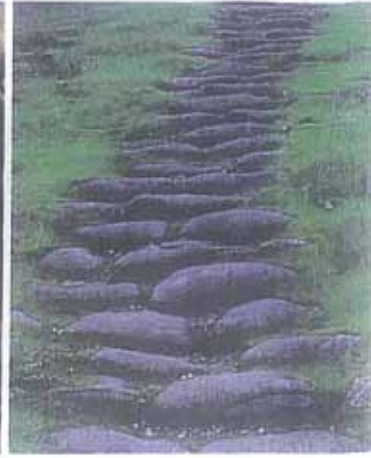


Purchase in
Koonwarra and
simply relax
*let someone else take
care of the
maintenance*

Koonwarra Beach Resort

687 The Esplanade
Lakes Entrance
Enquire 03 5155 1222





HOLIDAY HOMES & INVESTMENTS

The choice is yours

1. Permanent Residency in our Village
2. Holiday use for you and your family throughout the year
3. Periodic Occupancy combined with Lettings
4. A guaranteed return of 8.5% net pa, this means your return is guaranteed for 24 months and reviewed biannually. You will receive net equal monthly payments on the 15th day of the each month based on purchase price (on select Villas only)

Frequently Asked Questions

Who are Simms Corp?

A specialist Hospitality Firm performing diversified Property and Management tasks, currently managing Holiday & Lifestyle and Resort Villages. The Managing Director has over 30 years experience in the property market and is a Registered Valuer and Licensed Real Estate Agent. He's a member of the Real Estate Institute of Victoria and the Australian Property Institute.

What is being offered?

The Company is offering to assign you a Registered Leasehold interest for 198 years. Your right-of-possession of the Lot in the Villages is registered with Land Victoria, allowing you right of use of this land for the period of the Lease.

What do I legally obtain when I purchase a Lot?

You obtain a Lease for 99 years for your Lot plus a further 99 year Option.

Is the Land subject to Land Tax and is GST inclusive?

Holiday Villages are currently exempt from Land Tax in Victoria, and GST is included in the price.

Can I sell my property at any time?

Yes, your Villa is your own property and you are able to sell it at any time, subject to complying with the Terms of your Lease in relation to Assignment. Remember it is a registered Leasehold Title. The remaining years on your Lease would then be transferred to the new Leaseholder. Your land will appreciate in line with other properties in the area. You can sell your Leasehold through any Real Estate Agent you choose, including Simms Corp.

What happens in 198 years?

Not all the leases commenced at the same time, as such they will not end at the same date. At the end of the lease term you have the right to negotiate a new Agreement with the Management Company at the time. (That's in approximately 200 years.)

Do Banks lend on this type of Lease?

Over the past 7 years of selling Leasehold titles, the banks are now familiar with this product and there are a number of lending institutions in the market place happy to lend up to 70% of purchase price.

Are household / domestic pets allowed in the park?

If you own your Villa and are not intending to let it out at all, pets are allowed at Manager's discretion, providing they are not let out or walked on the property.



Frequently Asked Questions (cont)

What about a Solicitor?

As we do with banks, we recommend you use a solicitor familiar with a leasehold title structure. Over 50 solicitors have seen the Leasehold Contract and a panel are available from our office.

How do I receive an income from my investment?

Your Villa can be permanently let, or alternatively, periodically let. It's at your discretion.

Is it mandatory to place my property under the management?

No, this is optional. If you want to keep your unit solely for yourself it is your choice.

If I place my property under management, will I be able to use it when I want to?

Yes, you will have the option to use it with plenty of notice and always subject to availability.

What will it cost me to stay in my villa when I want to use it?

You will be charged a pre-arrival cleaning fee for preparation of the property for the next guest. The size of your Villa will determine the cost of the cleaning fee. All other standard operating charges, incl. electricity, gas, building insurance, and of course your annual fee will be additional to these charges.

Is there a Maintenance Fund for repair or replacement of furniture etc?

