



EDENLIFE®

Welcome Home

WWW.EDENLIFE.COM.AU



Simplify life & start living



Affordable, resort style
living for over 50's.



Imagine living somewhere that gives you more time for the things you love, where the pool's just a short stroll from your front door, and a game of bowls is always just around the corner.

Every day can feel like a lazy Sunday - or you can pack your calendar with social events and catch-ups with friends, old and new, from the lively community around you. And when it's time for your next getaway, just lock up and go, knowing your home is safe and sound while you're off exploring life.

Designed for easy living

Our homes are thoughtfully designed for relaxed, easy living - offering you a purpose built, low maintenance lifestyle that's perfect for downsizing.

Community facilities a short walk from your front door

From a heated indoor pool, well kept bowling green, private cinema and well equipped gym - all and more is available to you without any extra cost.

Be part of a community of like-minded people

Often at a similar stage of life, where it's easy to build meaningful friendships that bring real joy and connection.





Stay fit and connected - Edenlife Australind ladies' walking group

NO exit fees

Unlike other lifestyle or retirement communities, Edenlife charges no entry or exit fees. You retain all proceeds from the sale of your home.

NO stamp duty

With no stamp duty to pay on the purchase of your new home, you will save thousands.

Turnkey homes

With our turnkey homes, there is nothing that you need to do except move in and enjoy life. These homes come fully completed from interior painting, floor and window treatments to front garden landscaping & reticulation plus a garden shed and clothesline.

Centrelink rent assistance

Depending on your personal financial circumstances, because you lease the land on which your home sits, you may be eligible for rent assistance to reduce the weekly site fee. You will need to contact Centrelink or Veterans Affairs to have your eligibility assessed ¹.

¹ eligibility determined by Centrelink

² currently 5kw per day per home, subject to change without notice.

Pet friendly

Well trained pets are always welcome at Edenlife. There are some common sense rules to follow, as we are conscious of the need to respect the rights of all homeowners, including those without pets.

Free power

Another way we save our residents money is by providing a free daily 5kw² power allowance. This forms part of our ongoing commitment to environmental sustainability across all our communities as we install solar panels to some homes and all suitable buildings within the communities.

Secure, gated community

Edenlife communities have CCTV and automated security gates that close at dusk and re-open at dawn. In between those times, residents are able to open the gate for their visitors from the comfort of their home, providing peace of mind in a safe environment. CCTV vision from around the community can be viewed via your TV.





Evening bowls at Edenlife Australind

Edenlife home design

Homes at Edenlife are architecturally designed for easy living, are low maintenance and completed to a high spec. Built on a solid concrete slab with steel roof trusses and wall frames, each home meets an energy rating of 5 stars. New homes have a standard 6 monthly maintenance period plus a 25 structural warranty.

Do I have to be retired to live at Edenlife?

No. Edenlife communities are not retirement villages. You can be retired or working, either part-time or full-time. Typically, around 30% of our residents will be working in some capacity.

Do I have to pay council or water rates?

Your weekly site fee is inclusive of council rates, water rates and general household rubbish removal.

Who pays for power, water & gas?

Water, electricity and gas services (where available) are metered at each home. Your weekly site fee includes electricity charges (T&C's apply) however you are responsible for the cost of your water and gas usage.

Security of tenure

Each resident owns the home outright and enters into a long term (99 year) lease for the right to occupy the site on which their home is located, plus the use of all community facilities and infrastructure. The lease, known as a Residential Site Agreement, requires the resident to pay a weekly site fee (rent) for the land. It is this land lease structure that enables eligible residents to apply for Centrelink rent assistance.

Who looks after my front garden?

The community management team will look after your front garden. The watering is done by an underground reticulation system using water from a bore water supply. You are only responsible for maintaining your side and rear gardens.

Can I look after my front garden?

You can, provided your management and additions are consistent with the community landscape plan. You'll need to let us know of your intentions prior to commencing any work.



At Edenlife, sustainability isn't an afterthought...it's where we begin.

From the moment we select a site, we work hand-in-hand with local environmental experts to protect and preserve what makes each location unique. Every Edenlife community is thoughtfully developed with a focus on nurturing the natural landscape, rehabilitating ecosystems and creating spaces that future generations can be proud of.



Edenlife Margaret River

Remediation work has been underway for over two years and has included the removal of non-native invasive flora to support the native species. In addition, the natural waterway has been enhanced through the realignment and repositioning of rocks, as well as the planting of over 600 reeds to support its revegetation. Remediation work will continue throughout the construction process, which is expected to commence mid to late 2026.



