

SwanCare

AUSTRALIND RISE

swancare.com.au



Enriching your retirement journey



Welcome to SwanCare

Reliably caring for West Australian seniors since 1961 has earned SwanCare its trusted name as a leading retirement and aged care provider. SwanCare is a not-for-profit, non-denominational and is a registered charity.

Experience has provided SwanCare its unique understanding and keen insights into the expectations of the modern retiree, thus enabling us to provide a safe and vibrant community focused on enriching the lives of our residents every day.

I am proud to invite you to experience our SwanCare community for yourself.

Graham Francis, CEO





What sets Australind Rise apart?

SwanCare's boutique retirement village, Australind Rise, is set between the Collie River and the Indian Ocean overlooking bushland and the Leschenault Inlet in the beautiful South West.

Just a short drive from Bunbury, this friendly gated retirement village provides companionship, ease of living and peace of mind.

The Forrest Highway means at Australind Rise you are only 90 minutes from Perth, while the best of what the South West has to offer is on your doorstep.

A contemporary interpretation of retirement living, the vibrant Australind Rise community embraces the slower pace of retirement, with a modern edge that is both relaxing, yet engaging.

This boutique solution to your retirement living offers all the advantages of our exceptional location, with the reassurance of being a part of the SwanCare community where advice and services are on hand if needed, from our large and professional SwanCare team.

Within the secure gated community, you can make use of various communal areas to socialise with your fellow residents, family and friends, or relax in your own bright, open plan, low-maintenance villa.

When you retire to Australind Rise there is always something to do with crabbing, kayaking and leisurely walks at your doorstep. Or simply enjoy the comforts and amenities of your very own resort-style clubhouse.

Nearby are café's, restaurants, shops and the Australind Leisure Centre. Golfers can choose between two local courses or those who like to fish can throw a line in the Leschenault Inlet just at the end of the street.

If you are looking for a vibrant and welcoming retirement village near Bunbury, look no further than SwanCare Australind Rise.



Enriching your Retirement Journey

Retirement at SwanCare Australind Rise is all about enjoying a relaxed and enriching life. Our residents have sense of belonging where both privacy and community is easy to achieve.

The estate itself is naturally landscaped, surrounded by public spaces which are ideal for walks, outdoor get-togethers and family picnics, and where the nearby estuary adds a special dimension to a truly relaxed way of life providing all the advantages of coastal living.

Not to be overlooked, the vibrant City of Bunbury is conveniently located within an easy 15-minute commute, offering top recreation amenities and all the benefits of city living.





Benefits of Australind Rise

Australind Rise has been architecturally designed to guarantee real intergenerational appeal to be a place for not only yourselves, but also an area in which you can enjoy with your family and friends.

Within this relaxed gated community is our clubhouse, The Rise, where you can make use of the heated swimming pool, workout at the gym, watch a movie in the lounge, host a BBQ, or browse in the well-stocked library. A snooker room, generous indoor and outdoor alfresco dining and entertainment areas as well as a caterer's kitchen are perfect for continuing to create lasting memories.

There are areas for lounging, relaxing and all the space you could want for movies, craft, games and other social activities. It is all part of community life at Australind Rise and only a short stroll from your home.

- Secure gated community
- Heated swimming pool
- Gymnasium
- Resident lounge
- Communal BBQ
- Alfresco area
- Snooker room
- Library
- Multiple entertaining areas
- Caterer's kitchen
- Community garden
- 15 minute drive to the City of Bunbury
- 90 minute drive to Perth CBD
- Close proximity to boating and water pursuits, wineries, galleries, golf courses, walking trails, shops and health services
- Easy access to public transport
- Close proximity to Regional Health Campus

How do I join the Australind Rise Community?



For further information or to arrange a personalised tour, please contact our Australind Rise Manager on 08 9762 4101.

Fees & charges explained

By choosing to live in a retirement community operated by a reputable retirement living and aged care organisation like SwanCare, you are making a sound decision for your future.

This booklet is intended to give you an overview of SwanCare's fees and charges regarding retirement living at SwanCare Bentley Park and SwanCare Australind Rise. We welcome you to contact our Retirement Living Consultant who can provide further clarification and an exact breakdown of your payment options. We also recommend obtaining independent financial advice to ensure you select the very best option to suit your retirement plans.

