

1300 300 425 info@parklaneliving.com.au









Welcome to

PARK LANE LIVING

SO YOU WANT TO FIND OUT MORE ABOUT PARK LANE LIVING. THIS PACK IS FOR YOU!

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Why choose PARK LANE LIVING

OWN YOUR OWN HOME

At Park Lane Living, you own your home. It's yours to decorate and make your own.

COMMUNITY LIFESTYLE

When you move into a Park Lane community, you are gaining more than a new home. There are many like-minded individuals enjoying the benefits of the community and the lifestyle. Our residents look out for one another and enjoy many social activities.

ONSITE FACILITIES

Each village has its own set of unique facilities available for our residents to enjoy. Speak to us about the facilities at our villages. Some feature a pool, a community room, a gym and more!

ONSITE MANAGERS

Each village has onsite managers available 24/7 for emergencies and support.

PET FRIENDLY

We understand that pets are an important part of life and we welcome all furry and feathered family members at Park Lane Living.

UNLOCK YOUR EQUITY

Feel secure in purchasing a quality home in an established village while unlocking the equity in your current home and enjoy some extra funds for yourself.

NO EXIT FEES

When you purchase a home with Park Lane Living, it's yours to sell if you choose to move on. With zero deferred management or exiting fees, you keep 100% of capital gains achieved from the initial purchase.





Frequently asked QUESTIONS

DO I NEED TO BE RETIRED?

No, we have residents working full-time, parttime and in a voluntary capacity.

DO I OWN MY NEW HOME?

Yes, all houses within our villages are 100% owned by the occupying residents.

DO I OWN THE LAND?

No, when purchasing a home with Park Lane Living, you enter into a land lease agreement. This lease attracts a weekly site fee and gives you an exclusive right to occupy the land and to use and enjoy the facilities within the village.

DO I PAY STAMP DUTY?

No, as you are not purchasing land, there are no stamp duty or land title fees applicable.

ARE THERE ANY ENTRY FEES?

Each site resident/couple is required to pay a once off entry fee contributing to the upkeep of communal facilities. This is 1% of the purchase price or \$1,500, whichever is the greater.

WHAT ABOUT EXIT FEES?

At Park Lane Living, if you decide to sell your home and move on, 100% of the sale price is yours to keep. We do not have any hidden Deferred Management or Exit Fees of any kind.

WHAT DOES THE SITE FEE COVER?

A weekly site fee covers village running costs e.g. onsite and waste management, water usage, infrastructure repairs and maintenance etc.

HOW DO I PAY MY UTILITIES?

Electricity is metered separately and billed bimonthly by our Network Manager ensuring the best possible price available. For gas appliances, bottled gas must be purchased separately. Set this up with your local provider or we may be able to assist you with these processes.

AM I ELIGIBLE FOR ANY RENT ASSISTANCE?

Rental assistance is available to those with a pension and may be available depending on your personal financial circumstances. We suggest contacting Centrelink or Veterans Affairs to check your eligibility.

CAN I BRING MY PET?

Absolutely, all domestic animals are very welcome at Park Lane Living. We have birds, cats and dogs all calling our villages home.

DO I NEED TO INSURE MY HOME?

Your home is no different to any other requiring both building and contents insurance. Speak to your insurance provider or seek a specialist home manufacture insurer for advice.

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BENDIGO SHEPPARTON TRARALGON TRARALGON WEST WONTHAGGI





Our Villages BENDIGO

FIND YOUR HOME IN THE BEAUTIFUL GOLDFIELDS REGION OF BENDIGO.

Based in Junortoun, in the beautiful goldfields region of Bendigo, this area has so much history and plenty to offer it is a great place to start living the easy life.

Park Lane Living Bendigo's facilities boast a new and modern setting. Choose from our homes and have the opportunity to provide input on the design of your home to ensure it suits your individual needs. The village also provides the best affordability in Bendigo for retirement living.

Unlock your equity that is currently tied up in your old house. With an in-house building team, purchase your new home at a fraction of the cost of our competitors. Enjoy some extra funds on hand.

