



BRINDABELLA COURT

DOWNER • ACT

General Enquiry Document

Under the *Retirement Villages Act 2012*, this document is required to be given to all prospective Residents who express an interest in this Community.

This document is a general document and provides a brief explanation of matters. If you are interested in a particular unit within the Community, please request a Disclosure Statement which will provide you with specific information relevant to the unit in which you are interested.

THE RESIDENTIAL PREMISES, SERVICES AND FACILITIES OF THE VILLAGE

Residential Premises:

Brindabella Court is located at **59 Melba Street, Downer ACT 2602** and has 26 Self Contained Independent Living Villas in the Village, comprising:

- Four one-bedroom villas
- One one-bedroom plus sunroom villa
- 21 two-bedroom villas

Services:

The Operator provides, or makes available, the following general services to all Residents of the Community:

- Annual auditing of the accounts of the Community
- Cleaning and maintenance of common areas and facilities
- Insurance of the Community to full replacement value
- Maintenance and care of common area lawns and gardens
- Management and administration services
- Payment of all rates, taxes and charges, including charges for gas, water and electricity relating to common areas and facilities
- Public Liability Insurance Cover to the value of \$20 million.

Facilities:

Brindabella Court offers a Community Centre, an outdoor barbeque area and a Village bus.

RETIREMENT VILLAGE vs RESIDENTIAL AGED CARE FACILITY

Retirement Villages are residential, multi-unit complexes designed for people aged 55 years or older that also offer a range of health, leisure and support services. The majority of Villages are “campus style” with single level or low-rise villas occupying landscaped grounds. They may include recreational facilities and rooms for visiting doctors or allied health professionals. Some Retirement Villages are on the same site as Residential Aged Care Facilities.

Retirement Village Residents can generally live independently. However, Villages are designed for older people so they include accessibility features such as gentle slopes, grab rails in bathrooms (where requested) and emergency call buttons. Some Retirement Villages have additional assistance through paid help (eg. a cleaner) or Community Care Packages.

Residential Aged Care Facilities offer supported living for older Australians who need daily personal assistance and cannot live alone. The services provided by Residential Aged Care Facilities include general laundry and cleaning services, provision of meals, assistance with personal care and the taking of medication.

Entry into a Residential Aged Care Facility is restricted according to need. In order to move into a facility, you must be assessed by a Government-appointed Aged Care Assessment Team and judged as requiring personal assistance. The Aged Care Assessment Team will consider your ability to undertake day to day living activities and medical needs.

The payment structure for Residential Aged Care is totally different to Retirement Villages. Accommodation services in, and payment structures for, Residential Aged Care is regulated by the Commonwealth Government.

Retirement Villages are regulated by State and Territory Legislation, and entry to them is fully funded by the Residents.

**Brindabella Court is a Retirement Village, not a Residential Aged Care Facility.
The Operator does not operate a Residential Aged Care Facility.**

DEPARTURE FEES

A departure fee payable to the Operator is calculated on the **Ingoing Contribution** of the outgoing Resident. This fee is **calculated on a daily basis** to a **maximum of 30%** after five years of occupancy, as follows:

- **Year 1** **10%**
- **Year 2** **5%**
- **Year 3** **5%**
- **Year 4** **5%**
- **Year 5** **5%**

While departure fees are payable, a Resident also shares with the Operator in any capital gain on their unit. A capital gain occurs where the next Resident of a unit pays a higher Ingoing Contribution than the former Resident of that unit. Any capital gain is shared as follows:

- The former resident receives 70%
- The Operator receives 30%

Former Residents **do NOT share any capital loss** (that is, if the incoming Resident pays a lower Ingoing Contribution than the former Resident).

For further information, please contact:

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