



FREE MONTHLY

Have a Go

Established 1991

NEWS

IN THIS ISSUE

LIFESTYLE OPTIONS FOR THE MATURE WESTERN AUSTRALIAN

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ADVERTISING FEATURE

Where You Own Your Own House and Land - No Exit Fees Ever

FAIRWAY TIMES

THE VOICE OF INDEPENDENT LIVING

FREE

Solar System valued at \$12,450

FREE

5 year Lakelands Country Golf Club Membership valued at \$12,500

FREE

Heat Pump Hot Water System valued at \$2,400

STOP PRESS
First 10 Buyers receive \$1,000 Deposit FREE*

Book your new home now!
Ask us how we can trade in your current home

Bob Maumill
Bob Maumill
TV & Radio Personality
Ambassador
Fairway Villages

100% OWN your Lifestyle Home from only \$381,500

ONLY \$1,000 deposit

The Green - A Fairway Village, where community facilities are owned by the community

Facilities: The Green Apartments, Swimming Pool, Clubhouse A, Putting Green, Bowling Green, Community Garden, Caravan, Boat & Trailer Parking, Conference Facilities, Park & Playground, Clubhouse B, Men's Shed, Orchard, Lakelands Golf Course, Lakelands Golf Clubhouse.

Resident Testimonials:

HERE IS WHAT OUR RESIDENTS SAY

Lynne and Dennis T
We are looking forward to living at The Green. We are downsizing from our family home and looking forward to the future. It's going to be so good. When we are older we will have so many friends around us forever.

Graham B
I was impressed by the quality of the development. It's amazing to have so many facilities at hand. We are looking forward to moving in and getting to know the neighbours and enjoying the activities around the place. I like the idea that we can just lock up and take off in our caravan.

Key Features:

- Choose from home or apartment living
- Over 55s' luxury lifestyle
- Own your own home - No fees
- Now under construction
- Selling fast
- Quality built by BGC
- 2 Clubhouses
- 27km of walk trails

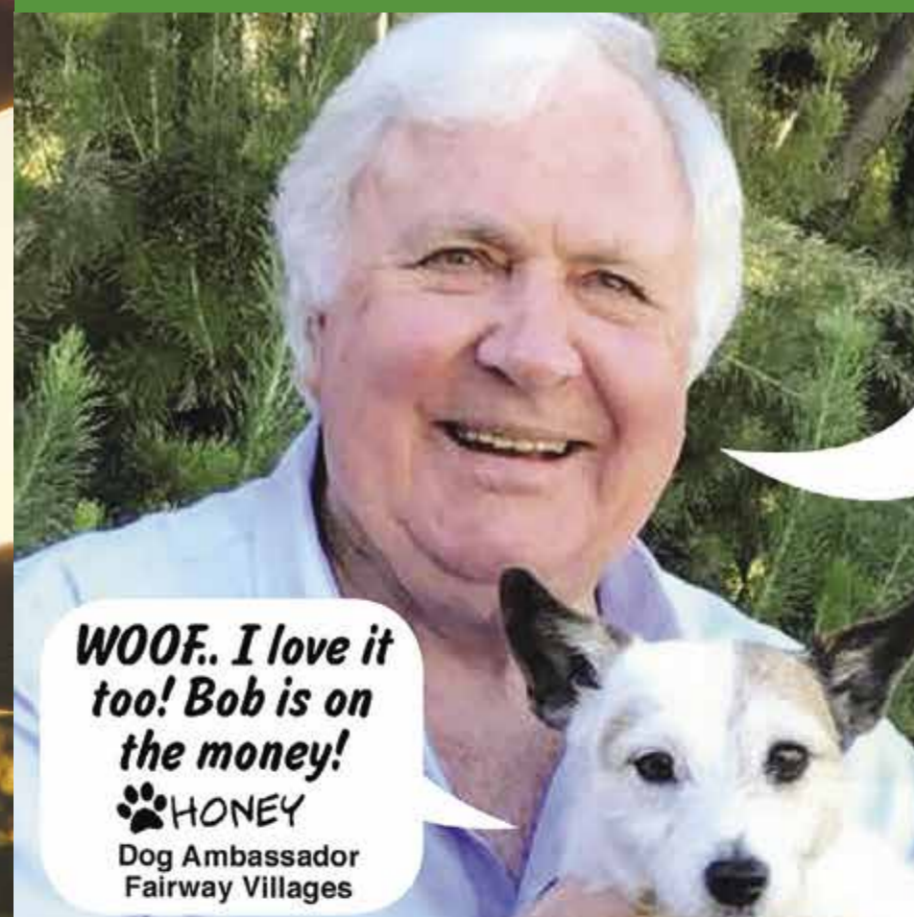
IMAGINE HOW GREAT IT WILL BE TO LIVE RIGHT ON LAKELANDS GOLF COURSE... A ROUND OF GOLF ANYONE?

