



MONTEREY
CAMDEN HAVEN

Frequently Asked Questions.

What is Monterey, Camden Haven?

Monterey Camden Haven is a land lease community for the over 55s. It offers resort-style clubhouse and facilities. Monterey is a master-planned community offering all-inclusive turnkey homes with nothing more to do. Say goodbye to financial stress and say hello to land lease living. Life with financial freedom.

Where is Monterey, Camden Haven?

Monterey is located on Batar Creek Road, Kendall within the parish of Camden Haven on the picturesque mid-north coast of NSW. Port Macquarie is located to the north and is about 30 minutes by car. Sydney is approximately four hours by car or one hour by plane, while Brisbane is approximately six hours north.

What is a land lease community?

A land lease community is a residential community where a resident buys a home from the Operator of the community and rents the land that the home is located on.

As part of Monterey Camden Haven, we also provide community facilities to help you enjoy your home.

What do I own in a land lease community?

You own the home that you have bought. As such, you get to enjoy all the benefits of home ownership including any proceeds from the sale of the home. In addition, you get to also maintain the home.

What is a Site Agreement and what does this give me?

A Site Agreement is a contract that sets out the responsibilities that a resident and an operator agree to. For a weekly fee, you will be entitled to put your home on the chosen lot, as well as access the facilities. The operator agrees to ensuring your quiet enjoyment of your home, and to maintain the community facilities, including the weekly bin run.

As part of a Site Agreement, there are community rules. These rules help everyone in the community to enjoy each other's company, and to ensure everyone enjoys their home.

The weekly fee does not cover your utility expenses such as electricity and water costs.

How long am I able to stay in the community?

As long as you continue to pay your weekly fees, own the home and live there, and live by the community rules, you will be able to enjoy being a homeowner in the community.

What are the costs to living in a land lease community?

Other than the cost of buying a home, the ongoing costs to you will be the weekly site fee, and any costs associated with your electricity, water, home phone and internet.

Is a land lease community the same as a retirement village?

A land lease community is not a retirement village. A land lease community works under the Residential Land Lease Act. A retirement village works under the Retirement Villages Act.

In a retirement village, a resident of a village pays to stay in the home by paying a "ingoing contribution". This ingoing contribution is repaid back to a resident by the operator when they leave less an agreed service fee.

In a land lease community, you purchase a home and own the home. However, one of the benefits of a land lease community is that its affordable, and as such, we do not sell you the land – we rent it to you. When a resident leaves a land lease community, they sell the home and keep all the proceeds from the sale.

Are there any care services?

We do not offer any care services, but care providers are more than welcome to assist our residents. The community clubhouse will include a health consulting room.

Who looks after the community?

The operator of the community looks after the community facilities, including the weekly bin run. While we look after and own the land, the community is coordinated by us for the benefit of the residents. We are not here to settle ongoing disagreements with your fellow residents, but here to manage and monitor the community rules.

Can I bring pets?

Yes, absolutely – There is a pet approval based on the best interests of the community and your needs. Refer to the Pet Guidelines in the Community Rules.

Can I get any government funding/assistance?

Depending on your circumstances, the weekly site rent may be eligible for the Commonwealth Rental Assistance. Please go to Services Australia on www.servicesaustralia.gov.au for further details.

Are there any medical facilities nearby?

Yes, Monterey is located within 10 minutes to Your Family Practice and Your Discount Chemist at Lakewood and 15 minutes to Camden Haven Medical Centre at Laurieton. Port Macquarie Public and Private Hospitals are just 25 minutes away by car. Specialist Medical Practitioners are also located all within 30 minutes from Kendall.

Can family and friends stay with me?

Yes, family and friends are welcome at Monterey and we encourage residents to maintain links with family and friends from outside the community. Children are to be supervised and we ask that your visitors respect the community rules as set out in the Site Agreement. To assist with regulatory requirements just let management know if your guests are staying for more than one day.

Is there convenient shopping or restaurants nearby?

Kendall offers a convenience store, craft co-op, bottle shop and Bendigo bank. Woolworths at Lakewood Shopping Centre is just 10 minutes away by car. You can also enjoy a snack or meal from Kendall Takeaway, the Kendall Services & Citizens Club, Miss Nellie's Café or the Kew Country Club is only 5 minutes by car and offers a courtesy bus.

Can I go travelling and leave my home vacant?

Yes, you can travel at any time with peace of mind. If you intend to travel or know you will be absent for a length of time, we suggest you inform the management.

Do you provide caravan and boat storage?

Monterey includes allocated caravan and boat storage for an additional fee per week. If you require a spot, please inform the Monterey Sales Consultant at time of reservation.

Who is responsible for the maintenance of gardens and lawns?

The maintenance of the footpath in front of the land you lease, all common areas and the clubhouse will be taken care of by the Operator. You are responsible for the front garden and the site area that your home sits on as defined in your Site Agreement, including the side and rear areas of your home.

What type of contract do I enter when I buy a home?

There are two documents you are required to sign. The first is a contract for the purchase of the home and the second is a Site Agreement that provides you a perpetual right to occupy a site that your home is positioned on.

Do I pay Stamp Duty when I purchase a home?

Stamp Duty does not apply to homes at Monterey.

Who maintains the home?

You are responsible to maintain the internal and external of your home in accordance with the Site Agreement.

Is the home protected against termites?

Yes, all homes and sites are protected from termites in accordance with council building regulations and Australian Standards. It's your responsibility to ensure that any termite certificates or warranties are up to date. All homes at Monterey are constructed with a steel frame

Can I sell my home?

Yes, you are permitted to sell your home at any time. You can choose to sell privately, through an agent or through the Monterey Sales Team. The choice is yours.

Are there any exit fees when I sell my home?

No, your home is your asset and 100% of the capital gains is yours to keep. Unlike some retirement villages or over 50s resort, at Monterey there are no deferred management fees or exit fees payable if you choose to sell your home.