Within the village there are many fantastic features, that all residents will tell you, just make it that extra special place.

Features Include:

- Outdoor Swimming Pool (Shared)
- Outdoor Swim Spa (Shared)
- Community Room & Bus
- Lawn Bowls
- Social Club
- Onsite Management
- Indoor Play Centre (Shared)

You get the best of both worlds in Bendigo with the hustle and bustle of a major Victorian city, but located far out enough to enjoy the serenity and take on an easy living lifestyle.

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THERE'S PLENTY ON OFFER IN THE CITY OF SHEPPARTON.

Park Lane Living Shepparton is in Kialla, located less than 10km's from Shepparton CBD and a part of the Goulburn Valley. With fantastic affordability, temperate climate and great location, Park Lane Living Shepparton is the place you can call home.

Within the village there are many fantastic features, that all residents will have no trouble telling you all about.

Features Include:

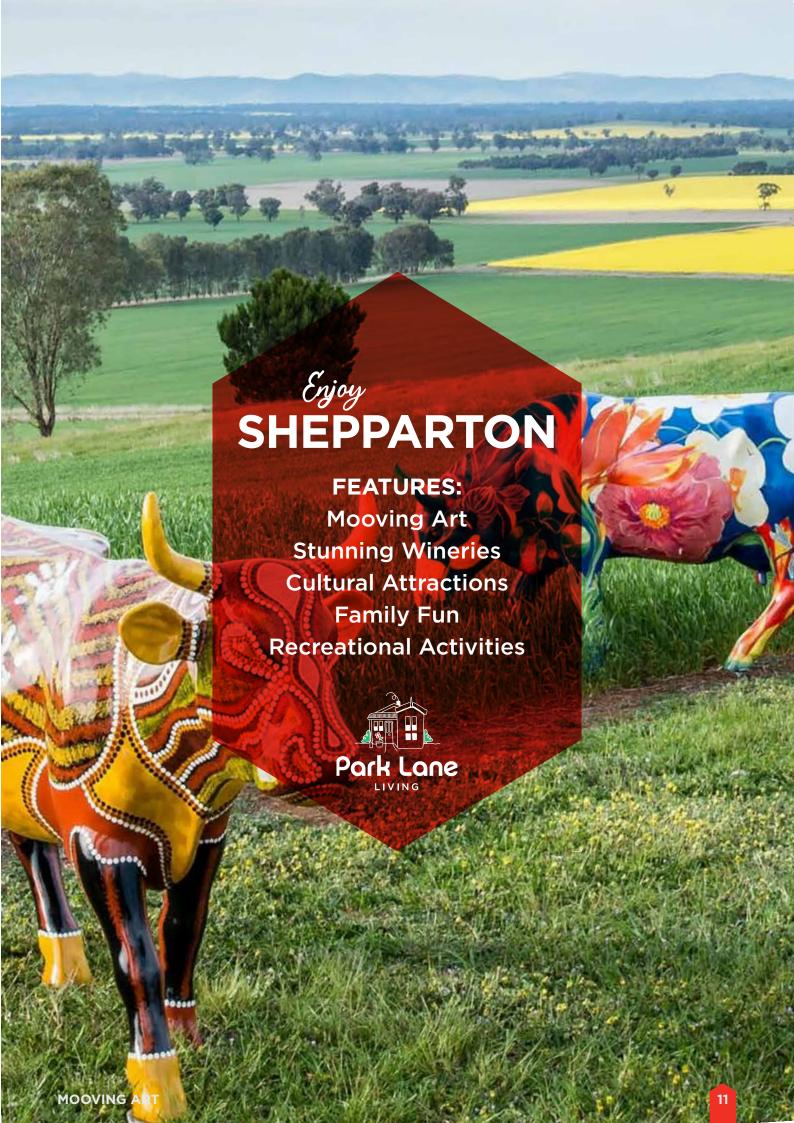
- Outdoor Solar Heated Swimming Pool
- Outdoor Spa
- Community Hall
- Social Garden Club
- Onsite Management
- Boom Gate Secured Entrance

Shepparton offers so much with nearby lakes and rivers, outstanding wineries and a multitude of nearby shopping opportunities. The region offers great sporting facilities such as lawn bowls, tennis and golf. There really is no limit to what you can do to keep yourself immersed in the fun and relaxed lifestyle of retirement.

