

# EXPRESSIONS OF INTEREST



THE FACTS ABOUT THE NEW WINCHELSEA VILLAGE

## The Winanglo goals

To propose and help with the development of community infrastructure which ideally meets the needs of seniors located in or connected to Winchelsea and its surrounding communities.

Winanglo management committee members include representatives of Winchelsea Lions Club, Growing Winchelsea Inc, Winchelsea Community Bank, and interested community members.

The first project is to build ten homes to be known as Winchelsea Community Village.



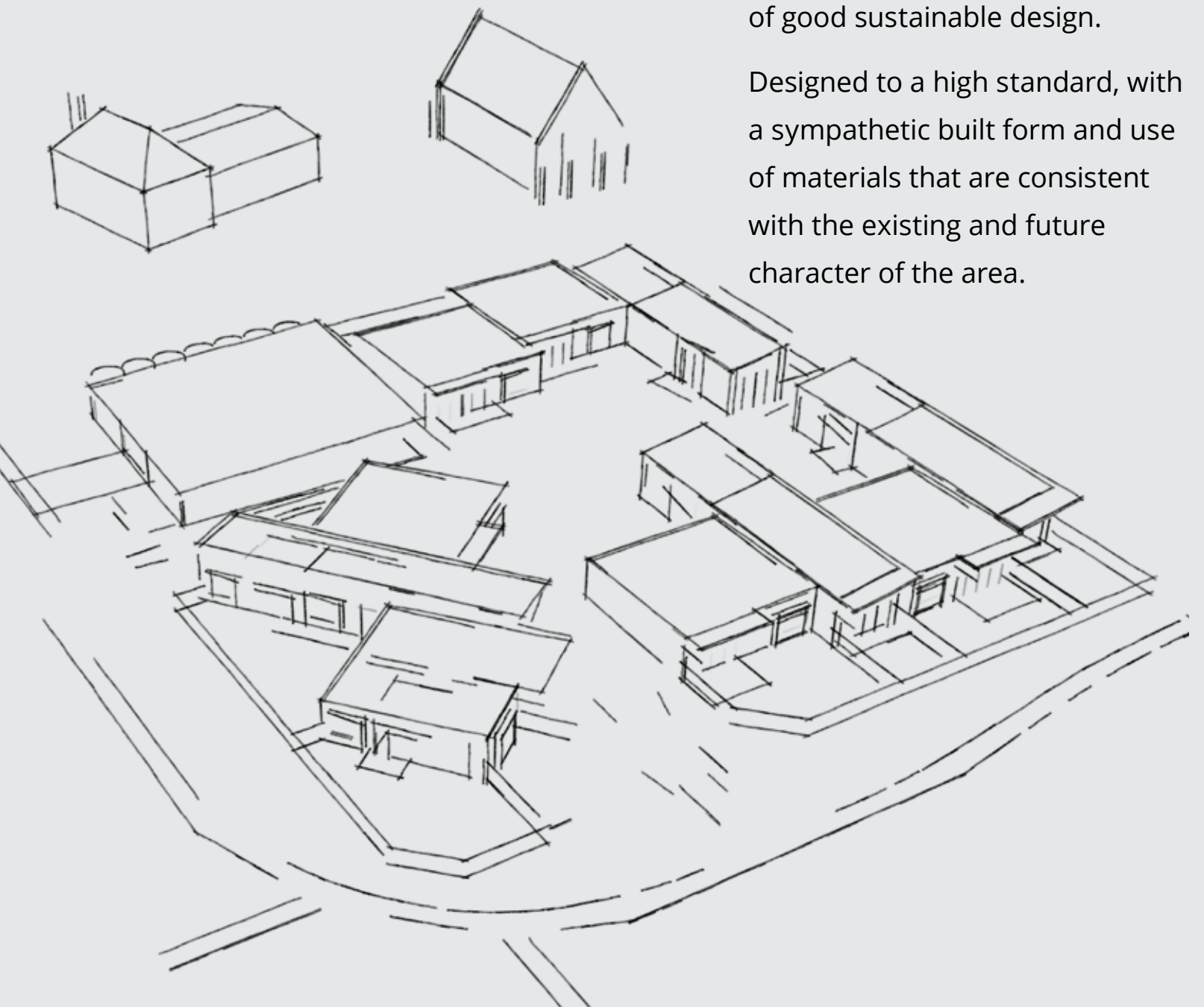
Many senior members of our community are downsizing, selling their homes and wanting to enjoy a more relaxed lifestyle within our fabulous community. However, in doing so they are faced with the reality that Winchelsea does not have sufficient quality, affordable village lifestyle accommodation. Long-term residents are having to move away, leaving behind family, friends, their social lives and connections.

The Winchelsea Community Village aims to fill this void. It will be state-of-the-art in design and beautifully landscaped. The site is located on the corner of Harding Street and Hopkins Street, next to the Senior Citizens Club and the Anglican Church.

## The objective

Winanglo is a local not-for-profit, operating with the community interests at heart. This first project aims to provide a local home option for long-standing residents and to their close connections that meet the needs of seniors.

In essence, people will be able to buy a lifetime usage right which will cover the cost of the home. On departure, the home will be resold at market value with net proceeds payable to the family/estate.



## The development

Makes efficient use of existing infrastructure and services and is of good sustainable design.

Designed to a high standard, with a sympathetic built form and use of materials that are consistent with the existing and future character of the area.