No, any related expenses to your Unit, eg. broken glass, curtain tracks etc. Is at your expense.

Do I have to pay for insurances of any kind?

Owners will need to pay Building insurances. We have competitive quotes for you or you can arrange your own.

What does my Annual Fee cover?

Allows for the following: Wages, superannuation, work cover and other employment related costs of the managers and other employees or contractors of the park; Maintenance costs; Gas (natural and/or LP); Rates and taxes; Telephone charges; Insurances; Depreciation and amortisation; costs Repair, refurbishment and/or replacement costs of existing works and the facilities (including those of a capital nature); Motor vehicle expenses; Office expenses; Bank fees and charges; Accounting and administration costs; Waste disposal; Facilities and services; Security; and New capital or non-capital works required by law.

How much per week will I have to pay if I purchase my Lot?

Depending on the size of the Lot, the ongoing, total cost of Ownership including Rates, Management, Maintenance, Lawn mowing, Public lighting and Public liability etc, will be shared between all Lot owners as per Lot area.

How are Annual Fees increased?

Increases are based on actual cost increases. For example, a rate rise of \$100 would be divided by the number of Lot Holders (say 100), meaning your fee would increase by \$1.

What if the Management goes broke?

There are many Management Companies looking for opportunities to execute management agreements to operate accommodation Parks. Should the current Management Company cease trading, another Property Manager will be appointed.

Site 26 and 27

Each comprises 2 bedrooms with robes, bathroom with separate toilet, open plan living, modern kitchen, decking and undercover parking



Koonwarra “Lakes Entrance Best”

Site	Area sq.m	Description	Land Price	Villa Price	Annual Fee	Purchase Price
2	117	Land & 2br Villa	\$58,500	\$32,000	\$4,840	\$90,500
3	115	Land & 2br Villa	\$57,500	\$32,000	\$4,840	\$89,500
13	63	Vacant Land	\$31,500		\$3,465	\$31,500
14	62	Vacant Land	\$31,000		\$3,410	\$31,000
15	65	Vacant Land	\$32,500		\$3,575	\$32,500
16	69	Vacant Land	\$34,500		\$3,795	\$34,500
21	67	Vacant Land	\$33,500		\$3,685	\$33,500
22	75	Vacant Land	\$37,500		\$4,050	\$37,500
24	80	Vacant Land	\$40,000		\$4,160	\$40,000
26	82	Land & 2br Villa	\$41,000	\$90,000	\$3,850	\$131,000
27	80	Land & 2br Villa	\$40,000	\$90,000	\$3,850	\$130,000
28	78	Vacant Land	\$39,000		\$4,056	\$39,000
29	74	Vacant Land	\$37,000		\$3,996	\$37,000

Site 30

Comprises 2 bedrooms
master with robes,
en-suite style bathroom,
open plan living, large
outdoor decking and
parking



Koonwarra “Lakes Entrance Best”

