

Latest offering

# Lakes Entrance Register Now

Registered Title  
land from as little as  
\$80,000

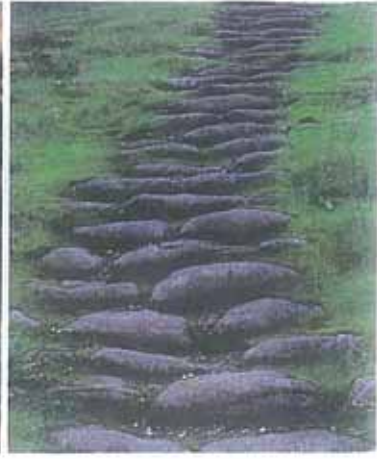
Bali Gardens over 55's  
Opposite the magnificent Lake  
only 20 in complex

Walk to town centre

Close to all facilities

[admin@simmscorp.com](mailto:admin@simmscorp.com)  
or  
call 9525 0322

SIMMS CORP



## 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 Village 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.



Choice of 20  
Brand new  
allotments



STEP 1  
Simply select your block

STEP 2  
select your preferred villa  
or  
design your own villa STCA



Lifestyle Villas can build  
to your specifications &  
budget.  
Choose from one of their  
plans designed especially  
for Lakes Entrance



Koonwara Beach Resort

687 The Esplanade Lakes Entrance

previously Koonwarra Family Holiday Park

**BRAND NEW  
RELEASE**

**WATERFRONT LAND  
& VILLAS FOR SALE**



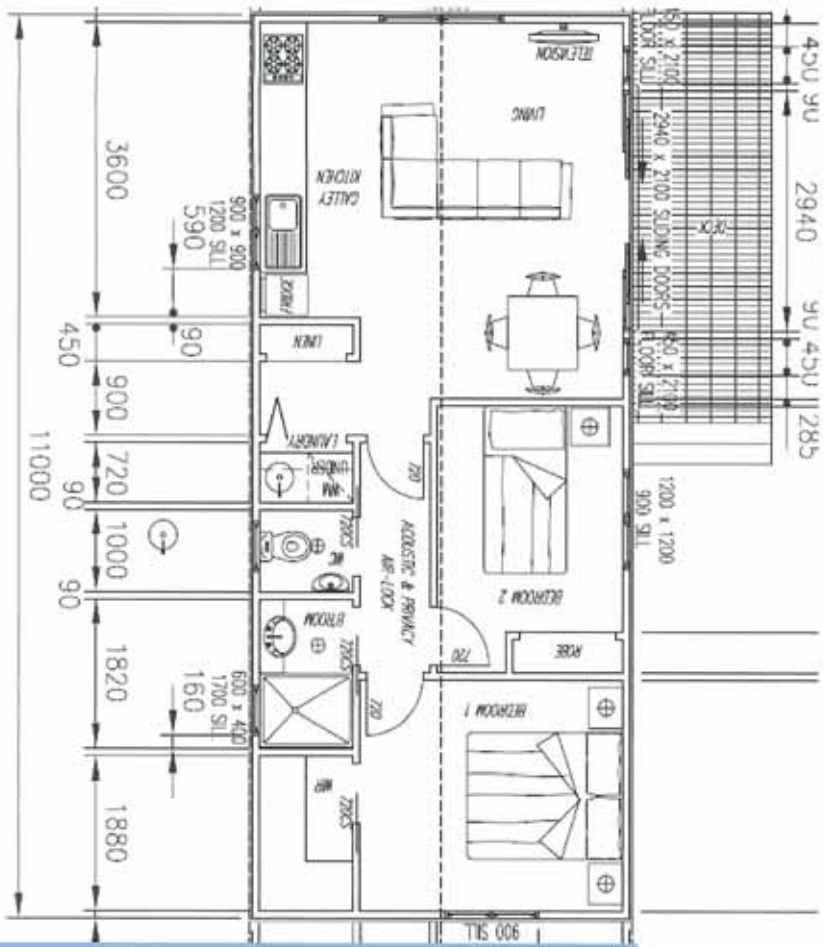
Choice of 2BR and 3BR units, cabins and villas.



## NOW SELLING




<i>Site Number</i>	<i>Area</i>	<i>Land Price</i>	<i>Quarterly Fee</i>
106	137	\$80,000	\$1,050
107	137	\$80,000	\$1,050
108	137	\$80,000	\$1,050
109	137	\$80,000	\$1,050
110	136	\$90,000	\$1,050
111	136	\$90,000	\$1,050
112	113	\$80,000	\$1,050
113	112	\$105,000	\$1,050
114	113	\$105,000	\$1,050
115	113	\$105,000	\$1,050
116	113	\$105,000	\$1,050
117	110	\$105,000	\$1,050
118	108	\$90,000	\$1,050
119	133	\$100,000	\$1,050
120	133	\$100,000	\$1,050
121	133	\$100,000	\$1,050
122	130	\$100,000	\$1,050
123	130	\$90,000	\$1,050
124	133	\$90,000	\$1,050
125	130	\$90,000	\$1,050