## Two styles of home - square or rectangular floor plan layouts

### Group A

Home 1: 100m<sup>2</sup>\*



Home 2: 100m<sup>2</sup>\*



Home 3: 100m<sup>2</sup>\*



### Group B

Home 4: 100m<sup>2</sup>\*



Home 5: 100m<sup>2</sup>\*



Home 6: 100m<sup>2</sup>\*



Home 7: 100m<sup>2</sup>\*



### Group C

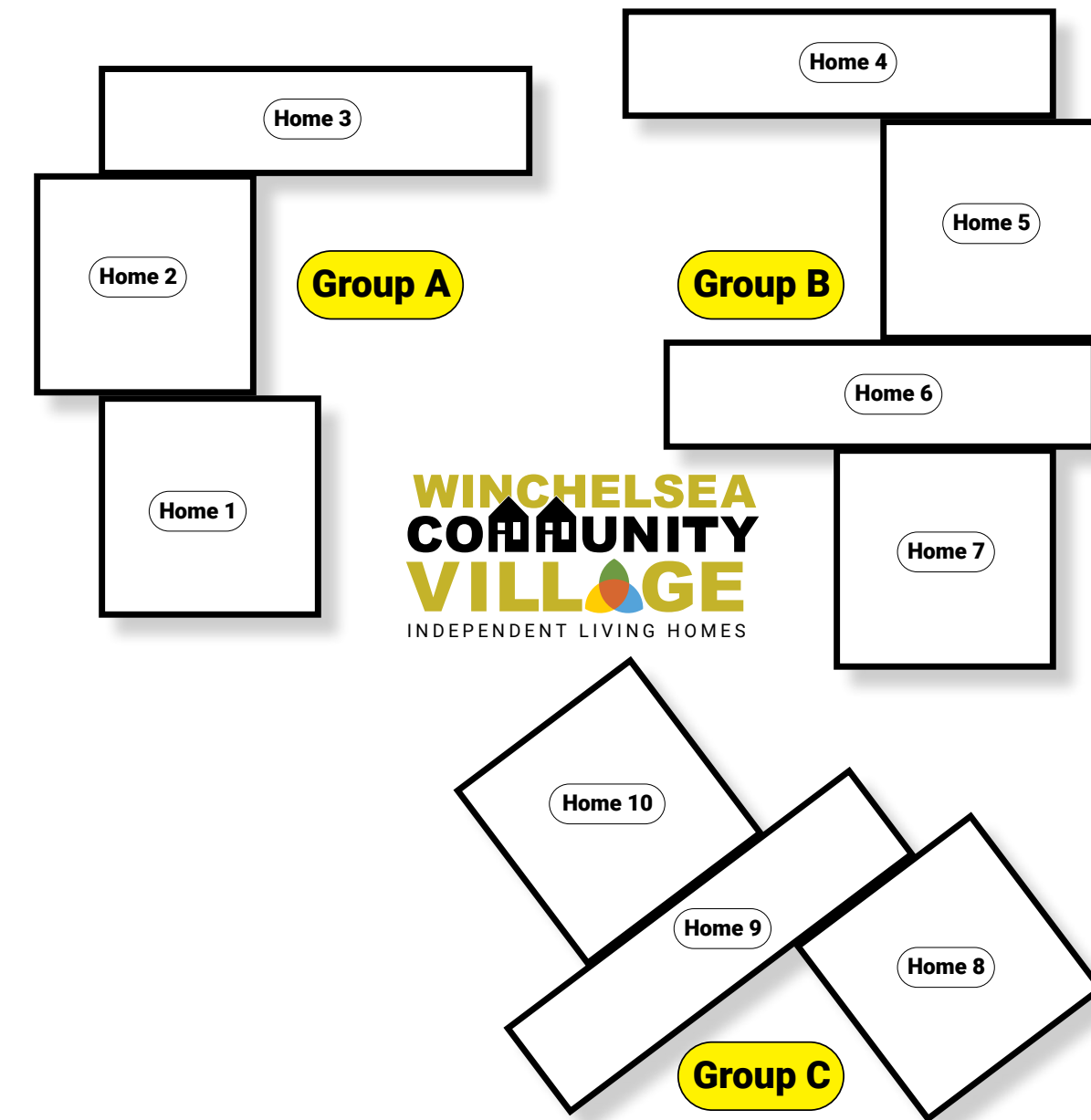
Home 8: 100m<sup>2</sup>\*



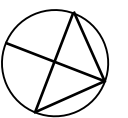
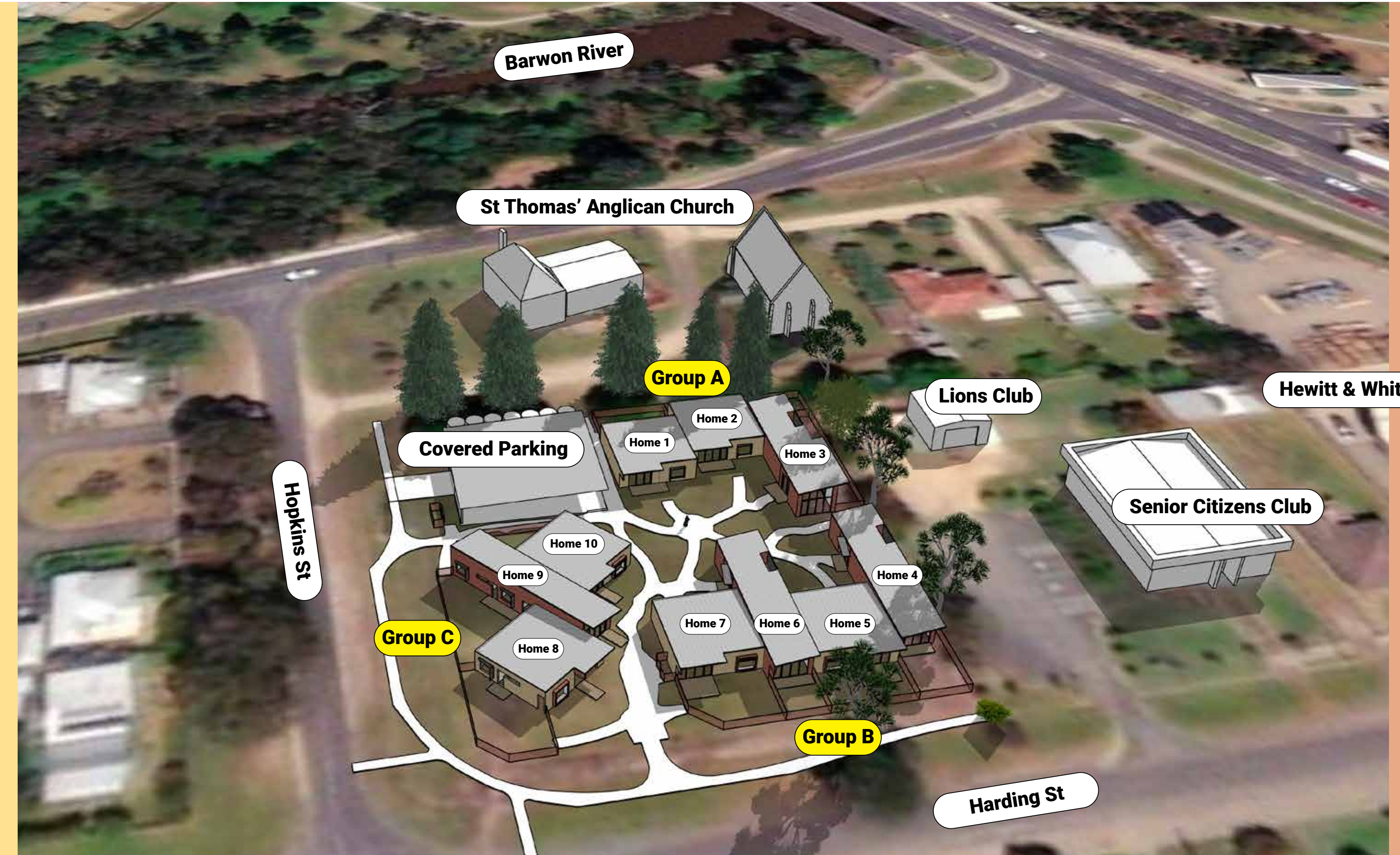
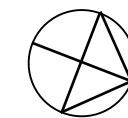
Home 9: 100m<sup>2</sup>\*