The region is renowned for its quality locally gown fruit and dairy options. The culinary experience in the region offers a wide range of restaurants. Many pubs and clubs provide a host of dining and entertainment choices, while the fine dining and al fresco outlets will tame the fiercest of palates.

So when looking into downsizing and having that easy relax retired lifestyle consider Park Lane Living Shepparton.

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Our Villages TRARALGON

PARK LANE LIVING TRARALGON - OUR FIRST COMMUNITY VILLAGE.

Established almost 30 years ago as Mayfair Gardens, Park Lane Living Traralgon has long been considered Traralgon's premier lifestyle village. The largest city with in the Latrobe Valley, Traralgon sits at the heart of Gippsland.

The town boasts of many national chain stores, a large shopping centre and a range of dining options from coffee shops to fine dining.

The village itself is located only a 5 minute drive and within walking distance from the Traralgon CBD providing easy access to all the towns facilities.

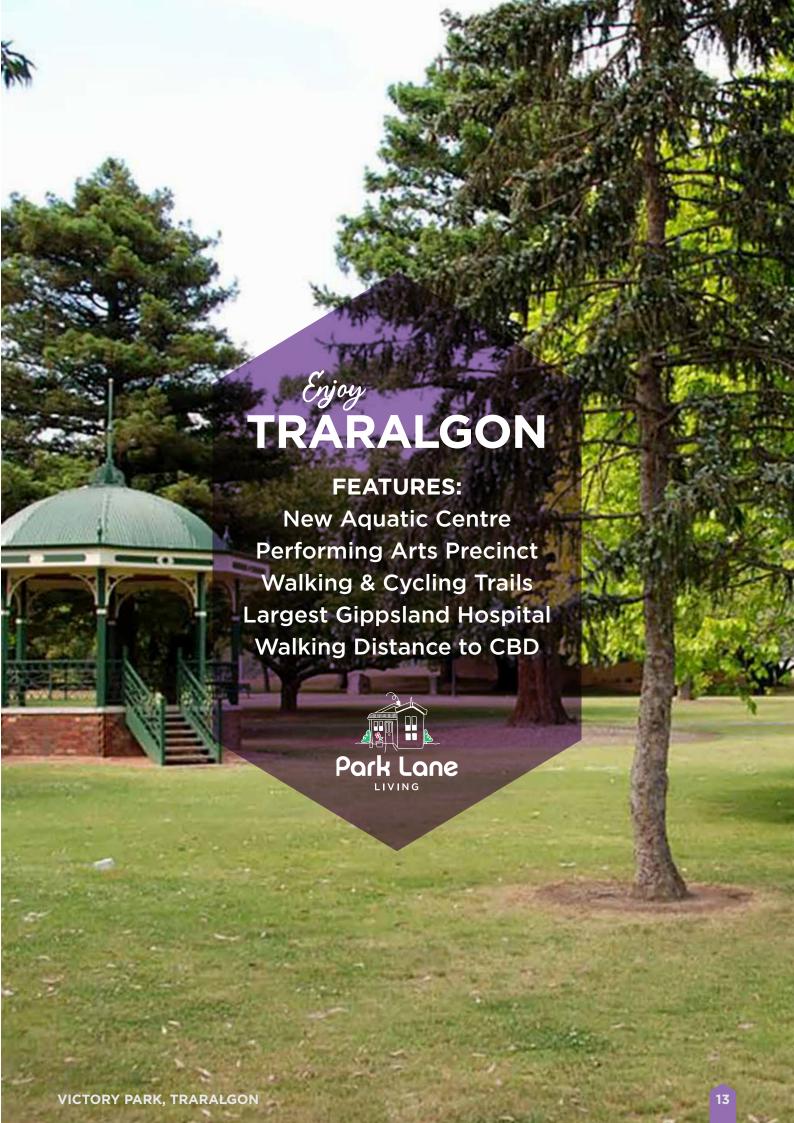
Within the village there are many fantastic features, that all residents will tell you make it an extra special place.