Edenlife Australind's hobby workshop

What does the site fee cover?

The site fee covers the cost of running the community as well as providing you access to all community facilities.

- On-site community management team
- All local government rates & taxes
- Water rates
- Maintenance of roads, signage & street lighting
- Maintenance of your front garden
- Maintenance of streetscapes & community landscaping
- Maintenance & running costs of the clubhouse
- Maintenance & running costs of all community facilities
- Maintenance & running costs of the community bus
- Exclusive use of the community clubhouse & facilities
- Home electricity usage (T&C's) apply
- Outdoor gas BBQ & function areas
- Community wifi
- CCTV monitoring you can access from your home
- Remote gate control for after house access
- General household rubbish removal
- Maintenance of sub-surface reticulation systems
- Secure, centrally located mailboxes

Will my weekly site fee increase?

While most other operators increase their rents by CPI plus an additional %, Edenlife rent increases are capped at a flat 3.5% annually. Our method provides total peace of mind to our residents, particularly those on a fixed income.

Is the rent different between singles & couples?

No, the rent is the same whether you are single or part of a couple.

How is the rent paid?

Upon signing your Residential Site Agreement, you will also sign a direct debit authority for a fortnightly payment to be deducted from your bank account.

What is the community management team and what do they do?

Your community management team is comprised of a community manager and an administration assistant. They are involved in looking after the needs of the community and managing our respective obligations as and when required.





Cycle & pedestrian
friendly streets.



Sundowner around the fire pit

Can I get pay TV and internet

Yes absolutely. Our communities are built with fibre to the premises (FTTP) for the delivery of high-speed internet and telephony. This is part of an integrated service for the delivery of a range of services & information to every home.

Do I have my own rubbish bin?

Yes, each home has a general household rubbish bin that is collected once a week. There is a recycling centre within each community for recyclable items.

Who collects my rubbish?

Each home has a general household rubbish bin that is collected once per week. There is a central recycling centre within the community for recyclable materials. The disposal of hard waste items, such as old washing machines, microwaves etc, are the responsibility of residents.

Are children allowed to stay?

Children are more than welcome to visit or stay for short periods of time, but cannot be permanent residents.

Can I have visitors stay?

Yes of course. Visitors are welcome to use most of the facilities (excluding the workshop, gym and indoor pool) when they are accompanied by a homeowner. Your visitors are welcome to stay for a short period (usually less than 30 days). If you have visitors staying for longer periods, you will need to speak to your community manager.

Is there a place to park my caravan or boat?

Some communities offer separate areas for the parking of caravans and boats. These areas have washdown bays and power for use when preparing for and returning from a trip. An additional fee is payable for bay hire with only a limited number available in selected communities.

Can I be evicted?

Yes, however this is highly unlikely. We have taken great care in establishing good neighbour rules to ensure all residents can live in peace & harmony. As the community manager, Edenlife is skilled in facilitating a warm and welcoming environment.





Aerial view of Edenlife Australind

Who maintains my home?

Homes are designed to be as low maintenance as possible. As it's your home, you are responsible for maintenance if required. To ensure that Edenlife Communities remain an attractive place to live, now and in the future, we ask that you maintain the exterior of your home in keeping with the community standards, including any planned alterations.

Can I make external modifications to my home?

Yes you can but first you would need to obtain permission from the community manager and also any approvals required by the local council. The community manager needs to provide approval for any alterations to make sure that your proposed changes don't negatively impact on your neighbour/s or alter the look and feel of the community's streetscape.

Can I make internal modifications to my home?

Yes absolutely.

What facilities will the community have*?

- Five star clubhouse with bar and dancefloor
- Indoor heated swimming
- Gymnasium
- Private cinema
- Arts & crafts room
- Games room with billiard tables & dart boards
- Library with an internet kiosk
- Community bus
- Outdoor BBQ and alfresco area
- Full sized floodlit bowling green
- Hobby workshop
- Recycling centre
- Communal vegetable garden
- Potting shed
- Lounge & fireplace
- Commercial kitchen
- Embedded energy network
- Caravan & boat storage bays
- CCTV (vision accessible via your TV)
- Fire pit

* facilities may differ between communities.



The heart of every Edenlife community is
The Clubhouse



The residents are its soul



Feed friendships and green thumbs in the community garden

I'm 51, my partner is only 46, can we still move in?

Yes absolutely, we know that couples are not always the same age. Just so long as one partner is 50 or over, you're not expecting a child or have children living at home, it's not a problem.

I'm single, but what happens if I found a partner?