Home 10: 100m<sup>2</sup>\*

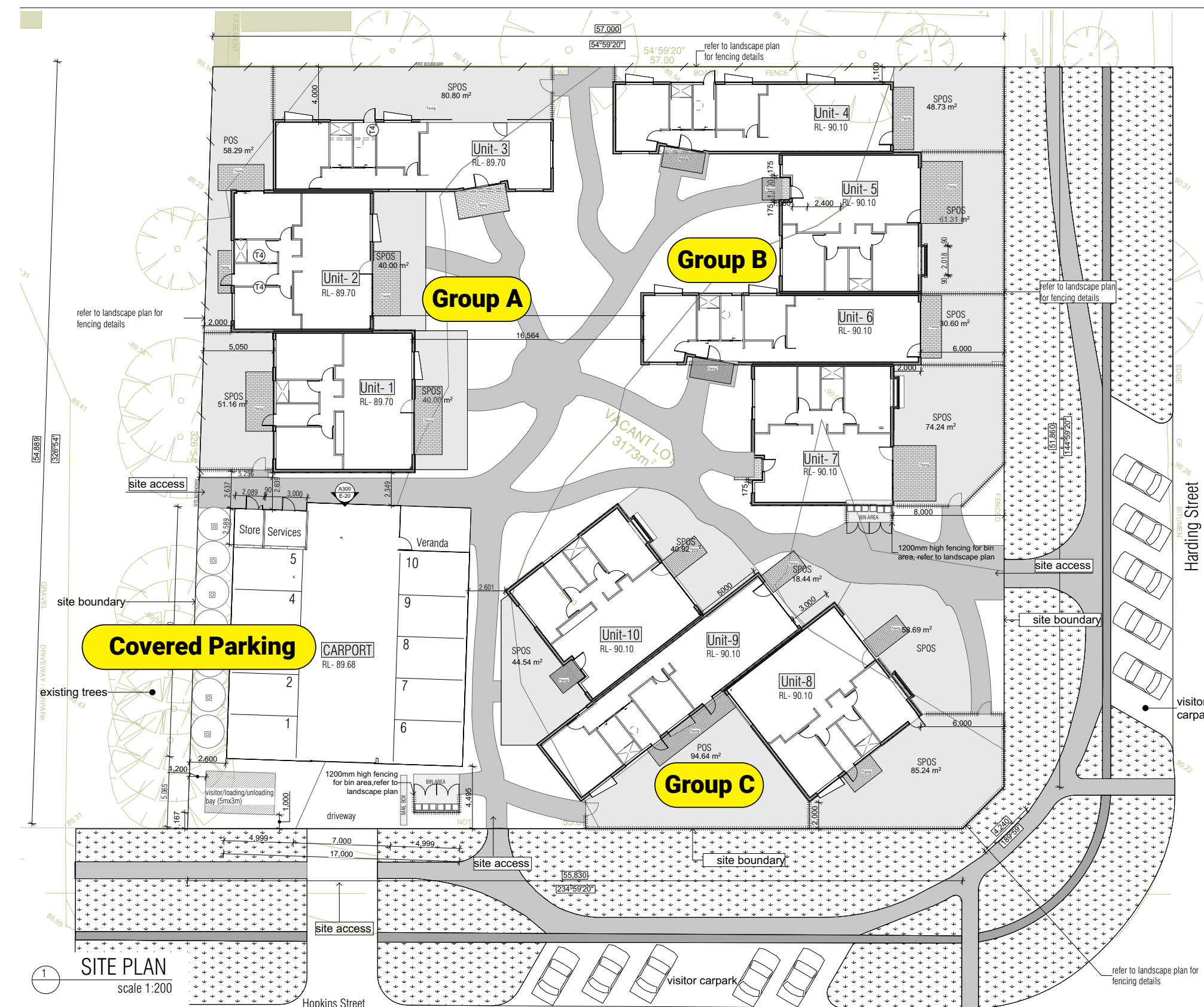


\*Each home includes additional fenced yard areas and unfenced front yards. Walkways traverse common areas. All areas and dimensions are indicative only.



## Designed for independent living

- Star rating efficiency:** Designed to minimise monthly fees - Star rated between 8.6 and 9.2
- Environmentally friendly:** Home designs including solar PV electricity and batteries to supplement electricity consumption.
- All ability access:** Wheelchair, mobility device and pet friendly.
- Two quality designs - ten configurations:** Ten two bedroom homes available in two distinctive designs to choose from. No two homes are identical, so each has its own character.
- All have equivalent floor area:** Average home floor area is approximately 100m<sup>2</sup>.
- Site layout:** Three autonomous groups of homes, consisting of Groups A, B and C. Each of the groups comprise homes which are designed as a mix of terraced (common walls on two sides) and semi-detached (One common wall). The groups are connected by a network of paths running through the site.
- Under cover parking:** Enclosed allocated shared car park along with extra storage. This has been instrumental in maintaining home affordability and maximising open space, while at the same time streamlining services.
- Bathrooms:** Single bathroom, 2nd toilet and laundry facilities.
- Appliances:** Electric induction stove, dishwasher, washing machine and optional dryer.
- Storage:** Built-ins feature across all units. Additional storage is provided in the undercover carparking facility.
- External build materials:** A mixture of timber and rendered finishes.
- Project director:** Martin Pearce
- Architect:** GDC Architects
- Landscape designer:** Digby Alston
- Builder:** Wade Builders