**From  
only \$95,000  
plus land**







# Investments - 8.5%

## YOUR RETURN IS 8.5%!

Example - \$185,000

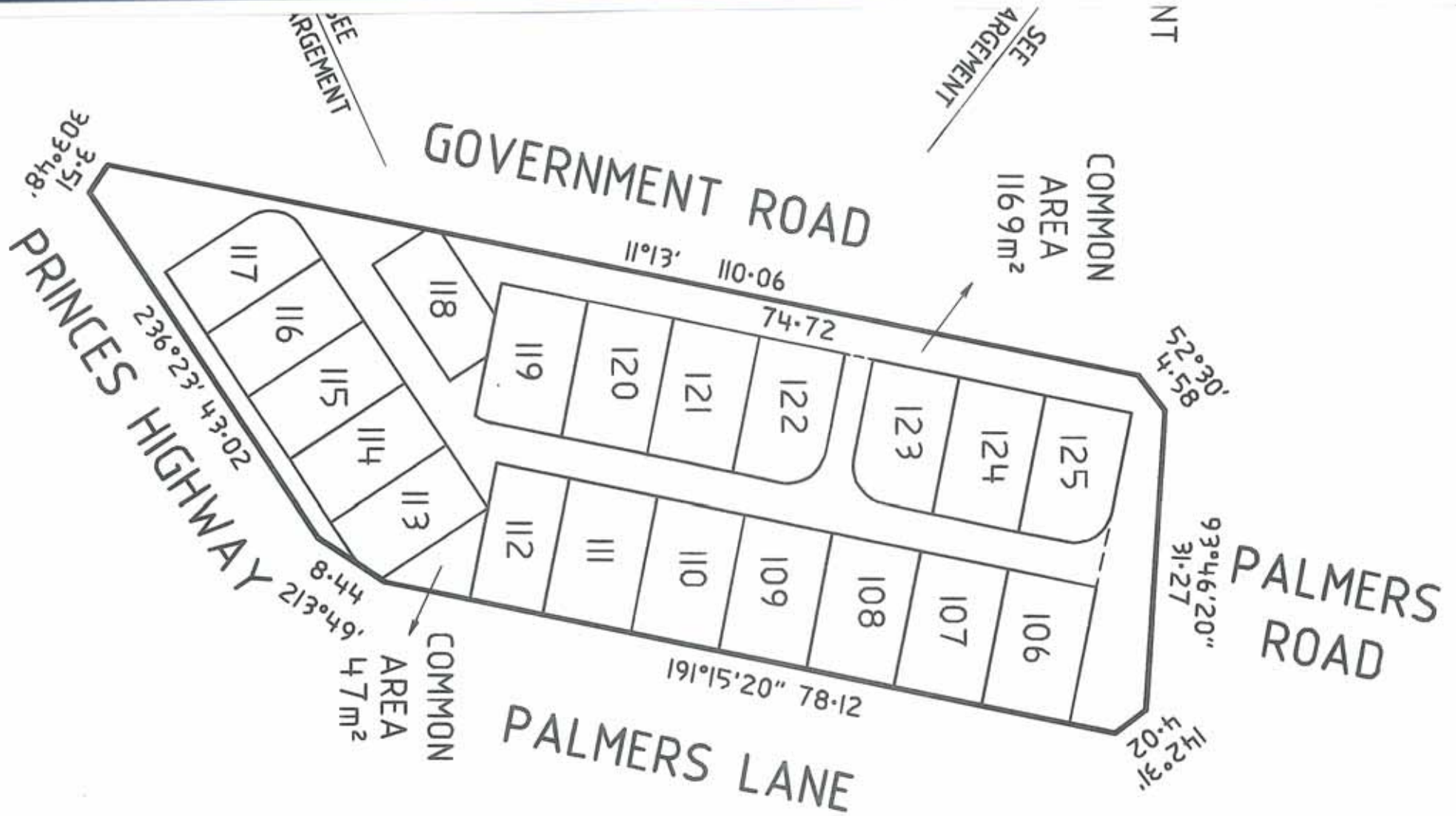
- ✓ You will receive \$15,725 p.a. paid monthly
- ✓ Your only outgoing is annual rental \$2,672 - \$668 per qtr
- ✓ You will receive your monthly income of \$1,310.41

## HOW GOOD IS THIS!

- ✓ You will not have to advertise for a tenant
- ✓ You will not have to worry about chasing the rent
- ✓ You will not have to worry about maintenance

Note: • The net return is 8.5% of the price paid for the property

- Not all property offered is at 8.5% net return.



# A great location

Koonwarra Beach Resort (formally Koonwarra Family Holiday Park) is located on the Cunninghame Arm of the Lakes, just 800 metres from the footbridge, which takes you across to the superb 90 Mile Beach. It's an easy stroll beside the picturesque lake to the shops, restaurants and many attractions.

Facilities include..

- Games Room
- Solar heated swimming pool
- Spa
- Play Ground
- BBQ Areas

## Koonwarra Beach Resort

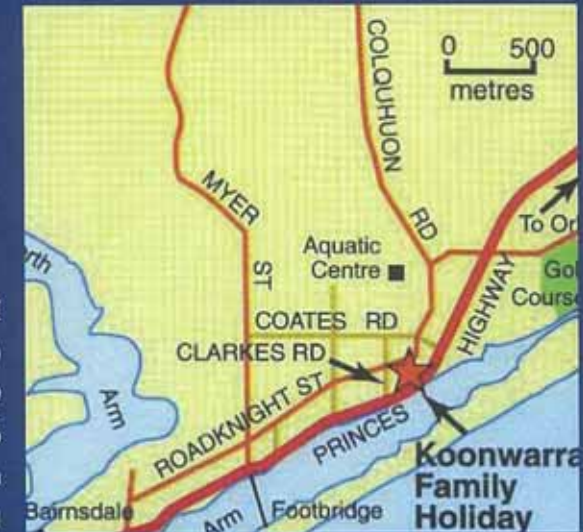
683-687 The Esplanade (Princes Highway)

Lakes Entrance, Victoria, 3909

Ph (03) 5155 1222 Fax (03) 5155 4196

manager@koonwarrapark.com.au

[www.koonwarrapark.com.au](http://www.koonwarrapark.com.au)





**SIMMS CORP**

**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: .....

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