



## Buying an existing home or share in a syndicated home

The advantages of buying a ready-built home or share in an existing home on The Sanctuary are:

- Immediate access to a home without the inconvenience and lead time of building from scratch
- Prime siting in perceived 'best' locations
- Established staff and facilities
- Damage to surrounding areas is generally recovered, and trees and surrounding bush is established.

At any one time there are various purchase options for prospective buyers wishing either to own a home on their own or to acquire a share in a syndicated home.

Sole ownership of homes on The Sanctuary is the exception to the norm as the cost and responsibility of running a property alone is high. This being said some personalities are better suited to sole ownership due to the restrictions to the use of syndicated homes and the perceived impersonal character of homes used by multiple owners who are often strangers to each other.

Syndicated ownership is the most common form of investment in The Sanctuary and the market in shares is buoyant with various options for interested buyers. The optimal syndicate size is 6 shareholders as this allows regular access to the shareholders and also a sense of ownership, which is often lost when there are too many shareholders.

The advantages of syndicated ownership are:

- Affordable entry level cost of investment
- Affordable operational costs shared among multiple owners
- Maintenance, renovation, repair and replacement costs shared among multiple owners
- Sharing of responsibilities for upkeep and maintenance among multiple stakeholders
- Regular use of homes by various stakeholders keeps staff occupied and 'on the ball' and facilities in regular use, thereby justifying their expense.
- Perceived less risk of investment failure