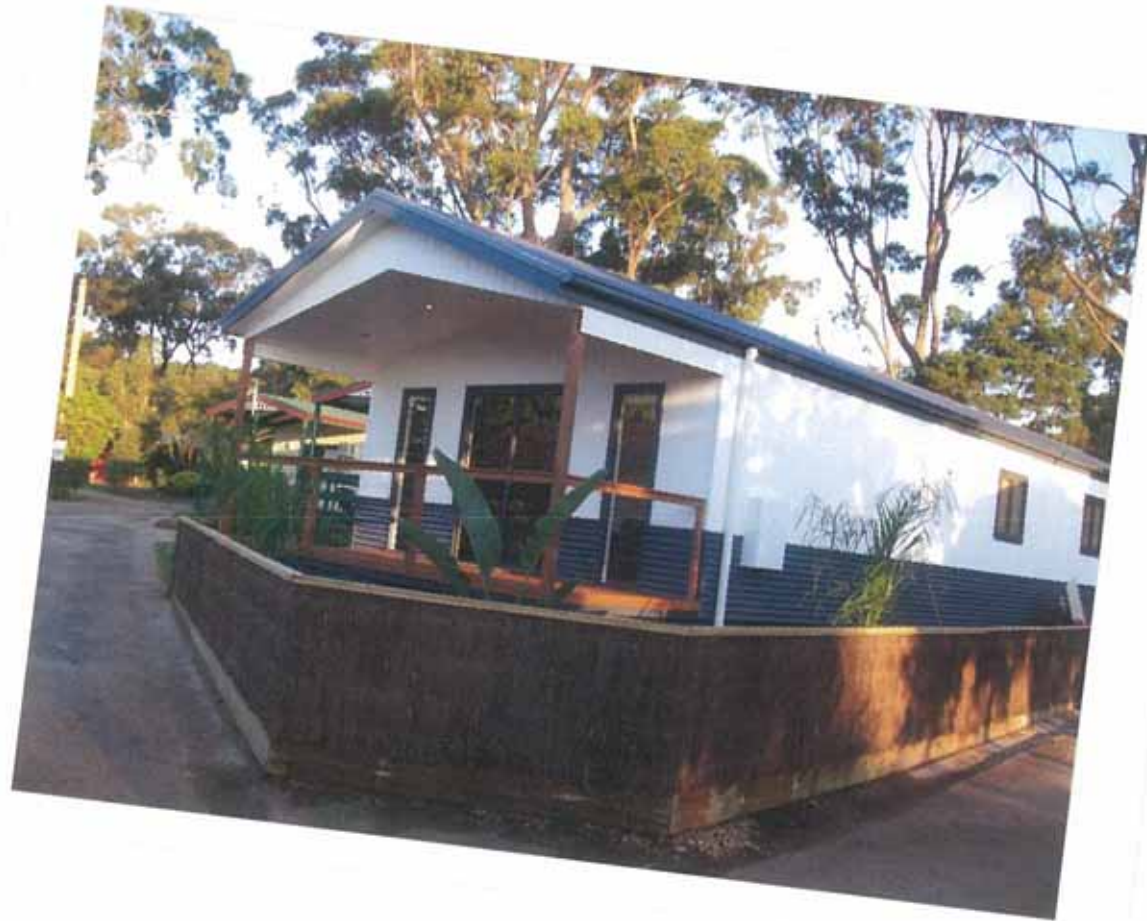
Site	Area sq.m	Description	Land Price	Villa Price	Annual Fee	Purchase Price
30	83	Land & 2br Villa	\$41,500	\$62,000	\$3,870	\$103,500
33	97	Land & 2br Apartment	\$48,500	\$90,000	\$4,250	\$138,500
36	98	Land & 2br Apartment	\$49,000	\$90,000	\$4,250	\$139,000
37	102	Land & 2br Apartment	N/A	N/A	\$4,350	\$185,000
39	80	Vacant Land	\$40,000		\$4,160	\$40,000
44	76	Vacant Land	\$38,000		\$4,050	\$38,000
47	78	Vacant Land	\$39,000		\$4,056	\$39,000
48	73	Vacant Land	\$36,500		\$3,869	\$36,500
49	71	Vacant Land	\$35,500		\$3,850	\$35,500
50	68	Vacant Land	\$34,000		\$3,740	\$34,000
51	69	Vacant Land	\$34,500		\$3,795	\$34,500
52	66	Vacant Land	\$33,000		\$3,630	\$33,000
55	70	Vacant Land	\$35,000		\$3,850	\$35,000

Design your own Villa

Savings of up to 25% on annual fees when you purchase two sites next to each other

Purchase 2 vacant sites and build a larger Villa.