Features Include:

- Outdoor Solar Heated Swimming Pool
- Outdoor Heated Spa
- Community Hall
- Theatre Room
- Onsite Hairdressers
- Gym
- Social Club
- Onsite Management

Traralgon also offers great health facilities for everything you will need such as the Latrobe Regional Hospital, GP's, various specialists, dental and optical services.

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Our Villages TRARALGON WEST

EXPERIENCE THE BEST OF GIPPSLAND FROM WEST TRARALGON.

Park Lane Living Traralgon West offers quality modern homes within an environment that promotes a comfortable retirement atmosphere.

The village itself is located between Traralgon and Morwell providing easy access to both towns facilities. Traralgon is the largest city with in the Latrobe Valley, and in the heart of Gippsland.

The town boasts of many national chain stores, a large shopping centre and a range of dining options from coffee shops to fine dining.

Within the village there are many fantastic features, that all residents will tell you, just make it that extra special place.

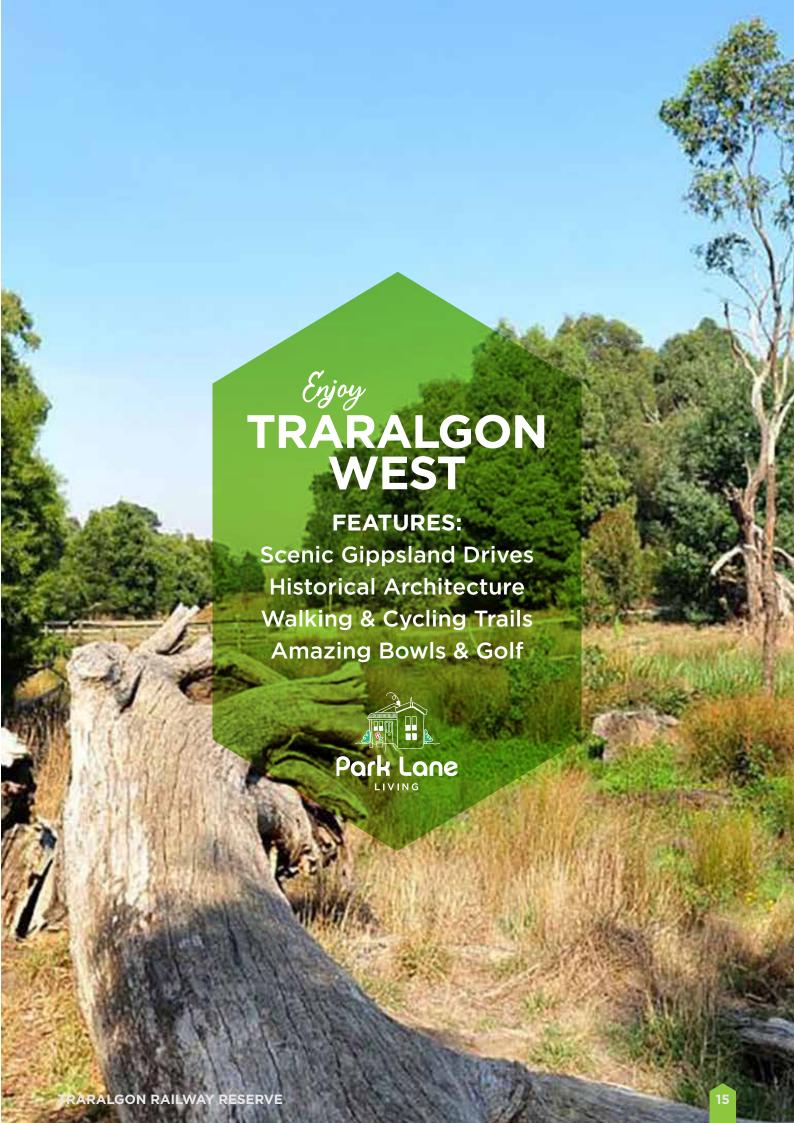
Features Include:

- Outdoor Swimming Pool
- Indoor Spa
- Community Hall
- Gym
- Social Club
- Onsite Management
- Private Gated Security Entrance

Traralgon also offers great health facilities for everything you will need such as the Latrobe Regional Hospital, GP's, various specialists, dental and optical services.