**Group A**

Home 1: 100m<sup>2</sup>\*



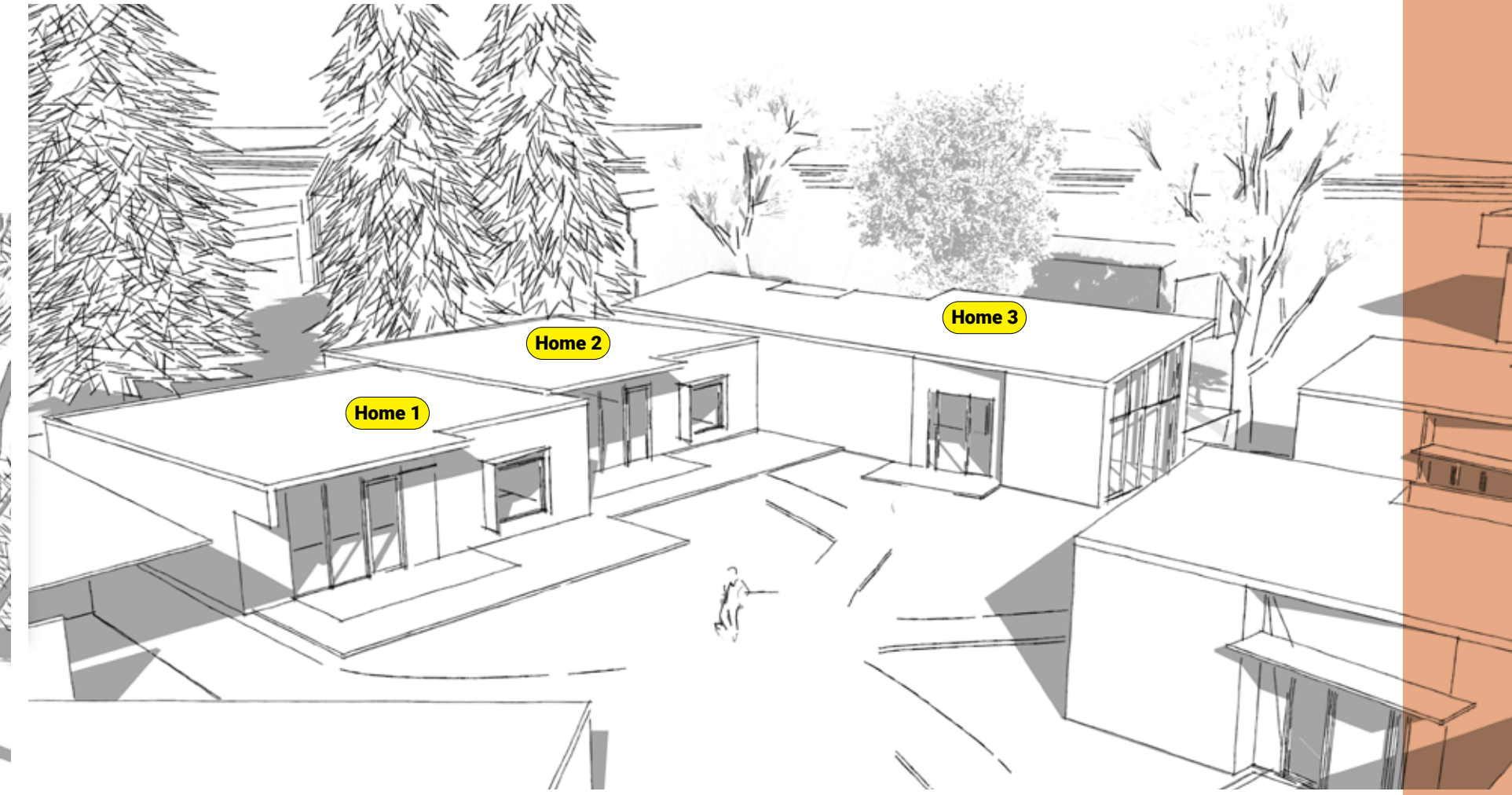
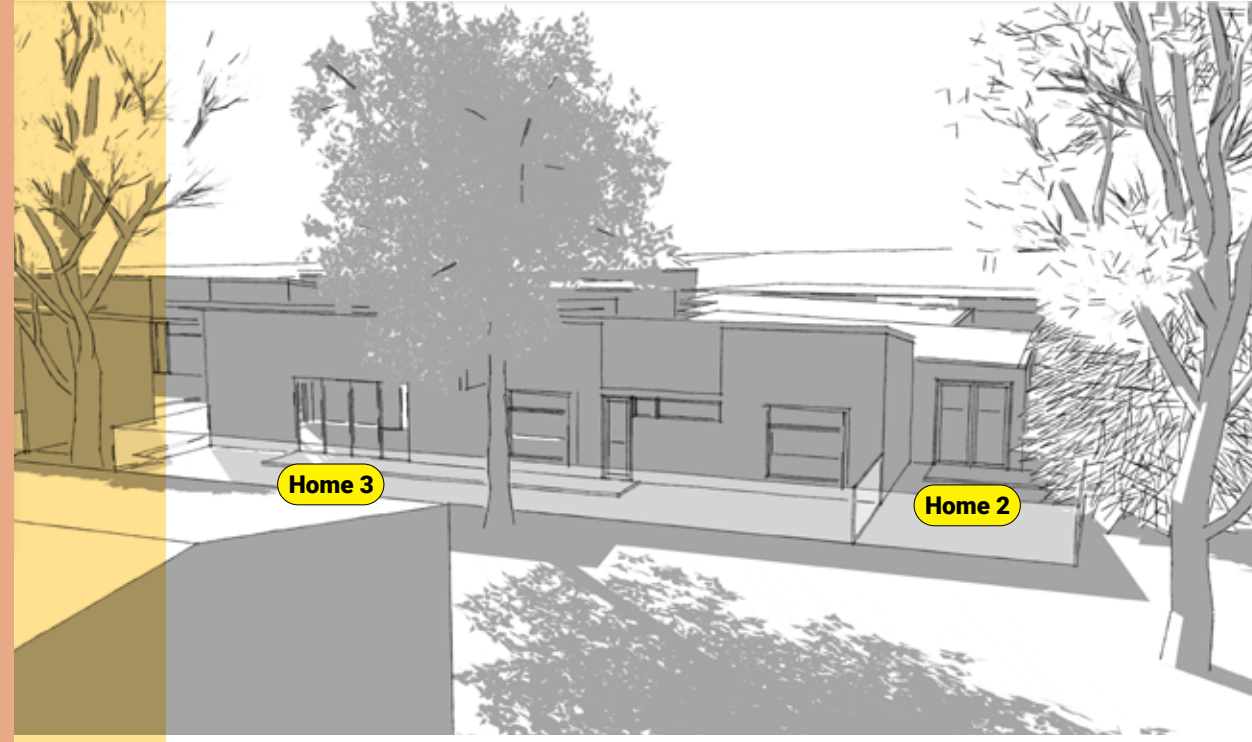
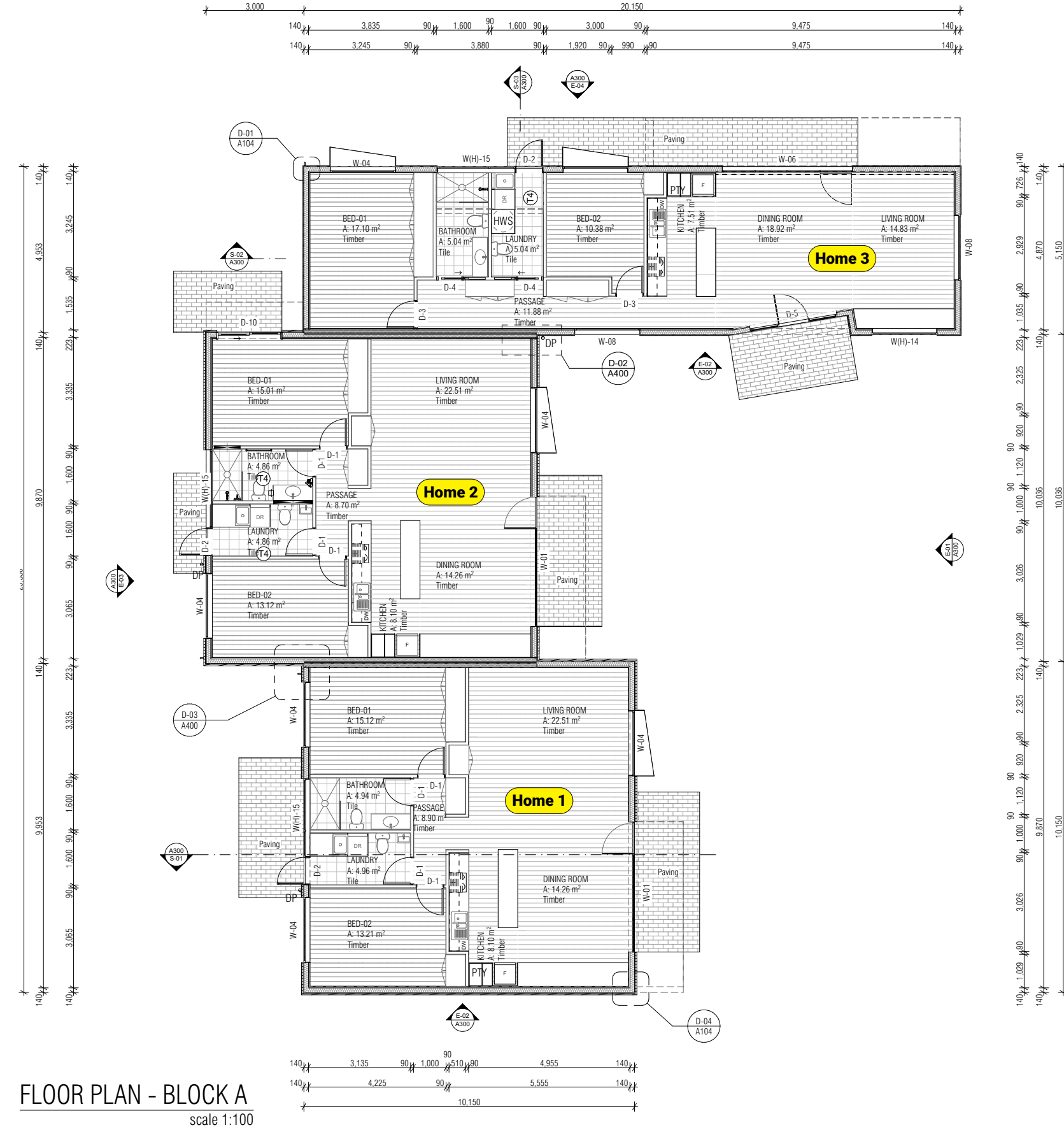
Home 2: 100m<sup>2</sup>\*

