



DALYELLUP
LIFESTYLE VILLAGE



Love the lifestyle? Now you can live it.



Imagine...

...waking up amongst the trees to the sounds of birds – right on your doorstep. Welcome to Dalyellup Lifestyle Village, where a new way of life awaits. Make new friends within a secure community, enjoy a hub of activity or simply embrace the laid-back country lifestyle.



The Village

Picture a scenic place where beautiful beaches, wineries and walking trails are just a stone's throw away. Imagine coming home to your own private sanctuary, situated in one of Australia's most diverse locations, surrounded by natural attractions and activities.

There's nowhere in the world quite like the South West.

Just two hours' south of Perth, the South West Region is renowned for its world-class restaurants, picturesque beaches, towering forests, friendly locals, and above all, its laid-back persona. The relaxed lifestyle is second to none.

That's why we have built Dalyellup Lifestyle Village in the heart of this idyllic location. It's perfect for easing you through the transition from a busy working life to a leisurely retirement.

Dalyellup Lifestyle Village hosts 123 homes that will enable semi-retired and retired people to live in a friendly, secure community. With a close by shopping centre, beaches, hospital and town centre, our village is in a great location.



Dalyellup has the lifestyle,
you just needed a village.



The Lifestyle

Experience a truly extraordinary environment, where the possibilities are endless: learn to produce your own wines and beers, or just enjoy fresh eggs and veggies from your very own garden.

If you're a foodie, this village lifestyle is perfectly suited to you - be a part of the Virgin Olive Crush when the season arrives. There really is nothing like being involved in the whole food cycle from farm to table, cooked in a chef standard kitchen all within the village grounds.

Develop your barista skills at the Clubhouse. You can discover new roasting and grinding techniques to ensure you'll enjoy the perfect cuppa every morning.

Looking for a more active lifestyle? The village offers the convenience of all services and amenities close by, so you can walk, ride, sail, swim, golf or just pack up and go away on an extended vacation, at your leisure.

Plus electric bikes are provided for your use to go to town to pick up the paper or get your morning coffee.

Enjoy the serenity set amongst the countryside with a picturesque stream flowing half of the year, balanced with the hive of activity of the village.

This village is perfect for those who want to experience a lifestyle that is truly unique.



Dalyellup beach just 6 minutes from the village.

Experience a lifestyle that is truly unique.





The Clubhouse

The Clubhouse is this micro-climate of all that the region has to offer and forms the heart of our village.

Head to our Clubhouse to join the daily hive of activity.

Here are some of the unique experiences you'll be able to enjoy...

- Swim in the indoor heated pool.
- Keep active in the Large gym.
- Crush your own grapes for next year's vintage picked from a local vineyard.
- Brew your own beer in our microbrewery, and pour it on tap at your bar.
- Crush your own olives.
- Grow your own veggies.
- Workshop with woodworking/ metalworking.
- Collect the eggs in the morning from our village chickens.
- Make you own Coffee on the Coffee Machine.
- Functions for your next significant birthday.
- Collect the eggs in the morning from our village chickens
- Coffee Machines .
- Swim in the indoor heated pool
- Large gym.
- Functions for your next significant birthday.





The Location

Dalyellup Lifestyle Village is located on the doorstep of some of the South West's finest spots, and only 13 minutes from the Bunbury Town Centre. You'll be surrounded by world-class wineries, eateries, immaculate beaches, parks, galleries, lush vineyards and so much more.



You'll Love it

Make everyday a holiday with your own sanctuary close to some of WA's most beautiful beaches, cycle trails, walks, boat ramps, wineries and some of the best restaurants in the southwest.

- You'll be popular with family and friends who are always welcome - just 2 hours drive from Perth.
- Enjoy a new luxury lifestyle, with activities and new friends in a secure community.
- Want to relax? No problems, enjoy the serenity.
- You'll be metres from our Clubhouse which is a hive of activity.
- Free up cash and time by downsizing.
- Enjoy peace-of-mind within a likeminded community. Whether you're on your own or in a couple, you'll be joining a welcoming community.
- With less maintenance, you can enjoy the lifestyle you deserve.
- With an onsite Village Management Team you can relax knowing the village runs smoothly and is well maintained so your life gets a little easier.



Enjoy the lifestyle you deserve.

What's Next?

Retirement is old school, that's why we've developed Dalyellup Lifestyle Village. This unique village (with only 123 homes) focuses on providing you with a higher standard of living. Building upon our successful village in Margaret River, we are looking forward to bringing the same

high-quality lifestyle to the Bunbury area. Get in touch with our friendly and knowledgeable Sales Team and find out how you can join this small community for over 55's. We all love the South West lifestyle. Now you can live it.





9 Simple Steps

to owning a new Dalyellup Lifestyle Village home



Call

Call or pop into the Village to see what the Village has to offer, and help us understand if this is what you are looking for



Choose

You can choose the site and the home design you like from the display homes we have available in our first stage. You can then secure your home and site for \$500, which is fully refundable.



Commit

Time to clean up your house and get it on the market. This is not as daunting as you think and we can help to make sure you get the best possible agents in your area so they are working for you.



Confirm

Now it's time to select colours and make any variations to your home design. A confirmation deposit of \$7000 is paid and the building cycle begins. At this point the deposit is nonrefundable because our design team has started work on your plans. Total deposit is now \$7,500.



Sign

Time to sign! Once the design team has drawn up your home, you can come in and check that we have completed the design as you planned. If you are happy, you sign the building contract.



Meet

Next step is to meet the manager! This is where you get to ask the Village Manager any questions you have about the village, the contracts or anything you wish, so when you move in, your transition can be as smooth as possible.