(Villa in Photo designed and built by Lifestyle Villas
ph: 5981 8255)



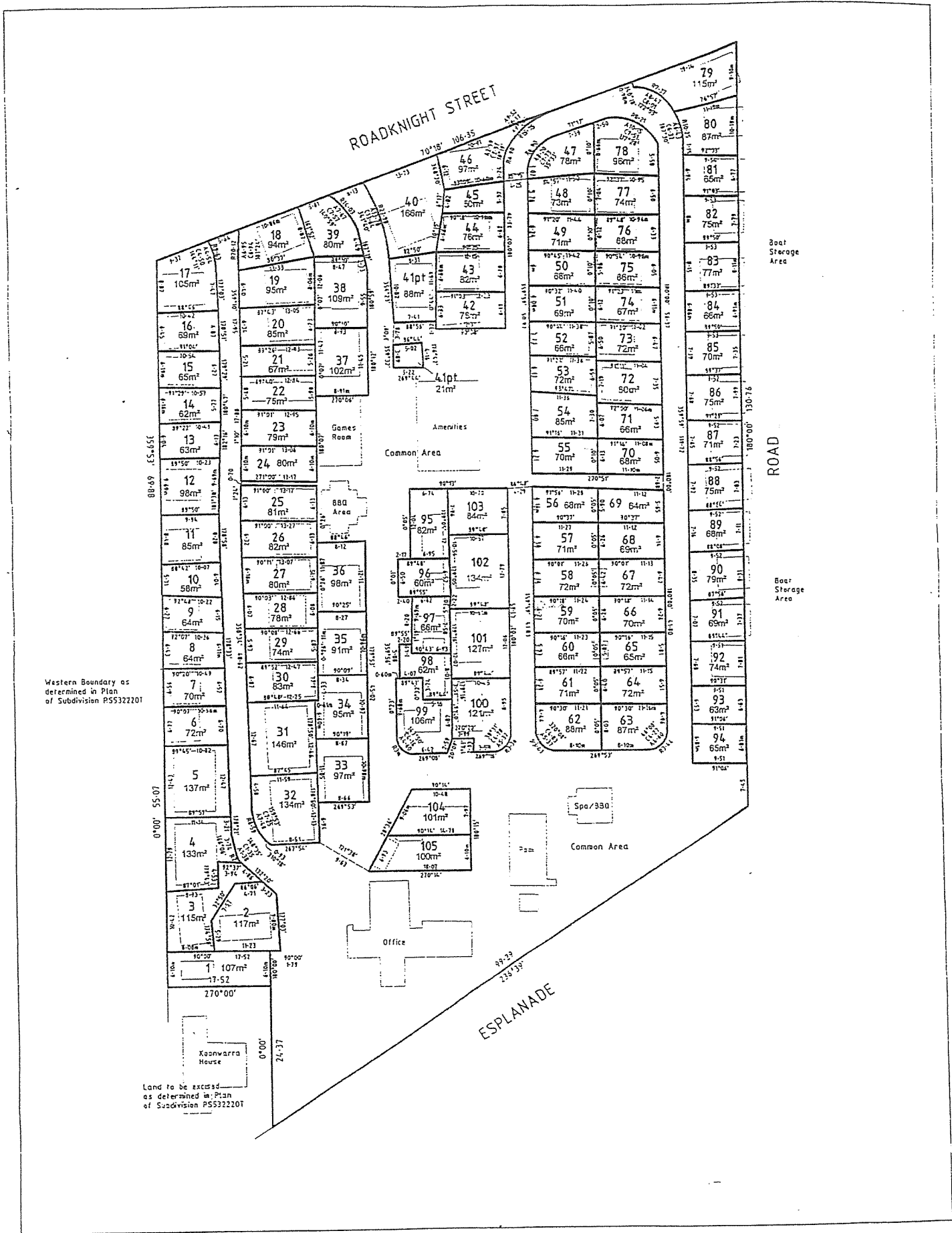
Koonwarra “Lakes Entrance Best”

