Cooee Lodge Retirement Village

Information Package

SELF CARE VILLA UNITS

For further information please contact:

Annette Chandler
Manager Aged Care Services
Cooee Lodge Retirement Village
Office – off Cooee Drive
GILGANDRA NSW 2827

Phone: 68178744
Fax: 68472854
Email: agedcare@gilgandra.nsw.gov.au
Website: www.gilgandra.nsw.gov.au

GENERAL INFORMATION

Cooee Lodge Retirement Village has a combination of 1, 2 and 3 bedroom style units with prices ranging from $140,000.00 to $250,000.00, based on current valuation.

There are also six Legacy units within the Village which are managed by Cooee Lodge Retirement Village.

There are generally five (5) different types of contractual arrangements that are offered by Village operators. Cooee Lodge Retirement Village Villa Units operate under a licence agreement and the Legacy Units operate under a rental arrangement.

On “purchasing” a unit, a Residence and Service Contract (based on a model produced by the Aged & Community Services Association of NSW & ACT) will be completed. The contract will be signed by the resident and Council and becomes the licence agreement.

A licence agreement grants you the right to occupy the premises. The resident does not own the premises nor do they have a legal interest in it. Further information regarding a licence agreement can be obtained form the Department of Fair Trading or Cooee Lodge Retirement Village.

An initial deposit of 5% of the total cost of the unit would be required to secure any one of the units with the balance payable on occupation.

A condition report on the unit will be completed by Cooee Lodge Administration staff in conjunction with the resident in the first week of occupancy.

If a resident moves from a Self Care Villa Unit to the Cooee Lodge Hostel, the balance payable on exit may be transferred as part of the accommodation bond payment to the Hostel. This will be determined on a case by case basis.

Additional Expenses/Fees

Maintenance Fee

Residents are charged a weekly maintenance fee based on 25% of the basic single aged pension (excluding supplement) with increases twice per year in line with CPI increases.

The maintenance fees cover Council rates (water, sewerage and garbage), building maintenance internal and external (but excluding repairs to personal property of the resident), maintenance of lawns and gardens and insurance on the building (not contents).

Insurance

It is the responsibility of residents to insure the contents of their units. Contents insurance is not compulsory however it should be noted that most Contents Insurance policies also cover personal liability up to an amount of $20 million and it is recommended that Residents obtain this insurance to cover the legal liability of you or your family for:

- death or bodily injury to someone else, or
- loss or damage to someone else's property

in an incident that takes place in your home.

Utilities

Residents are responsible for the cost of electricity, gas (if applicable) and phone usage and must liaise with providers for connection of these services.