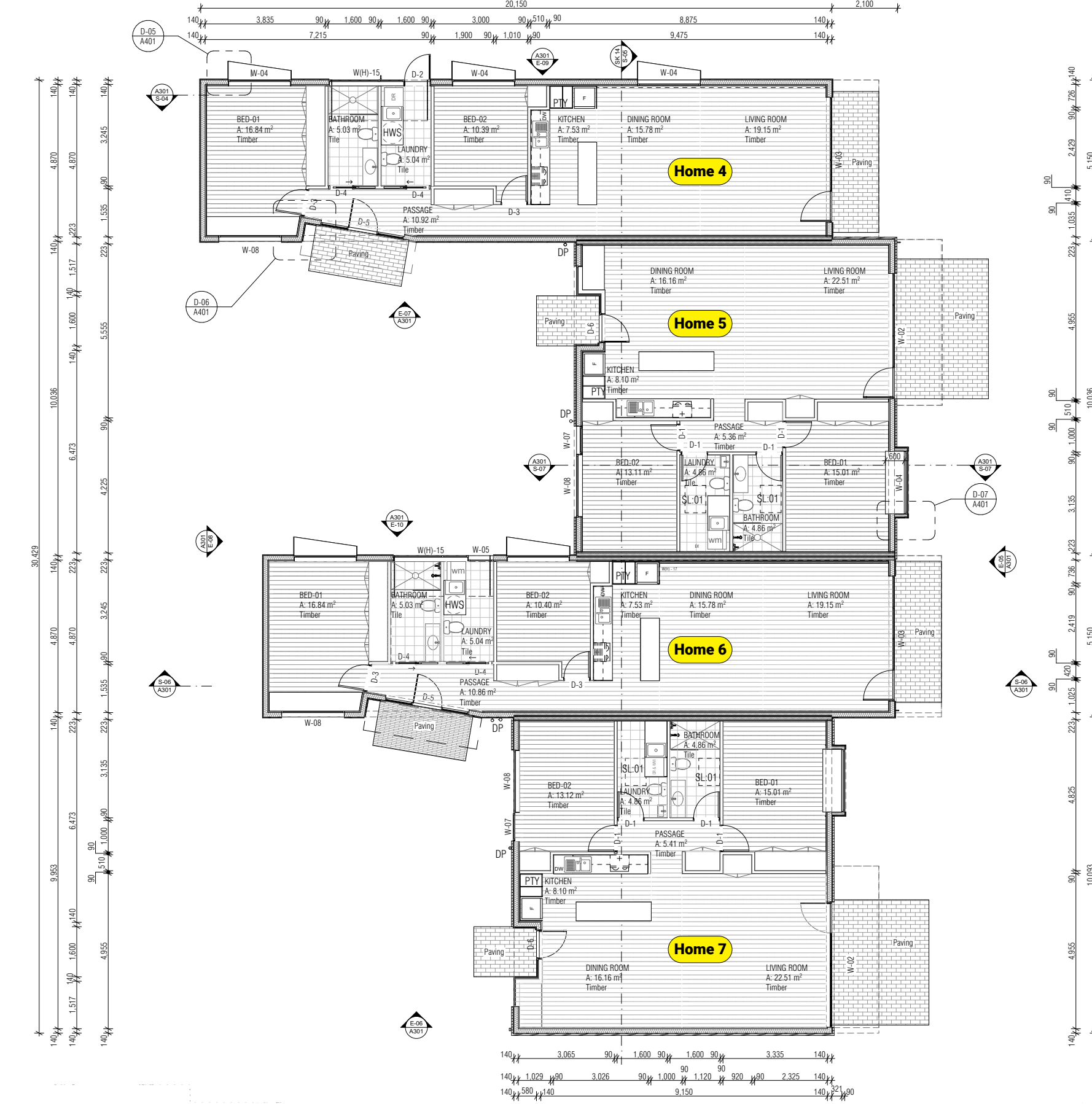
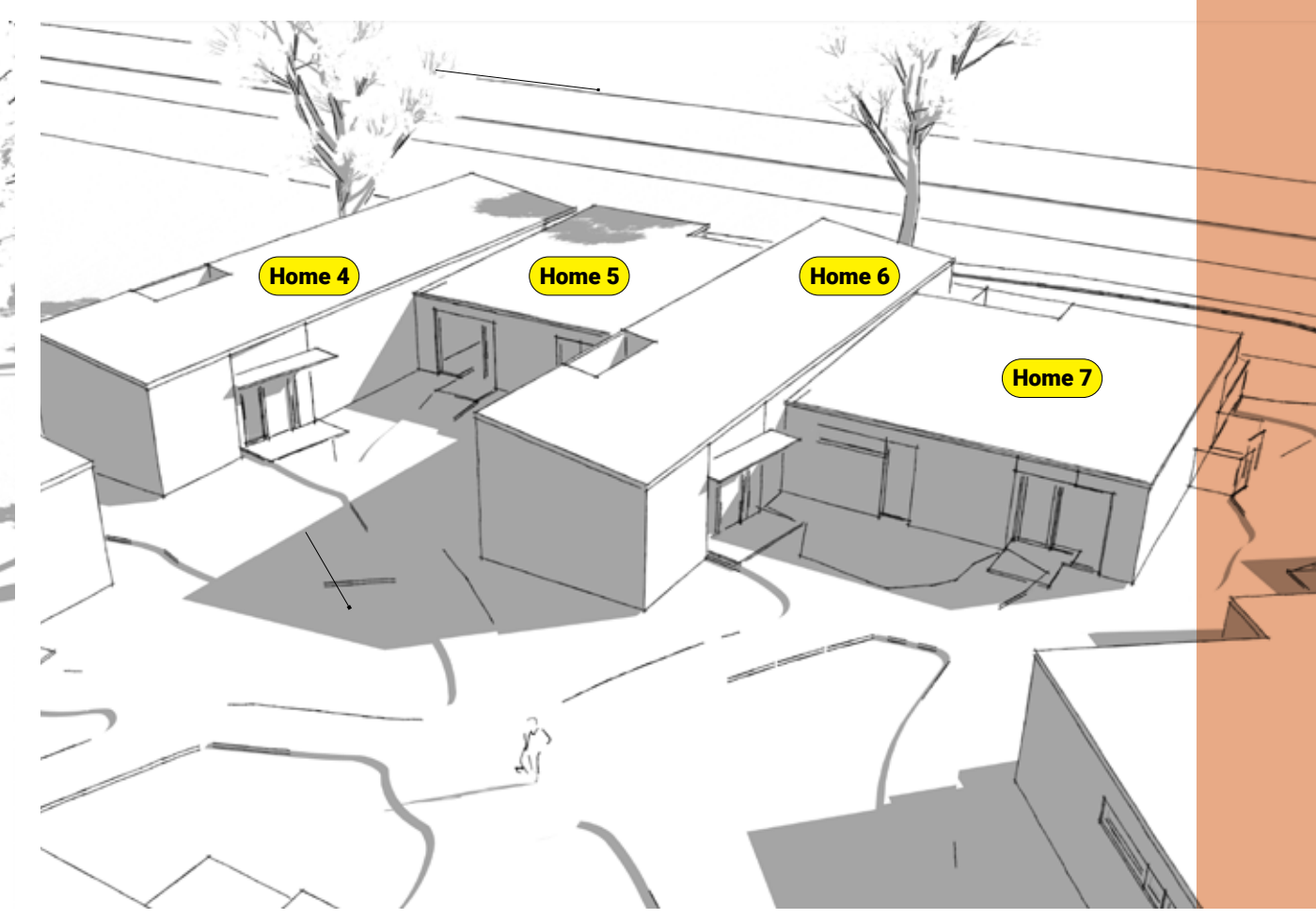