There are also a great range of activities for retirees with sporting clubs like the Traralgon Bowls Club and Traralgon Golf Club

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SIT BACK, RELAX AND ENJOY BEAUTIFUL WONTHAGGI.

Our Wonthaggi location is the latest to join the Park Lane Living family.

This "village by the sea" has been a part of the Wonthaggi community for over 20 years and provides residents with a relaxed lifestyle that offers sea breezes, a great community and ideal location to relocate to for your retirement.

Features Include:

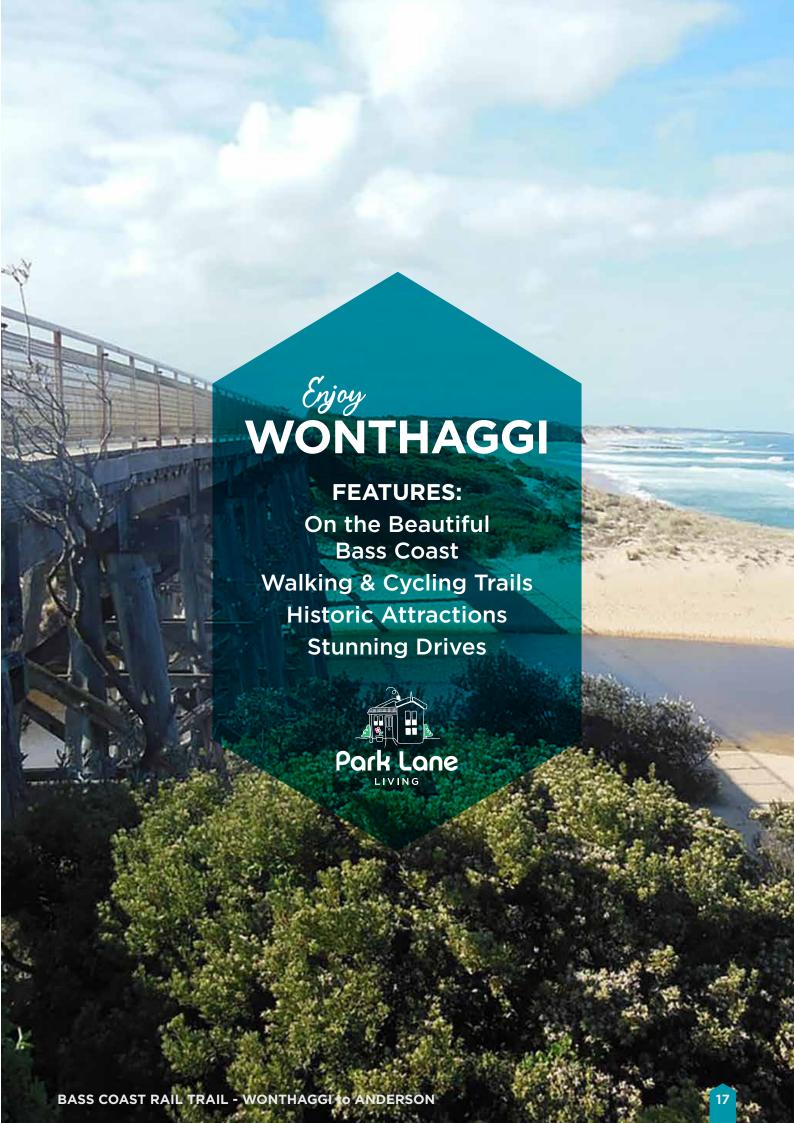
- Indoor solar heated swimming pool
- Onsite management
- Walking distance to Wonthaggi CDB

Wonthaggi is only a short two-hour drive to Melbourne, it also provides our residents with the opportunity to enjoy the comfortable and relaxed lifestyle within regional Victoria. The atmosphere and culture never fails to deliver a peaceful serenity to residents, offering a sea change to your life.