Living Expenses

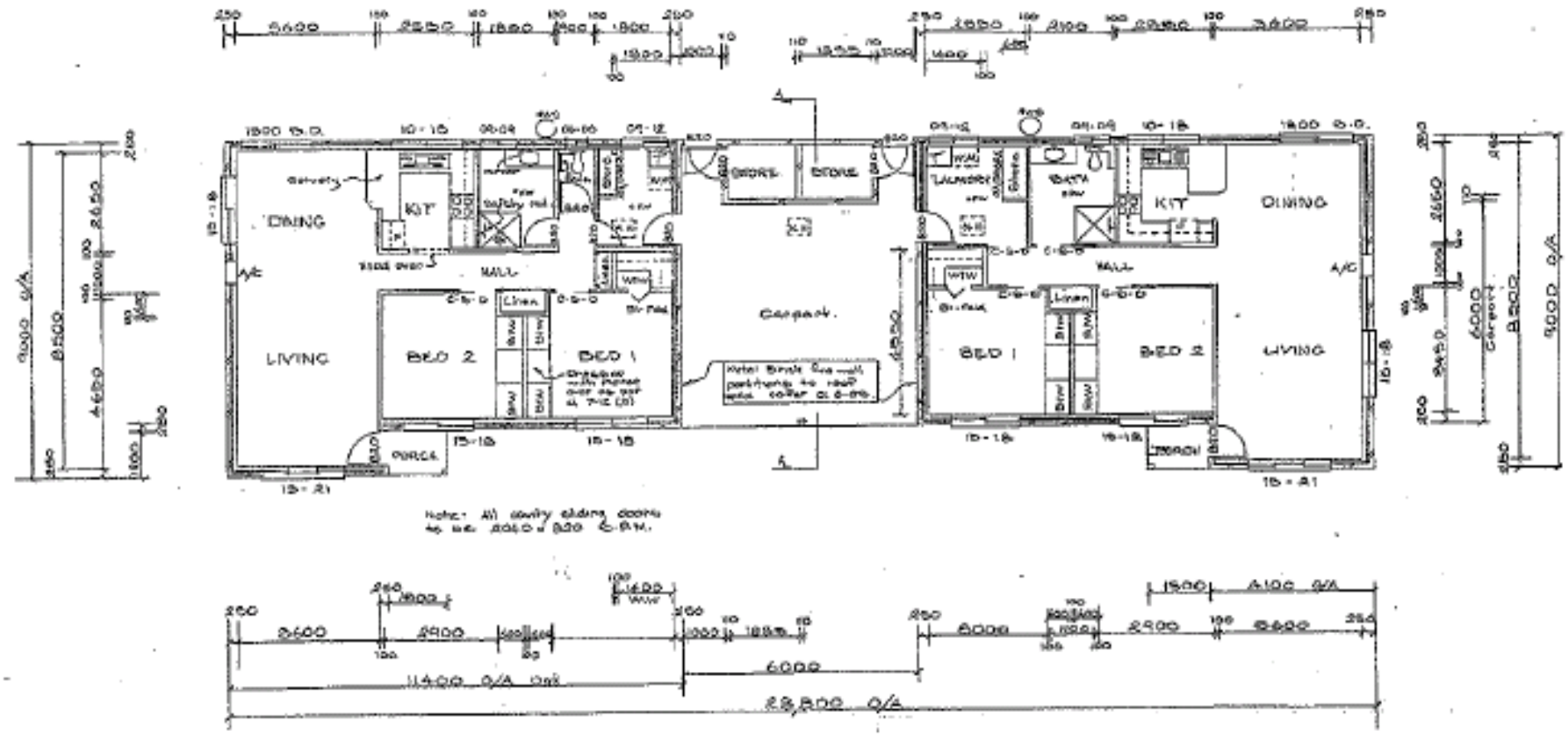
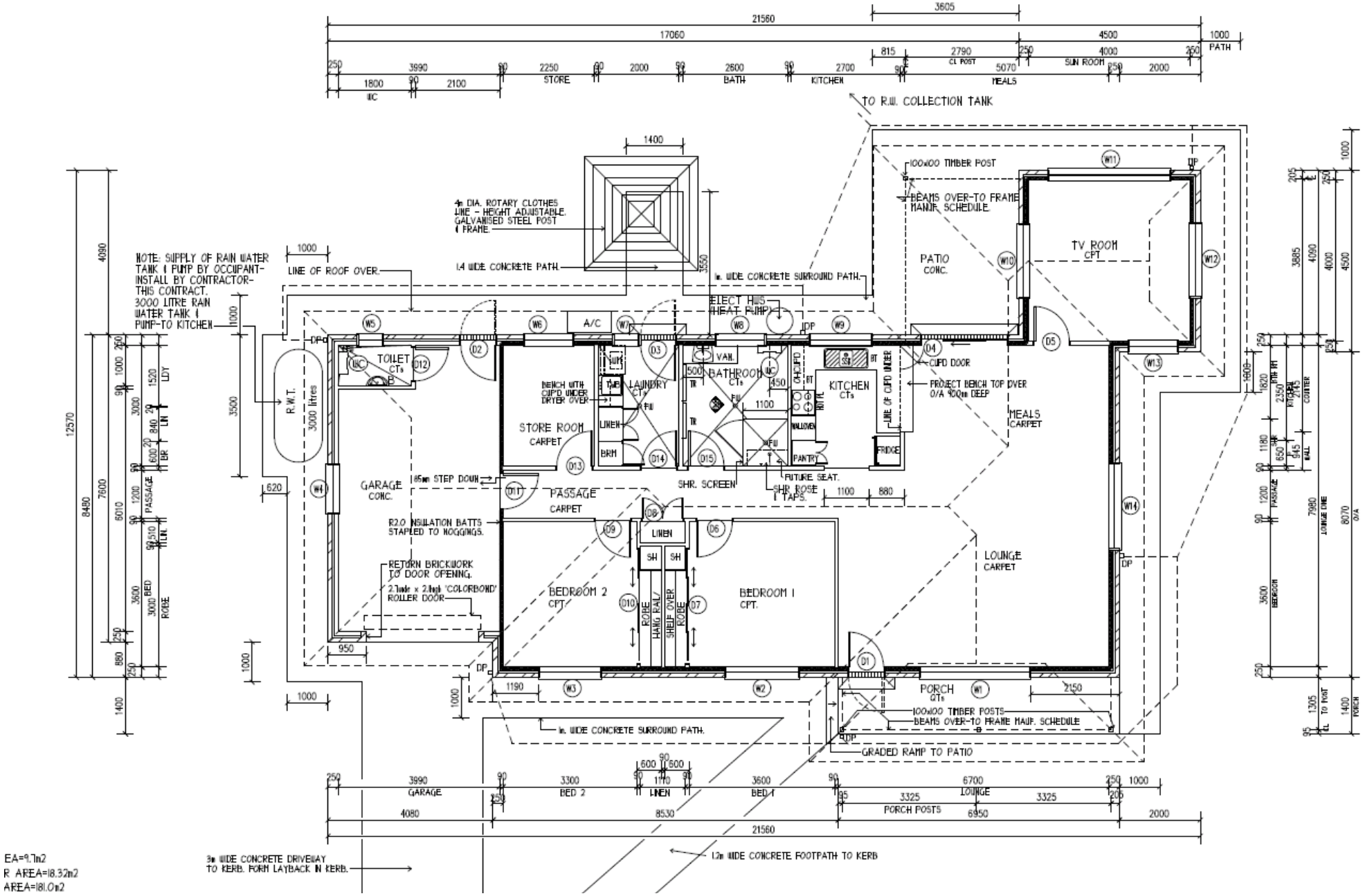
Residents are responsible for their own living expenses.

How do I access help with maintenance?

The staff at Cooee Lodge Retirement Village Staff who assist with any maintenance queries you may have. This also applies for urgent maintenance (for example a blocked sewer or burst water pipe) and is available all hours.

Maintenance such as Pest Control, Window Cleaning (external) and replacement of Smoke Detector batteries is organised on an annual basis for the whole Village and you will be given adequate notice of these events. There is a small charge for replacing the smoke detector batteries and this charge is invoiced to residents at the time of replacement.

Floor Plan
An example of the duplex units



Floor plan
An example of one of the newer stand alone units