



Resthaven
Incorporated



**Your Retirement Living
Options at Resthaven**

Welcome to Retirement Living at Resthaven

Your decision to move into retirement living is a new beginning, a lifestyle choice with peace of mind. You can still do all the things you did before, and more.

We encourage you to maintain links with family, community, and friends, while getting to know your new community and neighbourhood. Attending resident meetings and participating in social gatherings

and activities can be a great way to meet other residents. In most of our villages, pets are considered part of the family. We understand the benefits of living with a furry friend. Not only do they provide companionship and routine, but daily walks and social interaction are great for your physical and mental wellbeing.

To find out more information about Resthaven's other services,

such as support in your home to help you maintain your independence, which is available through Resthaven's Community Services, phone **1300 13 66 33**, or becoming involved with Resthaven as a volunteer, please contact us on **8373 0211**.

You can also refer to our website for more details:

www.resthaven.asn.au

At Resthaven, we have a variety of options available to prospective residents, depending on the retirement village location and individual circumstances.

Resident Funded Unit (RFU)

Resident funded units or apartments are where you pay a market value contribution for a licence to occupy the unit for as long as you wish. Resthaven retains up to 30% of your contribution as a deferred management fee, depending on years of occupation and the location of the village.

Entry Contribution Unit (ECU)

Entry contribution units are a more affordable option for retirees who have limited funds. You make a smaller contribution towards a licence to occupy the unit for as long as you wish. However, unlike the Resident Funded Units, up to 100% of your contribution is retained after four years.

Rental Unit

Those residents who are eligible for a rental unit pay a fortnightly rent, which covers the same services as the recurrent charges (maintenance fees) paid for resident funded units. To be eligible, a prospective resident must qualify through an asset and income assessment.

Maintenance Fees

In addition, to the licence to occupy, residents also pay a recurrent fee known as the **Maintenance Fee, which includes the following services:**

- General repairs and maintenance of your unit and common areas
- Gardening in common areas including front gardens and clearing of pathways
- Communal electricity/gas costs
- SA Water charges
- Council rates (*not applicable to all villages*)
- Building insurance
- Emergency Services Levy
- Cleaning of common areas
- Staff support/administration costs.

Residents are responsible for household expenses including electricity, gas (*where applicable*), phone, internet, contents insurance, etc.

Other Common Fees

Deferred Management Fees (DMF): applicable to all Retirement Living contracts except rental agreements. The DMF is the portion of the loan that is retained by Resthaven on exit.

Capital Reserve Fund Contributions (CRF): the amount a resident contributes to the CRF is dependent on their location and contract type. This amount is calculated on exit. These funds are used for renovation, refurbishment of units / apartments, significant repair or replacement of capital items, for example, air conditioning, or hot water services.

Remarketing Fee: the amount a resident contributes towards remarketing depends on their location and contract type. This amount is generally calculated on exit.

Contact Us

We'd love to speak with you about retirement living and answer any of your questions.

To start the conversation, call our friendly staff on **8373 9131** or email retirement@resthaven.asn.au.

More information about Resthaven Retirement Living can be found at: www.resthaven.asn.au/retirement-living-units/ including current availability, virtual tours and Frequently Asked Questions.

You can also submit an online registration of interest form at: www.resthaven.asn.au/retirement-living/how-to-apply-retirement-living/



www.resthaven.asn.au



View to the coast from Resthaven Chiton Retirement Living

Resthaven Retirement Living Communities are located at:

Aberfoyle Park	155 Hub Drive, Aberfoyle Park	3 units (2 and 3 bedrooms)
Bellevue Heights*	47 Eve Road, Bellevue Heights	60 units (1 and 2 bedrooms)
Blackwood - Brighton Parade	9 Brighton Parade, Blackwood	11 units (2 and 3 bedrooms)
Blackwood - Main Road	192 Main Road, Blackwood	9 units (3 bedroom only)
Blackwood - Waite Street	21 Waite Street, Blackwood	4 units (2 and 3 bedrooms)
Brighton	4 Strathmore Terrace, Brighton	3 units (2 and 3 bedrooms)
Chiton	2 Ocean Road, Chiton	29 units (2 and 3 bedrooms)
Elizabeth North	32 Knighton Road, Elizabeth North	11 units (2 and 3 bedrooms)
Kingswood	23-27 Princes Road, Kingswood	8 units (2 and 3 bedrooms)
Leabrook	334 Kensington Road, Leabrook	8 apartments (2 and 3 bedrooms)
Lower Mitcham*	75 Wattlebury Road, Lower Mitcham	17 units (1 and 2 bedrooms)
Malvern	43 Marlborough Street, Malvern	5 units (2 bedrooms)
Marion*	12 Township Road, Marion	37 units (1 and 2 bedrooms)
On Statenborough	Coopers Avenue, Leabrook	133 apartments (1, 2 and 3 bedrooms)
Paradise*	61 Silkes Road, Paradise	10 units (1 and 2 bedrooms)
Port Elliot	54 North Terrace, Port Elliot	4 units (2 bedrooms)
Salisbury	8 Bridge Street, Salisbury	10 units (2 and 3 bedrooms)
Walkerville* - 45 Fuller Street	45 Fuller Street, Walkerville	18 units (1 bedroom only)
Walkerville - 30 Fuller Street	30 Fuller Street, Walkerville	11 units (1 bedroom only)
Wynn Vale	12 Taeuber Court, Wynn Vale	16 units (2 and 3 bedrooms)

* Combination licence to occupy and rental units

Maintenance fees are reviewed and confirmed via the Annual General Meetings held prior to implementation beginning of October each year.