The village is located in walking distance to the Wonthaggi CBD, home to many national chain stores, a large shopping centre and a range of dining choices from boutique coffee shops to fantastic restaurants. The town also offers great health facilities for everything you will need such as the Bass Coast Health, various specialists, GP's, dental and optical services.

A place where you can truly kick back and enjoy a relaxed lifestyle with all of those small town features.

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Our homes

THE ARMSTRONG

FEATURES:

- All bedrooms with built-in wardrobes
- Second bedroom or study
- Kitchen and dining fitted with stainless steel appliances
- Spacious living room
- European laundry
- Separate toilet
- Reverse-cycle air conditioning
- Energy efficient lighting
- Under floor insulation

Living area 77 m² Carport 28 m² Verandah 7.2 m²

TOTAL $112 \text{ m}^2 / 12.05 \text{ sq}$









*Some images may contain optional extras and/or upgrades.





FEATURES:

- Master bedroom with walk-in robe & ensuite
- 2nd Bedroom with built-in robe
- Extensive kitchen with stainless steel appliances
- Spacious light filled open plan living, kitchen and dining
- Front bullnose verandah
- Reverse-cycle air conditioning
- · Energy efficient lighting
- Full size laundry

Living area 86.5 m² Carport 28 m² Verandah 21.6 m²

TOTAL 136.1 m² / 14.65 sq









*Some images may contain optional extras and/or upgrades.

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Our homes

THE GARLAND

FEATURES:

- 2 Bedrooms with built-in robes
- Kitchen with stainless steel appliances
- Open plan living room
- Master bedroom with bay window
- Optional bay window upgrade for 2nd bedroom
- Large undercover decking area option
- Reverse-cycle air conditioning
- Energy efficient lighting
- European laundry
- Kitchen garden window

Living area 75 m² Carport 28 m² Verandah 34 m²

TOTAL 137 m² / 14.75 sq







*Some images may contain optional extras and/or upgrades.

12000

3.6 x 3.0





FEATURES:

- 2 Bedrooms with built-in robes
- Galley kitchen with stainless steel appliances including dishwasher
- Generous open plan living and dining room
- Front verandah and rear alfresco
- · Reverse-cycle air conditioning
- · Energy efficient lighting
- Under floor insulation
- Separate laundry
- 2 Toilets

Living area 96.4 m² Carport 28 m² Alfresco 12.6 m²

TOTAL 137 m² / 14.75 sq









*Some images may contain optional extras and/or upgrades.

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Our homes

THE MONROE

FEATURES:

- 2 Bedrooms
- Extensive kitchen with stainless steel appliances
- Spacious Living Room
- Master bedroom with walk-in wardrobe & ensuite
- Full length skillion verandah with optional bullnose upgrade
- Reverse-cycle air conditioning
- · Energy efficient lighting
- Under floor insulation
- External laundry built into carport
- 2 toilets

Living area 86.4 m² Carport 36 m² Verandah 21.6 m²

TOTAL 144 m² / 15.5 sq









*Some images may contain optional extras and/or upgrades.





FEATURES:

- 2 Bedrooms
- Spacious kitchen with stainless steel appliances
- Open plan living, kitchen and dining
- Master bedroom with built-in wardrobe
- Rear located private bedrooms
- · Reverse-cycle air conditioning
- Energy efficient lighting
- Under floor insulation
- Walk through laundry

Living area 86.4 m² Carport 23.1 m²

TOTAL $109.5 \text{ m}^2 / 11.8 \text{ sq}$









*Some images may contain optional extras and/or upgrades.