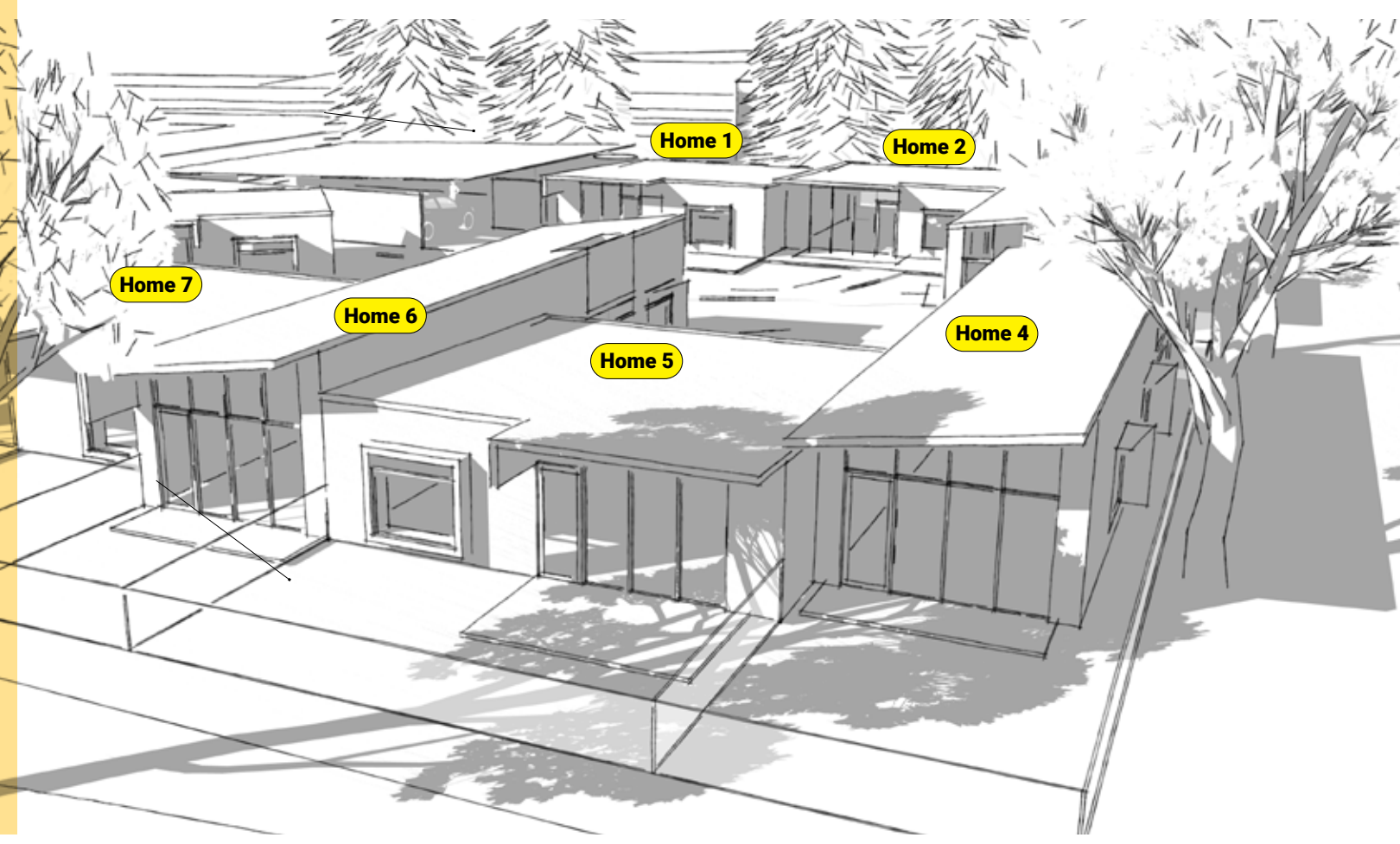
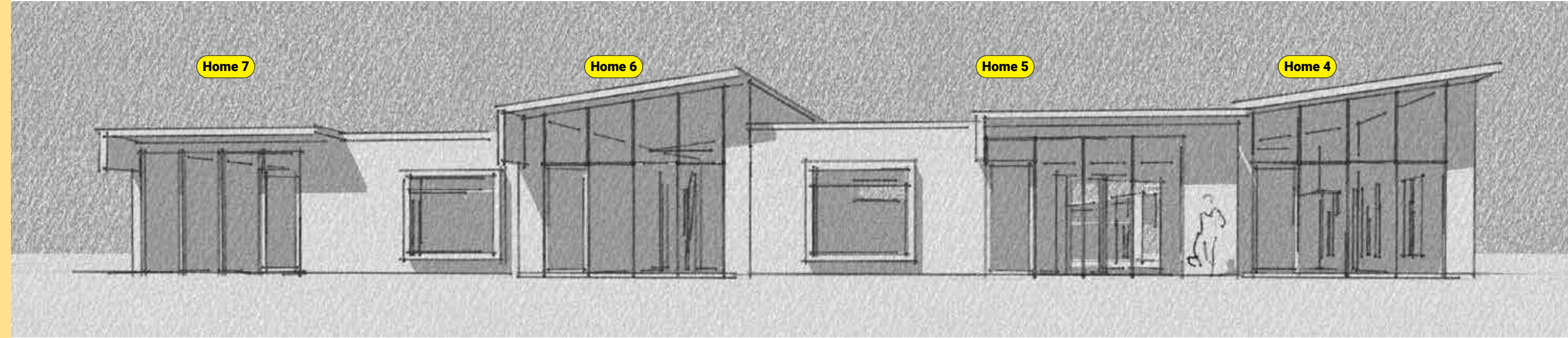


