

# C A Brown Retirement Village

**Situated in Booragul, this village is set amongst gardens and is situated walking distance to the nearby shores of Lake Macquarie. The village is close to Toronto centre and hospital, plus train and bus transport are just minutes away.**

C A Brown Retirement Village consists of 2 bedroom villas, 40 duplex style villas in total all with individual garages and a community room. A shopping bus is provided on a weekly basis and residents are able to organise their own activities such as luncheons, bus trips, games and many other social activities. Retirement Village residents hold regular meetings to discuss relevant topics.

Your lifestyle and independence matter. So why not enjoy the freedom of retirement living in a caring community at C A Brown Retirement Village. Our villages are a place to relax, where the yard work and maintenance is done for you. They offer the opportunity to socialise and form new friendships with people just like you, you can be as involved as you want to be, or not at all.

## Village features

- Communal room
- Maintained gardens
- Bus outings
- Chaplaincy and Pastoral Care – Chapel onsite
- Emergency Call System

## Additional Services \* costs associated

- HomeLife – Home Care Packages
- HomeLife – Day Support Programme

## Our 2 Bedroom villas feature:

- Kitchen, stove & rangehood
- Living Room
- Master bedroom with robe
- 2nd bedroom / study
- Combined bathroom with shower and toilet
- Separate laundry with second toilet
- Air conditioning
- Courtyard
- Lock up garage

**Call 1800 733 553 to book a tour**

## Villa pricing

As retirement living offers unique benefits, the pricing structure differs from purchasing a standard home. Village pricing and fees are made up of the following:

### Initial Purchase Price ranges:

\$585,000 to \$625,000

### Village Fees

\$300.72 per fortnight (single)  
\$350.84 per fortnight (couple)

### Exit Fee

You will be required to pay a departure (exit) fee when you leave this village. This will be 6%p.a. of the ingoing contribution for 5 years capped at 30%.

Information about the services and facilities provided in the village is correct at the time of printing but may change as the needs of residents change. Items such as furniture depicted in these images are not provided by Anglican Care.



# Frequently Asked Questions

## **What is the first step?**

Deciding to move into a retirement village is a major step. It is not only a lifestyle choice but an important financial decision. Our Customer Support Team are here to help you with each step in this process. After your initial enquiry, we will send our Information and Application pack. Once completed and returned, your details will be included on our Wait List for the Village(s) of your choice. We will keep in contact as units become available. There is no cost or obligation to stay on this Wait List.

## **What information will I receive to help me make this decision?**

The General Enquiry Document is required to be provided within 14 days of making an enquiry. This document will include general information about the Village including the types of dwellings, services and facilities available and costs involved.

When you have decided on the Village that you would like to secure a unit, we will provide the Disclosure Statement. This Statement contains more detailed information including the fees and charges specific to the unit you are interested in securing. This Statement will also be provided at least 14 days before you sign the Retirement Living Resident Occupancy Agreement.

Our Customer Support Team and Retirement Living Coordinator are here to help with any information you may need. The Department of Fair Trading is also a useful resource. They can be contacted on 133 220 or at [www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au).

## **How long will I wait for a unit to become available?**

Waiting times can vary and we cannot guarantee the length of waiting time. In our experience, people often plan ahead and place their name on a Wait List before they are ready to move. Planning for the future can help you to feel more prepared when the time is right to downsize and enjoy the peace of mind and security that Retirement Living has to offer.

## **What is the procedure when I am offered a unit?**

We will invite you to inspect the unit which is available. We will provide you with the Disclosure Statement and explain all information, including costs, regarding the unit being offered to you.

If you wish to accept our offer, we require a deposit that represents 10% of the full Ingoing Contribution that will be payable. This 10% deposit will hold your unit for a 3 month period. If you are unable to sell your home within this period of time, we can consider an extension to this 3 month period, if both parties agree. If you decide not to proceed with moving into this unit, the deposit will be fully refunded.

## **Can I bring my pet?**

Unfortunately, pets are not permitted in our Retirement Living units and villages.

## **Can visitors stay overnight?**

You are welcome to have daily visitors and short stay guests at any time. We consider a short stay guest may stay overnight for a period not exceeding two weeks at a time, and no more than four weeks over a 12 month period.

## **Can I look after my own garden?**

Residents are welcome to tend to a garden area. However, please note that some conditions and restrictions may apply in gardens and outdoor spaces that are communal areas.