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Our homes

THE ROONEY

FEATURES:

- 2 Bedrooms and study
- Spacious kitchen with stainless steel appliances plus breakfast bar
- Generous living room
- Master bedroom with built-in robe and walk-in ensuite
- Front verandah
- Reverse-cycle air conditioning
- Energy efficient lighting
- · Seperate laundry with second toilet
- Under floor insulation

Living area 86.4 m² Carport 23.1 m²

TOTAL $109.5 \text{ m}^2 / 11.8 \text{ sq}$









*Some images may contain optional extras and/or upgrades.





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BUILDING DETAILS & INCLUSIONS

Standards

 All work will be carried out in accordance with the relevant Australian standards, the National Construction Code (NCA), Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations.

Termite Protection

- Approved Termite Treated Timber
- Weathertex© cladding or James Hardie PrimeLine© weatherboard (optional upgrade)

Concrete

- Concrete Driveway
- Concrete Slab to Garden Shed
- Concrete pad foundation to AS1170 for Unregistered Movable Dwellings (UMDs)

Walls

Frames

- Wall frames from 90x35 LOSP with 450mm stud centres
- Provide suitable timber lintels over windows & doors as required

External Cladding

- Low maintenance Weathertex© cladding in Classic Ruff Sawn weatherboard.
- Covered by Manufacturer's Warranty

Internal Lining

- Wet area plaster lining to tiled areas in bathroom/laundry
- 10mm Plasterboard lining to all other walls with painted finish (two coats)

Skirting

67mm x 19mm Colonial Skirting (gloss painted finish)

Roof

- Pine gang nailed timber trusses to manufacturers specifications
- Colorbond Novaline facia or equal
- Colorbond Quad gutter or equal
- Colorbond Corrugated iron roof cladding
- Downpipes as required

Storm Water

 Storm water pipes to link up with existing village system

Ceilings

- 2440mm high
- · Plasterboard lined with painted finish
- 55mm cove cornice



Insulation

- Sisalation paper to exterior walls and roof
- Earthwool® insulation batts or equivelant to exterior walls (R2.0)
- Earthwool® insulation batts or equivelant to all ceilings (R3.5) - excluding garage (where applicable)
- Expol® underfloor insulation or equivelant to floor (R1.4)



BUILDING DETAILS & INCLUSIONS

Doors

External

- Entrance: Hume Newington/Savoy Category Door as per Hume Brochure with painted finish and contemporary or Standard frosted glass option (Wood finish and other glass Upgrades may incur extra costs)
- Laundry: Hume half glass timber door (or similar) with painted finish
- Lounge/Dining: Aluminium frame glass sliding door with fly screen, Powder coat finish (where applicable)

Internal

 Oakfield (820 wide x 2050 high) hollow core doors (or similar). Gloss painted finish

Garage (optional upgrade)

 Colourbond roller door with remote controlled motor

Architraves

 Colonial architraves 67mm x 19mm. Gloss painted finish

Door Handles

External

- Entrance: Builders Range Lever Entrance Set, Satin Chrome Finish (keyed alike)
- Laundry: Builders Range Lever Passage Set with Single Cylinder, Satin Chrome Finish (keyed alike)
- Lounge/Dining: Sliding door handle with key set

Internal

- Lever passage set, Satin Chrome Finish
- Cavity slider set for cavity sliding doors, Satin Chrome Finish
- Privacy lever sets to toilet & bathroom, Satin Chrome Finish

Heating & Cooling

Air Conditioning & Heating

 Reverse cycle heating/cooling system installed in lounge to suit house size (hardwired)

Windows

- Aluminium framed powder-coated sliding windows
- Frosted glass windows to toilet and bathroom
- · Gauze fly screens to all windows

Architraves

- Colonial architraves 67mm x 19mm. Gloss painted finish
- Pine Reveals to all windows. Gloss painted finish



Floor Coverings

Ceramic Tiling

- Builders Range tiles to wet areas, laid at a 90° angle with no border
- Tiles laid on cement sheeting and waterproofed to AS3740

Carpeting

 Builders range carpet and standard underlay throughout

and/or

Vinvl Plank

- Durable and easy-care vinyl flooring achieving an authentic timber look
- Upgrade option of vinyl plank to bedrooms