Home 3: 100m<sup>2</sup>\*



\*Each home includes additional fenced yard areas and unfenced front yards. Walkways traverse common areas. All areas and dimensions are indicative only.





**Group B**

Home 4: 100m<sup>2</sup>\*



Home 5: 100m<sup>2</sup>\*



Home 6: 100m<sup>2</sup>\*



Home 7: 100m<sup>2</sup>\*



\*Each home includes additional fenced yard areas and unfenced front yards. Walkways traverse common areas. All areas and dimensions are indicative only.

### Group C

Home 8: 100m<sup>2</sup>\*



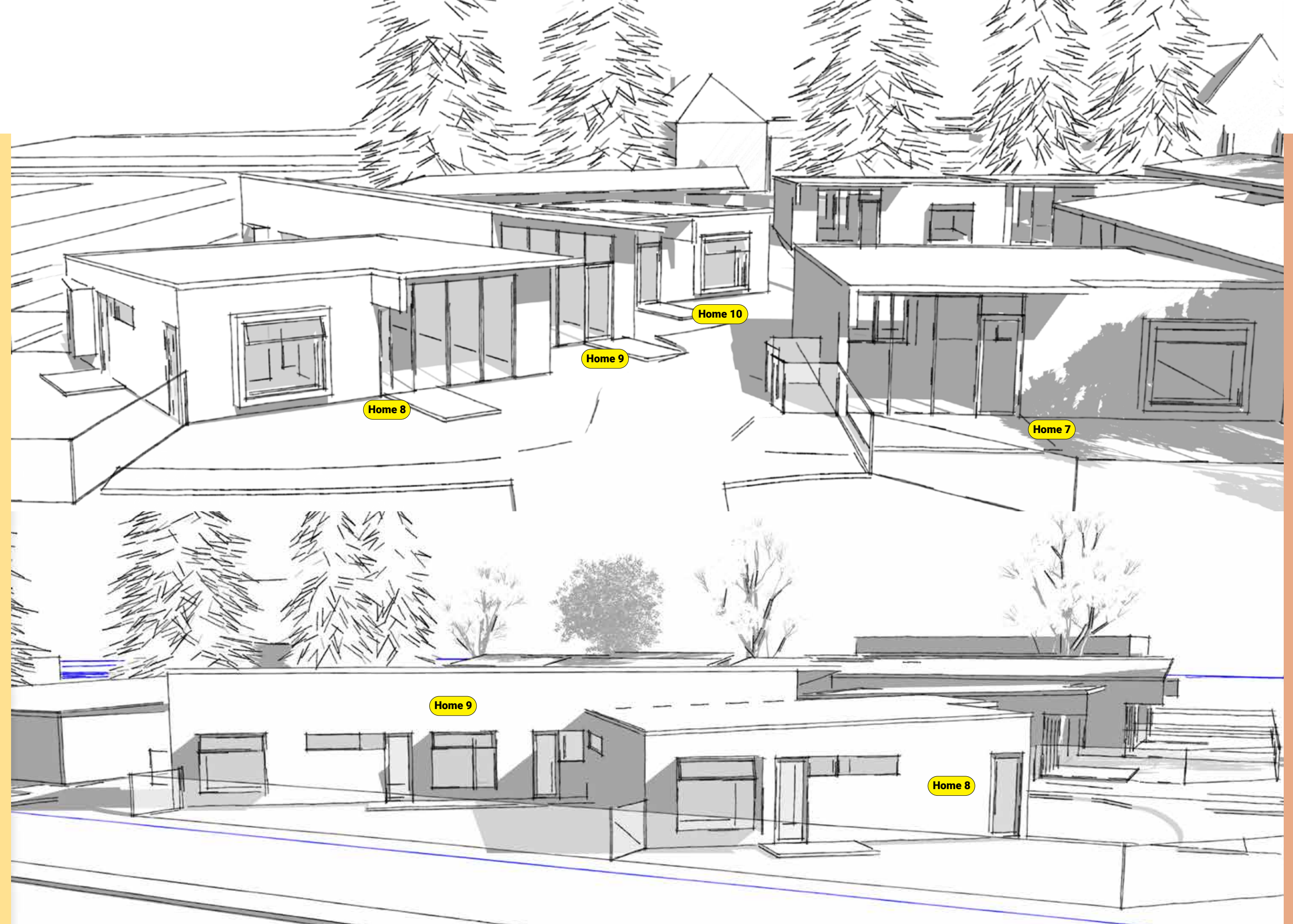
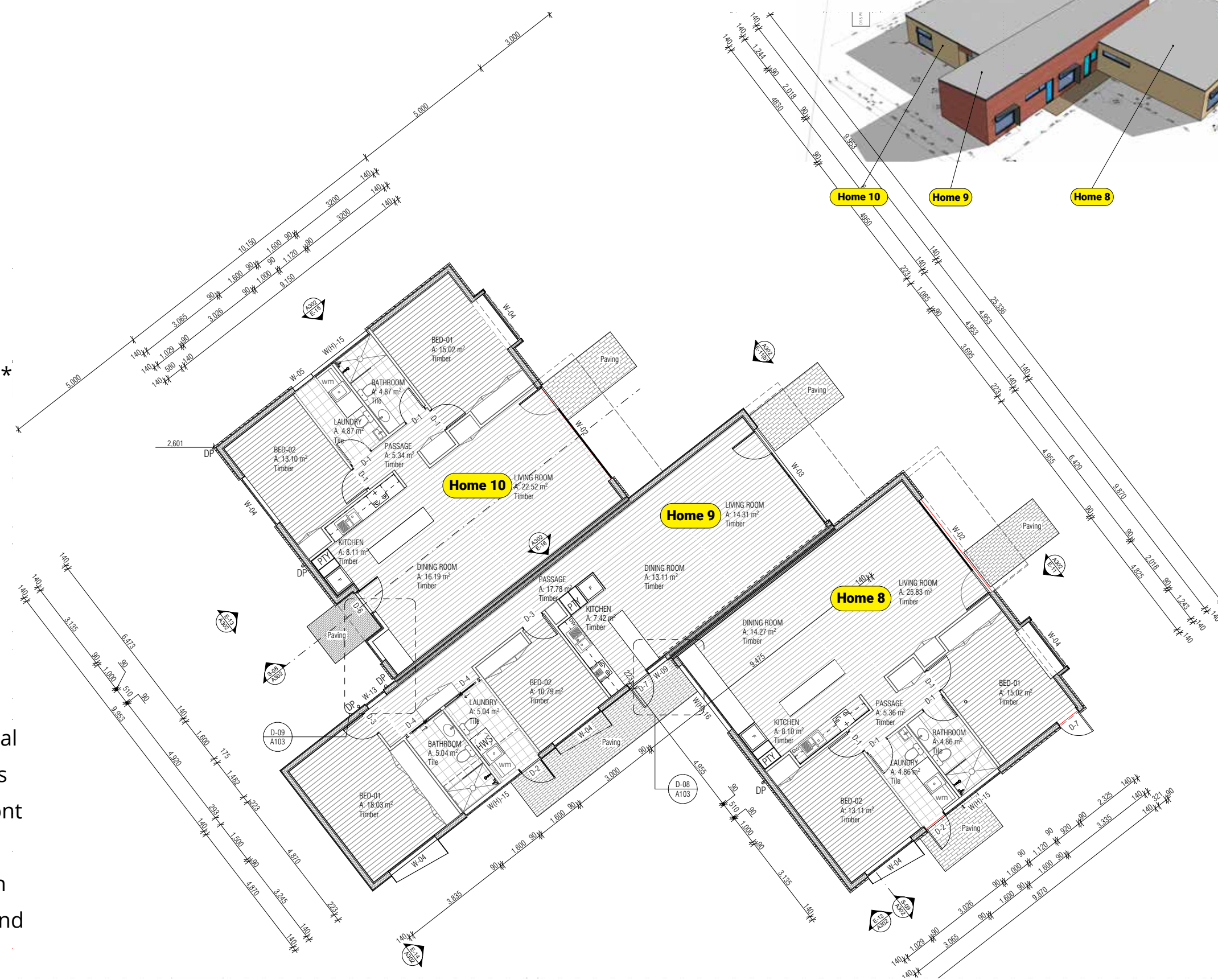
Home 9: 100m<sup>2</sup>\*



Home 10: 100m<sup>2</sup>\*

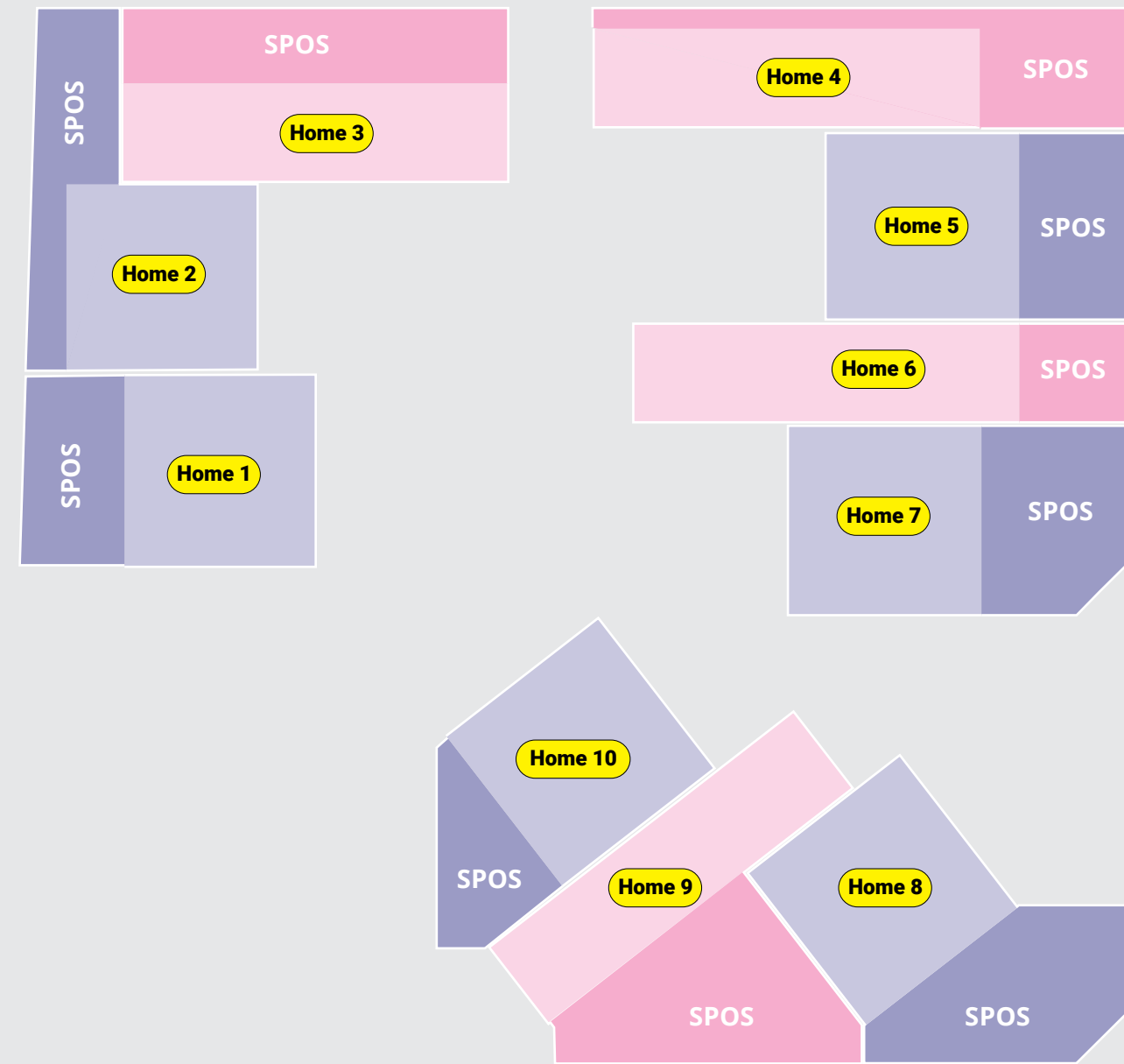


\*Each home includes additional fenced yard areas and unfenced front yards. Walkways traverse common areas. All areas and dimensions are indicative only.