BGC

10 REASONS WHY The Green, GNANGARA IS THE MOST EXCITING LIFESTYLE VILLAGE IN WA

- 1** You 100% own your own House and Land
- 2** No exit fees for 100% peace of mind
- 3** Yes, we can sell your existing home
- 4** Enjoy security of living in your own home
- 5** The price you pay is 100% fixed
- 6** Ask us about easy finance options
- 7** Construction by BGC, top National Builder
- 8** Yes, pets are allowed
- 9** Central and secure location & lifestyle
- 10** Live next to Lakelands Country Club

Bob Maumill's Fairway Villages Checklist



"I wanted to be really sure, so I thoroughly checked everything out... Believe me I would not endorse anything I did not believe in... See my checklist below. Fairway Villages comes out absolute trumps."

WHERE YOU OWN IT! *Bob Maumill*
Ambassador Fairway Villages

Moving to a secure community in beautiful surroundings with first class facilities sounds good, but it should not mean losing independence, choice, or leaving behind your pets. So here is my checklist.

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Do residents of Fairway Villages get a title deed in their name? | <input checked="" type="checkbox"/> So, residents make all the decisions about buying and selling their home in a Fairway Village? |
| <input checked="" type="checkbox"/> If a resident sells there are no 'opt out' fees? | <input checked="" type="checkbox"/> Can a resident leave their home to their family or a friend? |
| <input checked="" type="checkbox"/> Someone buys in, and for reasons unforeseen they have to sell, can they set their price and choose their agent? | <input checked="" type="checkbox"/> Grandchildren are welcome? |
| <input checked="" type="checkbox"/> Are pets allowed? | <input checked="" type="checkbox"/> What about those people who like to travel, is there room for their caravan? |

THE GREEN - A FAIRWAY VILLAGE, GNANGARA COMBINING A CENTRAL LOCATION WITH CONVENIENCE



'LEASE FOR LIFE OR THE GREEN - A FAIRWAY VILLAGE WHERE YOU OWN IT



CATHERINE AT THE GREEN - WHERE YOU ENJOY 100% OWNERSHIP - NO LEASE

CATHERINE, an active 65-year-old, purchased a new home at The Green - A Fairway Village for Over-55s. Catherine bought her home from the Developer for \$500,000 and the title to the property was transferred into her name. Catherine paid a weekly Management Fee of \$120 and moved into her brand new home where she enjoyed 15 years of companionship and security living in the village.

When Catherine turned 80, she decided to move into an aged-care facility. Catherine and her family had the freedom to choose the sales agent and made all the arrangements to sell her home. Catherine's home had increased in value and it sold for \$900,000. After agent's fees, Catherine received \$880,000.

Because Catherine lived in a Fairway Village, she owned her own home and there were no Deferred Management Fees, Sinking Funds, Termination Fees or other costs to pay. She and her family kept the entire \$880,000. This is 76% more than the \$500,000 purchase price after 15 years.



EMMA WHO LEASES FOR LIFE!

EMMA, an active 65-year-old, purchased a new home at Gildarrup Lifestyle Village for Over-55s. Emma leased her home from the Developer for \$500,000. Emma signed a Lease for Life Contract with the Developer to pay a weekly Management Fee of \$120 and moved into the existing home where she enjoyed 15 years of companionship and security living in the village.

When Emma turned 80, she decided to move into an aged-care facility. The Developer arranged to sell Emma's home which she was informed had increased in value and accepted an offer for \$900,000. After selling fees, Emma received \$880,000.

Under the terms of the Lease for Life Contract, Emma paid a large percentage of the sales proceeds in Deferred Management Fees plus Sinking Funds, Termination Fees and other costs. Emma was left with \$630,000 having paid \$250,000 back to the village, which is only 26% more than the \$500,000 purchase price after 15 years.

	EMMA	CATHERINE
BOUGHT	\$500,000	\$500,000
SOLD	\$900,000	\$900,000
PROCEEDS	\$630,000	\$880,000
COMPARISON	+\$130K	+\$380K
ADVANTAGE	-	+\$250K

Calculations have been independently verified 2017 / 2018

WINNER!

CONTACT OUR SUPER FRIENDLY SALES ASSOCIATES



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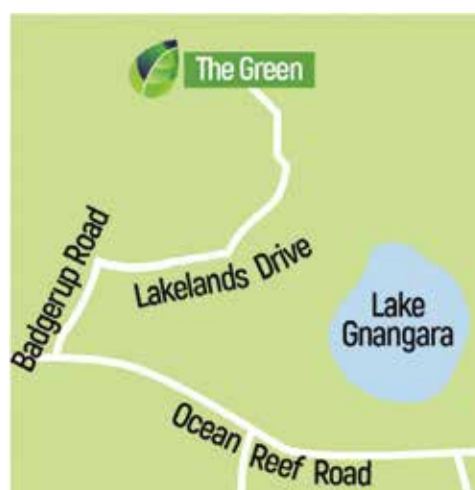


Claire Swan
0415 866 881

THERE IS A CHOICE...
Why would you choose anything less than owning your home at The Green?



fairwaythegreen.com.au 1300 499 435
Lakelands Country Club
Clubhouse Lane, Gnanagara WA



The Green Display Home
and Sales Office
Opening hours
10am-4pm
Everyday