relevant departments)*

**PLEASE NOTE:** These rebate figures are only to be used as a guide for your own personal assessment please contact the departments below:

**CENTRELINK PENSION ON 13 23 00**

**VETERAN AFFAIRS ON (07) 5571 1549**

*\*The SITE LICENCE FEE next rise plus any increase in local government charges will take effect on 1st Sept 2022.*



## *Flexibility is our key in building*

### **Buy Build Now and Pay Later! See attached brochure for details.**

The park owners are pleased to offer our new-build homeowners flexibility, in the design of their home ensuring your personal input into the final interior layout, floor coverings, wall colours and any special inclusions.

The wide selection of Portrait and RV New House Designs can be secured today for \$1000 deposit! (Refer attached plans)

Our Stage 3 Designs offer you a choice of one, two or three bedrooms with one or two bathrooms. Single-tandem or RV carports can be chosen to optimise your position and achieve the best aspect with either living to street or living to rear. Carport position is as shown on Site Plan.

Our in-house Client Customer Service allows you to personally make an appointment with our Interior Designer, to discuss your specific inclusions and requirements in the designing of your home.

Our early bird release of 10 new-build homesites are now selling, therefore if you are considering building in the near future and prior to placing your home on the market, then it is of the utmost importance that you secure your preferred home site now on a fully refundable \$1000 Holding Deposit.

Elysium Village is proud to be associated with "Franklin Constructions Pty Ltd" being the preferred local builder of our new-styled home designs. Franklin's are highly recognised local builders with an experience of 54 years, and renowned reputation for quality building, within the Scenic rim and surrounding districts. Please note: On signing of a building contract a further deposit and progress payments will be required subject to conditions pertaining to the sale of your current home.

Franklin steel frame homes are covered by a six year statutory construction warranty of workmanship and materials plus a free all inclusive warranty maintenance service up to six months.

## *Yes! Start building on \$2,500 deposit*





## *Homesite holding deposit*

# \$10000

## *This deposit is refundable*

### *Deposit secures your site for 70 days!*

Then to proceed further you would need to have your home on the market for sale! At that stage you are required to sign a conditional contract subject to the sale of your home and pay a further \$1,500 which is also refundable.

Once the contract on your home becomes unconditional you will be required to meet with our house designer to formulate your floor plans, colour schemes and extra inclusions and enter into a building contract and pay any progress payments if applicable.

Then your plans will be submitted to council and once approved the building of your new home will commence.

Note: Currently all of Queensland builders are experiencing unexpected delays of building materials, cost increases and shortage of trades persons therefore if you are considering building your new Elysium home you need to secure your site now, that way you will be placed on our building program for 2022.

**Please note: Although every care has been taken in the preparation of this Sales Information Kit, no responsibility can be accepted and prospective purchasers should satisfy themselves to the accuracy of details contained within before buying.**