They can be added to the lease, to ensure they are able to enjoy all the facilities of the community as a resident.

I run a home business, will I be allowed to continue?

You would need to have a chat with the community manager to just make sure it's suitable and won't impact on the quiet enjoyment of other residents. For example, if your business requires additional cars to be parked at the front of your home, there is a constant flow of couriers/deliveries or customers/visitors constantly coming and going, any of these would obviously affect the peace of other residents.

Are there homes available for rent?

No, only owner occupiers are permitted at Edenlife Communities.

How does an Edenlife home compare to a brick & tile home?

Modular construction has many benefits and produces homes faster and more accurately than traditional "site built" houses. Complying entirely with the Australian National Construction Code, the slabs are more highly engineered to allow for craneage and trucking which means that they are generally stronger than traditional homes.

Taking around 8 weeks* to build in the controlled environment of the factory, the entire process from completion of paperwork to occupancy is approx. 20 weeks*.

Do I get a letterbox?

Yes, you will have your own letterbox, with a key lock, centrally located at the clubhouse. Parcels are to be addressed to your home so they can be delivered directly to you.

* Quoted timeframes are indicative only and subject to change due to factors beyond Edenlife's control, including weather, approvals and builder delays due to lack of materials or trades.



Friendly & supportive community
management teams



TIME TO ENJOY LIFE
@ EDENLIFE.COM AU



Friendships made through active social calendars

What size are the lots?

While lots will vary in size in a particular community and across our different communities, generally lot sizes range from 250sqm - 295sqm. More specific information can be provided by our sales consultants.

What are the selling costs?

There is a sales and marketing fee of 3% of the selling price (which is around the same cost of the services of a real estate agent). If you elect to sell your home using a real estate agent, you will need to negotiate a separate selling commission with the real estate agent, an Edenlife administration fee of 1% will still apply but there are no other exit or deferred management fees.

How is my home handled as part of my estate?

Your beneficiaries may choose to sell the home, with all proceeds from the sale going to your estate. Alternatively, a family member may decide to move in. In that case, they will need to attend a community manager meeting to ensure they understand the responsibilities of living in the community and meet the suitability requirements in accordance with community policy.

Who is Edenlife?

Edenlife is a wholly owned subsidiary of the Lester Group (www.lestergroup.com.au), a family owned and run, well known and respected national property developer and investor established in 1995. With our initial community located within the heart of Australind, Edenlife is planning to release a number of further communities in carefully selected locations throughout WA. Edenlife Byford is currently under construction with Margaret River the location for the next community.

Edenlife is a UDIA award winner

In 2021, Edenlife Communities was announced as the winner of the award for excellence in seniors living. Edenlife's commitment to creating quality lifestyle resort communities for independent over 50's continues.

UDIA, the Urban Development Institute of WA, promotes excellence and innovation in the creation of sustainable communities.





At Edenlife Byford, we are committed to retaining as many native trees as possible to preserve the natural landscape and support local biodiversity.



Mates Mondays at Edenlife Australind

You gain more than just a house when you choose Edenlife.



You're never alone

At Edenlife, you can create the life that's best for you and choose to:

- keep active with first class facilities on your door step
- be social with many clubs & activities
- have fun



Peace of mind

An Edenlife community offers:

- a strong feeling of security within a gated community
- neighbours who look out for you
- your own space and privacy
- financial stability and security



Live today for tomorrow

Your home, your community, our planet. Edenlife offers a sustainable future with:

- renewable solar energy providing free power*
- waterwise sub-surface reticulation
- full home insulation
- community gardens



Resize to get the best out of life

A new lifestyle awaits you at Edenlife:

- more time with family and friends
- no more mowing, home maintenance & upkeep
- keep active with resort style facilities
- be social with a range of activities
- feel safe & secure



Don't imagine it...
....live it



The easy steps to a life at Edenlife



Call or visit

To have a chat and help us understand exactly what you are looking for.



Site reservation

Choose your site and preferred home design and secure both with a \$500 refundable deposit.



Meet the community manager

A great opportunity to ask any questions about community life, contracts and the build process.



Home Sale Agreement

Sign an agreement and prepare your home for sale. A second deposit of \$2,000 is required.



Pre-start

Choose your colour palette, tiles, flooring and window treatments.



Review & sign off plans

If all is in order, sign off the final plans of your home and pay the final \$2,500 deposit.



Settlement

Time to sign the lease and transfer the balance of the home purchase funds.



Move in day

The big day has arrived! We're here to help make the move as smooth as possible.



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