

Questions and answers

WHAT IS DE VERE FRACTIONAL OWNERSHIP?

Fractional ownership by De Vere allows you to enjoy all the benefits of a luxury holiday home, but with just a quarter of the running costs you might expect with outright ownership.

You have the benefits of an additional home for holidays and leisure, without the burden of managing or maintaining the property when you are not in residence. The apartments are available for 12 weeks use each year and benefit from a dedicated concierge service, and daily maid service.

WHAT KIND OF OWNERSHIP IS BEING OFFERED?

Fractional ownership is offered as a right-to-use agreement, over a long lease period. The lease expires in 2103.

HOW DOES IT WORK?

A De Vere fractional share comprises 12 weeks in each calendar year. The weeks are not taken consecutively: instead you can choose to use your residence at different times of year, to make the most of the varying seasons. Within your weeks you can enjoy short breaks and longer holidays, rent out your apartment, or lend it to friends or family.

In each year of ownership, you will be able to choose specific weeks in each of three seasons: gold, silver and bronze. The gold season covers peak holiday periods, silver is perfect for golf, and bronze weeks are ideal for unwinding before and after the festive season. Each occupancy week begins on a Friday.

You can use the apartment for up to 4 gold season weeks each year, plus 6 in the silver season and 2 in the bronze season. Within each season, you will have first, second, third or fourth choice of the weeks available. The order of precedence is allocated according to a rotating calendar (Tables 1 and 2 on page 54) and choices must be made within a specified time limit.

A full explanation of the fractional plan rules is available as a separate document.

WHAT IS THE ADVANTAGE OF THE CONCIERGE SERVICE?

The service is designed to ensure you enjoy your stay from the moment you arrive. For example, concierge staff will make sure that your favourite flowers and champagne are waiting for you, and can also book restaurant tables and theatre tickets on your behalf.

IS THERE A MAINTENANCE FEE?

Yes, the annual fractional ownership maintenance fee covers council tax, water rates, insurance, housekeeping, landscaping and upkeep. A proportion of the fee is allocated to long term maintenance and refurbishment of the properties. Electricity and phone charges are not included, and are charged to your account.

WHO MANAGES THE FRACTIONAL OWNERSHIP SCHEME?

The management, time allocation and day-to-day running of the Colquhoun Mansion House are the responsibility of De Vere Resort Ownership, a company with three further resorts, and extensive experience of operating holiday ownership properties to five star standards.

IS FINANCE AVAILABLE?

Yes, a range of payment programmes is available. Please ask for details.

WHY BUY FROM DE VERE?

The Colquhoun Mansion House and The Carrick at Cameron House are premium developments backed by the experience and resources of De Vere Group, one of the UK's most prestigious hotel and leisure groups. We anticipate that in the future very few new properties will become available in this lochside area of the Loch Lomond and Trossachs National Park, and even fewer that combine such high standards of accommodation with five star resort facilities.

HOW CAN I MAKE THE MOST OF THE RESORT?

Your fractional ownership also entitles you to residential membership of the Leisure Club at Cameron House, Clubhouse membership at The Carrick Country Club and Spa, and privileged golf membership of The Carrick on Loch Lomond. When you become a fractional owner your golf /spa joining fee is waived and you will be entitled to golf/spa membership at half the usual subscription rates. You may also nominate one other person to receive the same membership privileges.

You will have access to all the leisure facilities of the resort, including a choice of dining options in The Carrick Country Club and Spa and the facilities of our five star resort hotel, De Vere Cameron House.

Your friends, family and other guests are also welcome to use the resort and hotel facilities, including the Leisure Club, throughout their stay.

CAN I RESERVE MY OCCUPANCY IN ADVANCE?

You may reserve your residence as early as 12 months in advance, and as late as 14 days before your arrival. To ensure your preferred choice of dates, we recommend that you reserve your time as early as possible.

HOW WOULD I ARRANGE TO RENT OUT MY FRACTIONAL TIME?

You can make the arrangements yourself, or we can rent it out on your behalf. Our professional marketing programme makes use of client contacts throughout De Vere Resort Ownership and the wider De Vere network. A commission is payable for this service.

CAN I EXCHANGE MY TIME FOR ANOTHER LOCATION?

Yes, fractional owners can exchange time for holidays at selected De Vere locations.

CAN AN INDIVIDUAL OR FAMILY OWN MORE THAN ONE FRACTIONAL SHARE?

No. The development is within a National Park, and subject to strict planning restrictions. Occupancy is restricted to 12 weeks per annum, with a maximum consecutive occupancy of one month.

WHAT IF I WANT TO SELL MY FRACTIONAL SHARE?

You are free to sell your share independently, and we also offer a sales service in association with Savills, one of the country's leading estate agents.