Hot Water System

LPG continuous flow hot water service

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Electrical

 Electrical sub-board with circuit breakers and safety switches to AS3000 and meter

Power

- Power outlets Clipsal 2000 series or equal Lighting
- Power outlets Clipsal 2000 series or equal
- Refer to Electrical Layout for quantities
- Traditional Coach style downward facing or Bunker light exterior wall fitting
- LED down lights to suit room size
- 2 in 1 heater, exhaust fan and light -Bathroom (IXL or similar)

Fire

 Refer to Electrical Layout for location of Hardwired smoke alarm

Telephone

 1 phone outlet or NBN point (to suit village) to relevant Australian Standards

Television

 Provide suitable antennas for local free to air TV (ie. Prime, Win, ABC & SBS)

Bedrooms

Wardrobe

- Custom made to fit
- Laminate white finish
- One side four (4) shelves with other side hanging space - chrome fittings

Linen Cupboard

- Custom made to fit area
- · Laminate white finish

Laundry

Sink

35L White laundry sink

Taps

• plumbing provision for washing machine

 Splashbacks 200 high to bench tops/sinks only

Floor Tiles

• 100mm Floor tile as architrave

Garden

Clothes Line

· Single folding clothes line

Lawn

• Synthetic Turf unless otherwise agreed **Garden Beds**

- Basic plant layout to front only
- Standard wood chip mulch and weed-matt

Garden Shed

 Steel garden shed in selected colour (sized to suit site to maximum of 2.2m x 2.2m)

Fences & Gates

- Colourbond, or similar, boundary fence to match existing village or neighbouring boundary. In some circumstances an existing neighboring fence will form the boundary
- Colourbond gate to match fencing



UPGRADES!

Did you know can upgrade your fixtures, fittings, finishes and more?

For example:

- Roller Doors
- Carport Extensions
- Bedroom Air-Con
- Slide Draw Dishwasher
- Premium Tapware

Just ask to see our full range of upgrades!



BUILDING DETAILS & INCLUSIONS

Bathrooms & Toilets

Toilets

White toilet suite



Standard toilet

Showers

- Waterproof coating behind tiles to AS3740
- Poly-marble shower base
- Shower screen
 - Polished Silver frame with hinged door and clear glass



Bathroom Vanities

- Custom made to fit allotted space with laminate doors and laminate top
- Drop in round basin Standard bathroom accessories



Mirrors

 900x900 polished edge mirror or sizing to fit vanity

Tapware

Chrome tap ware



Standard bathroom accessories

*Pictures of fixtures and fittings are an example only. Brand and model is subject to change due to availability.

Bathroom Accessories

- Chrome accessories (allowance 1 per room)
- Toilet Roll Holder
- Towel Ring
- Towel rail

Wall Tiles

- Builders Range tiles to Bathrooms/Toilets
- Waterproof coating behind tiles to AS3740
- Tile to 1860 minimum in bathrooms
- Tile to mirror (approx 200mm above vanity)
- Tile 1 row to all other areas (eg. Separate toilet)

Kitchens

Stove

 60cm Oven – electric cook top and oven (stainless steel finish)

Range Hood

60cm slide out range hood (stainless steel finish)

Sink

1 ½ Bowl sink

Tapware

Base sink mixer, or equal, with stops for dishwasher



Standard kitchen tapware

Cupboards

• Laminate doors, style 1+2

Bench Tops

Laminate finish (Standard Range)

Wall Tiles

 Tile splashbacks between bench top and overhead cupboards (to maximum 650mm)

Handles

Euro fit hardware

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Our Locations:

Bendigo

761 McIvor Hwy, Junortoun VIC 3551

Shepparton

7835 Goulburn Valley Hwy, Kialla VIC 3631

Traralgon

26-28 Park Lane, Traralgon VIC 3844

Traralgon West

5353 Princes Hwy, Traralgon VIC 3844

Wonthaggi

245 Graham St, Wonthaggi VIC 3995



Head Office:

26-28 Park Lane, Traralgon VIC 3844

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