



Frequently Asked Questions...

seachange 
Village Arundel

Active adult community for 50+

You'll love the way you live



Frequently asked questions

WHAT IS SEACHANGE GOLD COAST?

Seachange is a secure master-planned lifestyle community designed exclusively for over 50's living. Embracing the principles of Traditional Neighbourhood Design, Seachange reintroduces the timeless features of tree-lined pedestrianised boulevards, rear lane vehicle access to houses, pocket parks, open spaces and a town centre.

WHERE IS SEACHANGE GOLD COAST?

Seachange Gold Coast is located at 299 Napper Road Arundel, directly across the road from The Arundel Plaza and Medical Centre. With easy access to the M1 Motorway, travelling time between the Gold Coast and Brisbane is just 45 minutes by car or 50 minutes by train.

WHAT DOES SEACHANGE OFFER?

A unique, secure, low maintenance lifestyle located in the heart of the Gold Coast. A true community of like minded residents with facilities that are the envy of any five star resort and designed to nourish the mind, body and soul.

AM I ELIGIBLE TO PURCHASE AND LIVE AT SEACHANGE?

In summary, to purchase and live at Seachange, at least one of the residents must be over 50, you must be the owner of the home – no rentals, and children are not permitted to live in your home on a permanent basis.

DOES SEACHANGE OFFER SECURITY?

Yes. The resort is fitted with intercoms, discrete security cameras and security access to the main and other ancillary gates. Seachange homes are secure, combining intercoms, telephones and electronic remote control garages. The resort will be professionally managed, so your home will be safe whether you're at home or away travelling.

WHAT RECREATIONAL FACILITIES ARE PROVIDED?

The recreational facilities at Seachange are outstanding. The expansive and luxurious Country Club boasts an extensive range of sporting, active, passive and social facilities available to homeowners and their guests. From lawn bowls to watching a movie in the cinema, there's more here than you ever could have imagined.

IS THERE CONVENIENT SHOPPING AVAILABLE NEARBY?

Yes. Seachange is situated across the road from The Arundel Plaza which includes a Coles Supermarket, a range of specialty shops such as a butcher, hairdresser, news agency, etc, plus the Arundel Tavern. Also, just minutes drive away is Westfield Helensvale, Harbour Town Shopping Centre and Southport CBD.

ARE THERE MEDICAL FACILITIES AVAILABLE NEARBY?

Yes. Seachange is across the road from the Arundel Medical Centre, which comprises a medical clinic, dentist, pathologists, optometrists, natural health centre, chemist and even a vet for your pet.

IS THERE ANY PUBLIC TRANSPORT NEARBY?

Yes. A bus stop is located on the north western boundary of Seachange Village and Seachange will construct its own dedicated bus shelter close to the entrance on Napper Road. Helensvale Railway Station is 5 minutes drive away.

WHO IS RESPONSIBLE FOR THE MAINTENANCE OF GARDENS AND LAWNS?

Resort Management maintains lawns at the front of all homes. In addition, they will maintain the streetscapes, parks and Country Club to a resort quality standard. You are responsible for the maintenance of the side and rear areas of your home.

CAN FAMILY & FRIENDS STAY WITH ME?

Yes. This is your home and we encourage you to invite friends and family to share time with you at Seachange. For security purposes, we ask that you advise management of any extended visits. Whilst Seachange

is an over 50's resort, your children and grandchildren are welcome to visit, however they must be supervised at all times and cannot live with you on a permanent basis.

CAN I RENT AT SEACHANGE?

No. To ensure the integrity of our community, we only allow homes to be owner-occupied or family owned and occupied with approval from management.

WHAT TYPE OF CONTRACT DO I ENTER INTO WHEN I BUY A HOME?

There are two documents that you are required to sign. The first is a contract for the purchase of your home. The second is a Site Agreement that

provides you with a perpetual right to live on the site you have selected.

WHAT IS A SITE AGREEMENT?

A Site Agreement is similar to a 'lease in perpetuity' that provides you exclusive entitlement to occupy the land on which your house sits. In return, a weekly fee is payable by you to the Resort Manager. This fee covers Council Rates and taxes, maintenance of all common areas, the Country Club and all sports and recreational facilities. It also covers the cost of Resort Management personnel and security.

HOW SECURE IS MY SITE AGREEMENT?

Your agreement is supported by specific State Government legislation that is governed by the Queensland Office of Fair Trading, ensuring your tenure is never at risk.

IS IT TRUE THAT I MAY RECEIVE A GOVERNMENT REBATE ON MY WEEKLY SITE FEE?

Yes. If you are eligible for a pension or payments through Centrelink or Veterans Affairs you may be eligible for rental assistance on your site fees.



Lets get to the bottom line

DOES THE WEEKLY SITE FEE INCREASE?

Yes. The site fees are adjusted annually by CPI or by market review. The method of increase is clearly detailed in your Site Agreement.

HOW DO I PAY MY SITE FEES?

Fortnightly in advance by direct debit from your nominated bank account.

WHAT ABOUT OTHER COSTS?

You are responsible for normal services such as electricity, telephone, water, gas, home and contents insurance and pest control as well as any expenditure relating to the ongoing maintenance of your home.

DO I PAY STAMP DUTY WHEN I PURCHASE A HOME AT SEACHANGE?

No. Stamp Duty does not apply to homes at Seachange.

DO I RECEIVE A TITLE TO MY HOME?

Yes. We will provide you with a Certificate of Ownership.

WHAT IS THE QUALITY OF THE RESORT?

The Masterplan was created by Brian Toyota from ML Design who is regarded as one of the leading Masterplanners in Australia. Brian designed the Masterplans for Sanctuary Cove, Hope Island Resort, Salt and Casuarina. The Seachange Country Club will look and feel like a 5 star resort.

HOW LONG DOES IT TAKE FROM THE TIME I SELECT MY HOME UNTIL I CAN MOVE IN?

It takes approximately 18 weeks to complete your home. On occasions, there may be a few select homes ready to occupy immediately.

WHAT IS THE QUALITY AND GUARANTEE ON MY HOME?

The homes are of the highest quality and designed by award winning architects and interior designers from ML Design. Your home is covered by a 6 year structural warranty as well as a 3 month general defects and maintenance period.

ARE THE HOMES 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 have a 12 monthly termite inspection.

CAN I SELL MY HOME?

Yes, at anytime. Either we can assist you in selling your home or you can appoint an external selling agent. The home must however be sold only to a purchaser who is over 50.

ARE THERE ANY EXIT FEES WHEN I SELL MY HOME?

No. All capital gains are 100% yours to keep. Unlike many other similar resorts, there are no deferred management fees or exit fees.

CAN I INCLUDE MY HOME IN MY WILL?

Yes. Your home forms part of your estate assets. Your beneficiaries can sell the home anytime and all capital gains and profit belong to your beneficiaries. There are no exit fees or other hidden costs.



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