Fast Track

If you have 50% of the value of your new home available you can get the build started now and pay the balance on completion or at settlement of your existing home.



Settlement

Time to sign the lease and transfer the balance of funds



Move in

We know this can be an exciting and stressful time, so even though you will have to do the moving we will be there to help with your transition to the Village.

Weekly Fee Information

Your weekly fee gives you access to all the Village amenities, as well as:

- All local government rates and taxes
- Water rates
- Household rubbish removal
- Upkeep of roads, signage and street lighting
- Maintenance of front yard reticulation
- Front garden maintenance, streetscape lawn mowing, Village landscaping and garden maintenance
- All common area garden and facilities
- Year round use of all the facilities
- Outdoor gas BBQ and picnic areas
- Clubhouse Wi-Fi
- Security – monitored gate and caravan parking area
- Closed circuit TV from your home to the front gate for after hours access
- Secured mail box
- Village bus
- Use of Village electric bike for access to town



Frequently Asked Questions

Do I have to be retired?

A Lifestyle Village has a lot younger age group living there; so on average about 30% of people living in our Village will be still working at some capacity. We have designed the Village so a number of the homes suit those who would like to have a holiday house in Dalyellup, with the added advantage of a 5-Star Clubhouse to come to, rather than an empty house on a block out of town with a list of jobs to work through before you can start enjoying Dalyellup.

Do I own my own home?

Yes you do. Whether it's a new, display or established home you still own it.

Do I own the land?

You have a 60 year lease on the land. The real advantage is that you don't have the initial expense and purchase of the land.

Also as this is a lease, the Government doesn't charge you Stamp Duty and you'll receive a rent rebate if you are a pensioner.

Do I pay body corporate fees?

No you don't. We look after all the maintenance of the Clubhouse Village grounds and your front verge as part of your weekly rent.

Do I pay council rates?

No you don't, the council rates and rubbish removal are catered for in your weekly site fee.

Can I get federal government rent assistance on the age pension?

Depending on your personal financial circumstances, you may be eligible for Federal Government Rental Assistance to reduce the site fee. You will need to contact Centrelink or Veterans Affairs to find out what you are entitled to receive.

Are there other buying costs?

No.

What does the rent for the site cover and how much is it?

The Rent gives you the right to occupy the land where your home is situated for up to 60 years, and is used to pay the costs of running the community including the following:

- On-site Village Management team;
- Council and Water Rates.
- Maintenance of common garden areas and your front garden;
- Maintenance and running costs of the Clubhouse and other common facilities.

Under the agreement with MRLV, the weekly site fee is payable by direct debit each fortnight. The site fee is reviewed on 1 July each year and any increases are capped at CPI or 3.5% – whichever is greater.

Can I have a pet?

Yes you can – we understand how important the family pet is, as long as your pet is well behaved and not a nuisance to you or others.

What is the surrender fee about?

To help keep the home purchase price at an affordable level, Dalyellup Lifestyle Village recovers part of its costs for developing, running and maintaining the community when you sell your home. This payment is known as the Surrender Fee and is a scaled percentage, depending on how long you have been in the community. Your Surrender fee will be 4% par annum for the first 4 years and is capped at 16% after four years, and payment isn't due until you sell your home in the Village. This is a lot less than you would pay in a standard retirement village.

Do you have storage for my caravan?

Yes. We have a hardstand storage area within the Village with power and water to fill you van or boat and wash down after the holiday.

This is a limited space so please check with either the sales consultant or the Village Manager.

Are there any body corporate fees?

No



What happens if i don't like it?

If your situation should change within the first 12 months and you decide you would like to move out of Dalyellup Lifestyle Village, we will waive you first year Surrender Fee.

Where can I find more information?

To see the full range of Frequently Asked Questions, please visit dalv.com.au and download the Dalyellup Lifestyle Villages FAQs.

For further information, feel free to contact Adan on 0418 940 450.

Who maintains the home?

The home owner

Who is the Builder?

Building Development Group Construction

Do I pay water rates?

No, water rates is included in the weekly fee

Who pays for the Utilities?

The home owner

Who maintains the front gardens?

Dalyellup Lifestyle Village

Who maintains the facilities?

Dalyellup Lifestyle Village

How long does it take to build my home?

This can vary. It can depend on the weather, materials etc.

How do I sell my home?

Dalyellup Lifestyle Village at 1.25% or you can use an outside agent

Is my house a willable asset?

Yes, you can leave the details in your will.

Does the price of rent increase?

Yes, CPI or 3.5%, whichever is greater

Do I need home insurance?

Yes, you will need building and contents insurance.

The site fees are currently:

Personal Financial Circumstance	Weekly Site Fee
Single person on the age pension (after rental assistance rebate)	\$103.19 (\$212.89 less \$109.70 Rent Assistance rebate)
Couple on the age pension (after rental assistance rebate)	\$128.54 (\$231.94 less \$103.40 Rent Assistance rebate)
Single self funded retiree & those still working full time	\$212.89
Couple self funded retirees & those still working full time	\$231.94

Please Note:

The above table is provided as a guide only. Centrelink reviews the Age Pension and Rent Assistance on 20 March and 20 September each year.

This information was obtained from Centrelink on 1 July 2023. For more information please call Centrelink on 13 23 00 or visit their website.

Information correct as at 1 July 2026.



DALYELLUP LIFESTYLE VILLAGE

For over 55's

It's just the beginning.

**Discover a new way of living,
call Adan 0418 940 450 or Lyn 0403 188 114**

or visit: dalyelluplifestylevillage.com.au