Site	Area sq.m	Description	Land Price	Villa Price	Annual Fee	Purchase Price
56	68	Vacant Land	\$34,000		\$3,740	\$34,000
57	71	Vacant Land	\$35,500		\$3,850	\$35,500
58	72	Vacant Land	\$36,000		\$3,888	\$36,000
59	70	Vacant Land	\$35,000		\$3,850	\$35,000
60	66	Vacant Land	\$33,000		\$3,630	\$33,000
61	71	Vacant Land	\$35,500		\$3,850	\$35,500
62	88	Vacant Land	\$44,000		\$4,488	\$44,000
64	72	Vacant Land	\$36,000		\$3,888	\$36,000
65	65	Vacant Land	\$32,500		\$3,850	\$32,500
66	70	Vacant Land	\$35,000		\$3,575	\$35,000
67	72	Vacant Land	\$36,000		\$3,888	\$36,000
70	68	Vacant Land	\$34,000		\$3,740	\$34,000
71	66	Vacant Land	\$33,000		\$3,630	\$33,000

Koonwarra "Lakes Entrance Best"

Site	Area sq.m	Description	Land Price	Villa Price	Annual Fee	Purchase Price
73	72	Vacant Land	\$36,000		\$3,888	\$36,000
75	66	Vacant Land	\$33,000		\$3,630	\$33,000
76	68	Vacant Land	\$34,000		\$3,740	\$34,000
81	65	Vacant Land	\$32,500		\$3,575	\$32,500
82	75	Vacant Land	\$37,500		\$4,050	\$37,500
84	66	Vacant Land	\$33,000		\$3,630	\$33,000
85	70	Vacant Land	\$35,000		\$3,850	\$35,000
86	75	Vacant Land	\$37,500		\$4,050	\$37,500
89	68	Vacant Land	\$34,000		\$3,740	\$34,000
99	106	Land & 1br Apartment	\$53,000	\$65,000	\$4,840	\$118,000
100	121	Vacant Land	\$60,500		\$4,840	\$60,500
103	84	Land & 2br Villa	\$42,000	\$32,000	\$3,850	\$74,000

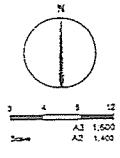
Purchase for permanent living and pay \$Nil Stamp Duty - GST included in purchase price



Western Boundary as determined in Plan of Subdivision PSS322201

Land to be excised as determined in Plan of Subdivision PSS322201

REVISION	DATE	DOE



EARTH TON
 Survey & Spatial Solutions - Geomatics
 Tel 6152 1600 Fax 6152 1202

Designed by [Signature] 14/5/2024
 Drawn by [Signature] 20/5/2024
 Checked by [Signature]
 Approved by [Signature]

Lease Plan
 Keonwara Holiday Park
 Esplanade, Lakes Entrance

Client: Wimpole
 Drawing No. 3306425-1
 Sheet No. 1 of 1
 © See Top Survey Pty Ltd ABN 61 616 616 616

Rev E
 20/5/2024



RESERVATION FORM

Property: Koonwarra Beach Resort

Project Address: 687 The Esplanade, Lakes Entrance

Lot Number (*please complete*):

Purchase Price:

Received the sum of \$500 from:

Name:

Address:

Telephone:

As a Reservation Fee for the above Lot.

This fee is paid on the understanding that Simms Corp Hotels & Leisure Pty Ltd (ABN 64 109 215 134) of Ground Floor, 607 St. Kilda Road, Melbourne VIC 3004 will hold the initial deposit of \$500 until the Contract is available for signing. At the time the contract is available for signing, I/we will pay an amount equal to 10% of the purchase price as a deposit and the \$500 already paid will form part of the required deposit. The initial \$500 reservation deposit will be refunded should I/we decide not to proceed with the purchase.

Purchaser:

Signed:

Date:

Melbourne
Ground Floor
607 St Kilda Rd
Melbourne VIC 3004

Ph (613) 9525 0322
Fax (613) 9525 0455
Email admin@simmscorp.com

www.simmscorp.com

Signed for Simms Corp:

Licenced Estate Agent, Property Valuer &
Officer in Effective Control Peter Simitzis
SimmsCorpHotel&Leisure.ABN64109215134