



BELVEDERE
CARAVAN PARK
in the heart of Mandurah

Information

PARK HOME LIVING



START LIVING
Your Dream
TODAY



WELCOME TO BELVEDERE CARAVAN PARK

Do you love boating, fishing & crabbing?

Belvedere Caravan Park is located in heart of the beautiful seaside town of Mandurah. We are next door to a shopping centre, a short stroll from pristine beaches, and a few minutes from the award-winning Oceanside marina offering an array of eateries and shopping opportunities. We also within walking distance to the Mandurah foreshore precinct, which is a great place to have lunch with the pelicans, and meet the dolphins, or grab a coffee and have a chat. A short drive away is the newly renovated Mandurah Forum with a vast range of speciality stores and mega stores including Kmart, David Jones and Big W.

Belvedere Caravan Park is minutes from the Mandurah waterways and canals which are filled with an abundance of birdlife and marine life. They offer great fishing and crabbing opportunities in and around Mandurah. The Belvedere Caravan Park has a bus service located at its door and the Mandurah train line is a short drive away, and can have you in Perth in under an hour.

How it WORKS

1 You purchase and own the house but not the land it sits on.

This process is regulated by the Residential Parks (Long Stay Tenants) Act 2005.

2 Once you purchase your home, you pay weekly site rent.

3 The rent covers the cost of:

- All Local government rates and taxes
- Water rates
- Household rubbish removal (not bulk items)
- Greenwaste collections (fortnightly)
- Upkeep and maintenance of the common areas and facilities within the Caravan Park.
- Year round use of the Caravan Park facilities
- Provision of your own secure mailbox

The site fee is paid fortnightly by direct debit from your bank account so you don't need to worry about it.



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*feels like
a permanent
Holiday
Lifestyle*

Why choose BELVEDERE CARAVAN PARK




DOWNSIZE YOUR HOME AND UPSCALE YOUR LIFESTYLE

Do you want to spend less time maintaining and cleaning your home? Do you want to spend more time enjoying your life?

Park Living at Belvedere Caravan Park allows you to live in on an easy-care site, with little maintenance and cleaning, so you can spend more time doing the things you love.

LIVE CLOSE TO EVERYTHING YOU NEED

Belvedere Caravan Park is conveniently located, right in the heart of Mandurah. Just a quick walk to the local IGA, Pharmacy, Newsagency and take away shops. 

Take a lovely stroll to the Beach or the beautiful foreshore and explore what Mandurah has to offer.





*the
Best
to is yet
Come*

Financial Freedom

HOW IT WORKS

THE FINANCIAL ADVANTAGE OF PARK HOME LIVING

We have compared the financial outcomes of buying a new home in the suburbs versus Park Home Living at Belvedere Caravan Park.

Speak to our Belvedere Team to find out more about how this works.

The Government may pay rental assistance to a home owner who is in receipt of a Government pension.



FINANCIAL FREEDOM	BUY A HOME IN THE SUBURBS	BUY A PARK HOME AT BELVEDERE
Sell your existing home	450,000	450,000
Cost of new home	450,000	120,000
Stamp Duty Paid*	-15,390	0
Settlement Costs	-1,500	0
Total Cost	466,890	120,000
Money Left Over	-16,890	330,000
Interest on Money Left Over @ 3%	-506	9,900
Maintenance and Repairs	Likely	Unlikely
Rate / Taxes Per Annum**	-4,000	0
Cost of Weekly Rent***	0	-10,400
Government Rental Assistance****	0	3,550.80
Bottom Line (p.a)	-21,396	3,050.80

* Stamp duty rates applicable in Western Australia.

** Estimated rates and taxes living in the suburbs.

*** Cost of weekly outgoing (per annum) based on \$200 weekly rent.

**** Centrelink Rebate Assistance available to those who qualify based on 2019 Centrelink rebate for single person subsidy.



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WHAT IS THE LEASE?

The lease is called a Periodic Site Only Agreement. The Agreement sets out the obligations on both you as the resident and us as the owner/ operator. The main purpose of the Agreement is to ensure the Caravan Park remains functional, viable and harmonious.

As our Agreement is periodic in nature, it does not specify the period of time (or term) for the lease. It is a periodic lease with no fixed term. The detail of the periodic lease is set out within the lease itself, and you are welcome to obtain a copy of the lease so you can understand the lease before signing any agreements.

ARE THERE ANY ENTRY, EXIT FEES?

Unlike most lifestyle and retirement Caravan Parks, as we do not impose substantial exit fees or entry fees. Any capital gains achieved are yours to keep.

ARE THERE ANY OTHER FEES?

When you chose park home living at Belvedere Caravan Park you will save on water rates, shire rates and much of your household maintenance and cleaning costs.

Other costs that will apply in addition to rent are:

Electricity: This is charged based on consumption from a meter. It is charged fortnightly when your meter is read.

Insurance: A certificate of currency is required annually for Home and Contents along with Public Liability Insurance (\$20 million).

Application Fee: At Belvedere Caravan Park we want to ensure quality residents, and quality neighbours. We select our residents based on their application, as we need to ensure they are the perfect fit for our park and community. We therefore ask all of our residents to undergo a screening and selection process. Our application process attracts a \$200 administration fee.

WHAT ABOUT THE GARDENS?

The communal gardens are maintained by Caravan Park management however you are responsible for maintaining your own garden. Residents are also more than welcome to call in outside contractors to assist with gardening.

Frequently ASKED QUESTIONS

CAN I HAVE VISITORS?

Yes, you can have visitors and they can stay with you provided the rules contained in the agreement are followed.

ARE SINGLES WELCOME?

Of course, they are! We have many single residents in our Caravan Park and they have embraced the community nature of the Caravan Park.

ARE CHILDREN PERMITTED AT THE CARAVAN PARK?

The lifestyle section of our Caravan Park is designed for over 55s who do not have children permanently living with them. Children are certainly welcome as visitors.

WHAT FACILITIES DOES THE CARAVAN PARK OFFER?

We offer:

- BBQ facilities.
- Shaded Playground Area.
- Low cost WI-FI

ARE PETS WELCOME?

Yes, pets are welcome provided they are approved by management.

WILL SITE FEES INCREASE?

Yes, the site fees are reviewed in May every year. The Agreement permits the site fees to increase by 4% per year.



let the
Adventure
begin



START LIVING YOUR
DREAM TODAY!



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