

GRUPIE LOT ELIGIBILITY

CURRENT AS AT MARCH 2022

The dwellings on Groupie lots are designed to be a very sustainable small home with low ongoing living costs, suitable for someone with a lower asset base or income. They feature the same high standard of building quality and sustainability as houses throughout the Ecovillage and will have access to all of the benefits of Ecovillage life, including connection to the community microgrid and battery bank and dedicated food growing areas in the adjacent community gardens.

Groupie homes are limited to a 100sqm total floor plan (including ground and upper floors) due to roof / water tank capacity and have a maximum permanent occupancy of 1-3 people. These provisions are detailed in the Augusta-Margaret River Shire Scheme.

Our intention when including these smaller lots in the Ecovillage Master Plan was to provide lot diversity and create opportunities for people who might otherwise miss out on being a part of the Ecovillage. To that end, we have created five Groupie lots in each cluster, of which one lot in each cluster is a potential investment property, to ensure that some small and affordable rental opportunities are available.

To be eligible to purchase a Groupie lot, you must be able to answer “yes” to the following questions (in your purchaser category).

A: OWNER/OCCUPIER:

1. I don't currently own a property OR I am selling my existing home to buy into the Ecovillage.
2. I plan to live permanently in my Ecovillage home.
3. My household income is within the allowed limits of less than \$125,000 (singles) or \$155,000 (couples / families).
4. My household *assets are valued under the allowed limit of \$550,000 (singles) or \$650,000 (couples / families and over 55's).

B: INVESTOR

1. I do not plan to live in my Ecovillage investment house.
2. I will commence building within 12 months and offer the home for long term (min. 12 months) rental within 24 months of settlement.

*Assets can include:

- Money lodged with a financial institution
- Real estate, such as vacant land
- Shares, bonds and investments
- Household and personal effects
- Cars, boats and motorhomes
- Superannuation
- Overseas assets converted to Australian dollars

If you do not strictly fit our eligibility requirements but feel that extenuating personal or financial circumstances mean that you are a suitable candidate for a Groupie lot, please contact us. We reserve the right to decide eligibility for Groupie lots on a case-by-case basis.