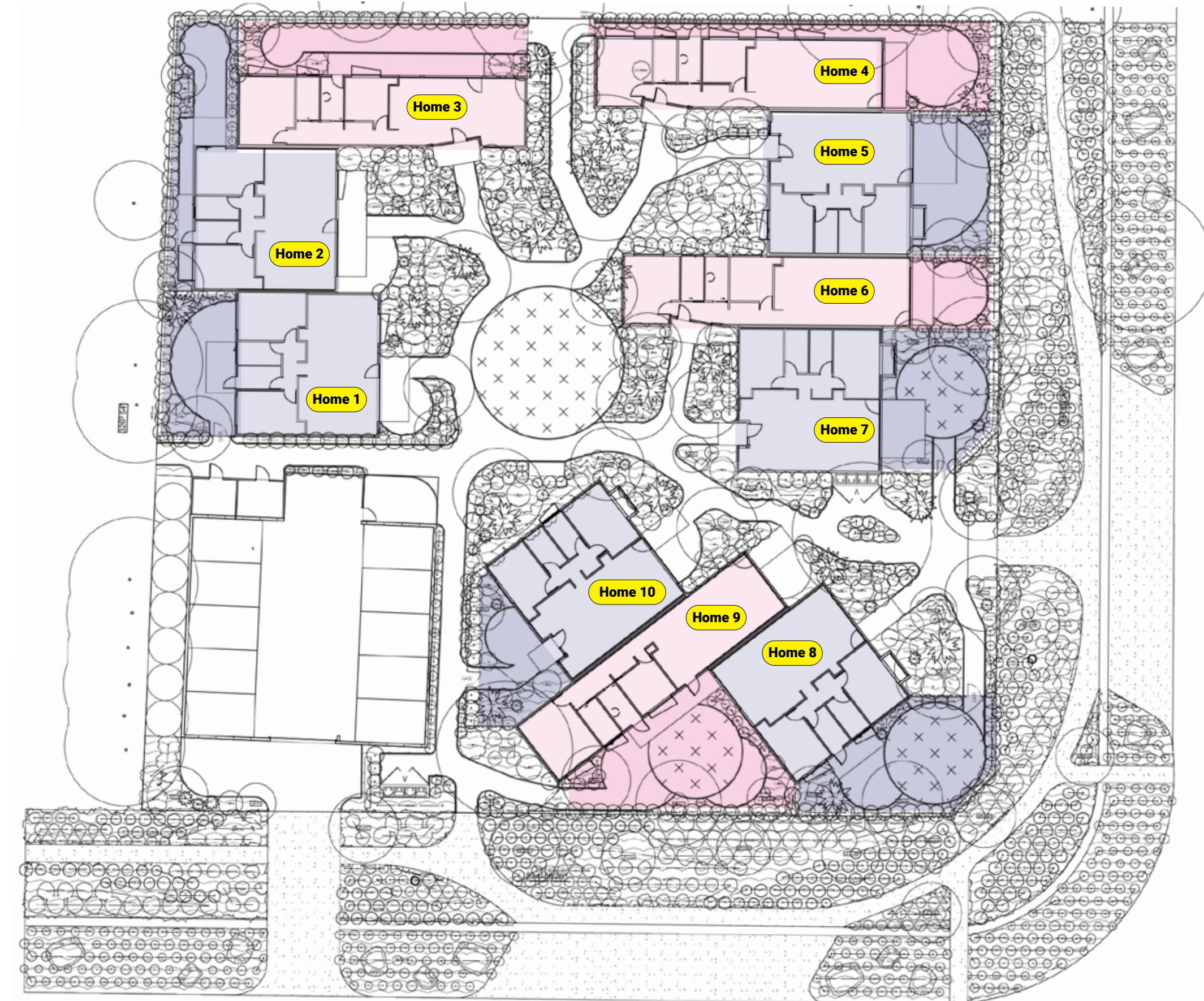
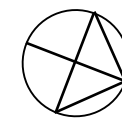
**Secluded private  
open space (SPOS)**

1. 90.82m<sup>2</sup>
2. 97.72m<sup>2</sup>
3. 80.80m<sup>2</sup>
4. 49.01m<sup>2</sup>
5. 60.00m<sup>2</sup>
6. 30.15m<sup>2</sup>
7. 73.17m<sup>2</sup>
8. 141.56m<sup>2</sup>
9. 116.55m<sup>2</sup>
10. 86.11m<sup>2</sup>

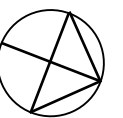


**Landscape**

1. The village will be meticulously greened and paved, especially around the common areas. (Refer to the 'Landscaping Design Plan')
2. **Private garden:** Each home features a private fenced outdoor area and external paved entrances. Private areas will be offered as fully landscaped in keeping with the rest of the site. Owners will have the right to landscape to their property boundaries.
3. **Common areas:** A network of paths runs through the village allowing for easy access to neighboring facilities, shops, river and on street parking. (Refer to the Site Layout Plan)
4. **Retention of the 'Planting Plan' theme** will be encouraged, which is predominantly native in character.



HARDING STREET





## Winchelsea Community Village: Expression of Interest - FAQ's

1. **Community Retention:** Opportunity for locals to stay local near family and friends rather than having to move elsewhere.
2. **Eligibility:** Should be over the age of 55, no longer in full time employment and have a connection to Winchelsea in some form.
3. **What you are buying:** A *'Lifetime occupancy right'* of a residence that is your asset subject to a *'Retention Fee'* and a *'Service & Maintenance Fee'*. The value of your asset is subject to normal market forces & if you need to sell (say to go into full time care) you (or your Estate) will receive the market value less a refurbishment fee. The *'Lifetime Occupancy Right'* is not included in your assets test.
4. **What fees to expect:** Other than your personal financial advice fees, you can expect fees to include a *'Service and Maintenance Fee'* and a *'Retention Fee'*.
  4. a. **Service & maintenance fee:** This fee is to cover such items as council rates, water rates, electricity, home building insurance (but not contents insurance), public liability, common village gardening & general external maintenance. The fee is paid monthly in advance and is indexed according to movement in the aged pension.
  4. b. **Retention fee:** (At time of departure on-sale) This is also known as a *'Deferred Management Fee'* and is 1% per year or part year, based on the on-sale value of the *'Occupancy Right'*, capped at 10% (10 years or over).  
**Example:** For a home with an on-sale value of \$650,000 in 5 years, you would

5. **Financial facts and entitlements:** *'The Retirement Village Act'* requires 'Fact Sheets and Estimates of Departure Entitlements' to be provided to buyers to outline in much more detail the financial implications of going in, staying there, and then departing. These would be provided to prospective buyers as a necessary requirement of the Act, and furnished to prospective buyers at an appropriate time prior to purchase. It is incumbent upon prospective buyers to seek independent financial advice and base all calculations on that independent advice before committing to a purchase.  
receive \$617,500 (\$650,000 less 5% of \$650,000) following the on-sale of the home, less any refurbishment costs. The home is considered your principal residence, so no capital gains tax is payable.
6. **Registered charity:** Established and managed by Winanglo Inc.
7. **Compliance:** The project satisfies all planning, cultural, building and regulatory requirements.
8. **Completion date:** The project has commenced on site, with a projected completion date to be advised.
9. **Expressions of interest:** To register your expression of interest email Michelle Stocks at [secretary@corangamitefs.com.au](mailto:secretary@corangamitefs.com.au)
10. **EOI closing date:** EOIs close when all ten homes are sold.

Community Bank  
Winchelsea & District



This booklet can be obtained from the Winchelsea branch of Bendigo Bank.

For online information go to [www.winanglo.org.au](http://www.winanglo.org.au)

Feel free to ask any of the following Winanglo committee members about the project:

Richard Butcher, John Hutton, Naida Hutton, Gerard Kelly, David Kelly, John Knuckey, Ken McDonald or Michelle Stocks.

To make enquiries please email [secretary@corangamitefs.com.au](mailto:secretary@corangamitefs.com.au)