SwanCare is a not-for-profit, Western Australian organisation, and a registered charity. Since first opening Bentley Park in 1961, all fees have contributed directly to the award-winning amenities and services that our residents enjoy - there are no shareholders, so only residents benefit from the fees.

A move into a retirement village is often a long thought-out decision. Many people wonder if they will still be able to call their new home their own, or if it will be like renting with a myriad of rules and restrictions in place.

SwanCare offers the majority of its independent living homes on a lease for life (or leasehold) basis.

A lease for life is not really buying in the traditional sense, but it's not like renting either. Your retirement home is yours - there are no rent inspections and your maintenance is included for home fixtures and fittings (including fixed appliances), as well as outside and around the village.

Essentially, it means that SwanCare is the owner of the property and the resident is granted a lease to occupy the residence for life within the provisions of the residence contract.

Residents have full security of tenure preserved in legislation and enjoy the advantages of a community that is purpose designed to their requirements. Residents' rights to occupy at SwanCare are protected by the Retirement Village Act 1992 and associated codes and regulations, (see page 8 for details).

Overview of costs

The below table provides an overview of the major fees and charges that you need to know about, which will be explained further in this booklet.



Do I need to pay a deposit when I select a home?

If you find a place that you like at SwanCare, a fully-refundable deposit secures your choice of home for three months.

If you are selling the family home to fund your entry into the village this period is usually time to complete this transaction, but the duration can be negotiated with us if necessary. The deposit is fully refundable if you decide not to continue with the offer.

When you are ready to move in, the deposit is deducted from the cost of your new home. The balance is payable at settlement, when the home is ready for handing over to you.

Ongoing costs & what they cover

As a resident, there are many benefits living at Australind Rise. Not only can you enjoy a low maintenance lifestyle, but your daily living costs are easily managed. SwanCare operates under the Retirement Village Act and Code of Fair Practice for Retirement Villages, which mean that you have peace of mind that your rights and investment are protected and preserved for the time you are a resident of this community.

The services and amenities that you receive under the terms of your residence lease:

- Maintenance and repair to the building, both exterior and interior of your home
- Maintenance, repair or replacement on many of the fixtures in your home (Some exclusions do apply. Refer to the Residence Lease Contract.)
- Building insurance
- Water rates and water usage charges
- Rubbish removal
- In home emergency call assistance with 24 hour monitoring
- Use of communal facilities
- Onsite administration
- Onsite CCTV security monitoring
- Maintenance of common grounds and gardens
- Front gate security
- Exemption from shire rates (SwanCare Group as a registered charity is exempt from local government rates at the time of printing)

Services you pay for yourself:

- Gas and Electricity connection and usage
- Telephone and internet services (provided by SwanCare Group)
- Home contents and personal public liability insurances are recommended

About Deferred Management Fees

When a resident moves from their retirement home at SwanCare, they receive the amount they initially paid for their home, minus the Deferred Management Fees (DMF).

The DMF contributes to the cost of continually improving the accommodation and the wider SwanCare community amenities and common areas. Funds raised via the DMF are used for redevelopment, to expand and improve the village, whereas the service fee only covers the day-to-day running costs.

At SwanCare, for example, a resident's DMF helps to fund vital developments such as leisure facilities and the construction of new homes.

What happens when I leave?

Outgoing SwanCare residents are free to move from the village without having to arrange for the sale of their residence.

SwanCare will take responsibility for the process of releasing the home, including all refurbishment costs. We do not charge any additional selling fees and the initial exit payment is made within 45 days of the home being vacated and keys returned.

Several factors add value to the resale potential of the home including services and amenities designed to enhance retirement living, maintenance programs ensuring the village remains attractive to all residents, security within the village, and emergency assistance.

Pricing is guided by sales prices achieved by similar recently leased properties in the village and will reflect property trends within the local area.

Retirement Villages Regulations

Retirement Villages Regulations 1992 Schedule 2 item 1: Access to residential aged care services

The administering body of a retirement village cannot guarantee that -

- (a) Any proposed residential aged care facility will be constructed, or that any existing residential aged care facility will continue to be available; or
- (b) You will be allocated a place in, or have an automatic right of transfer to, any Commonwealth funded residential aged care facility (which provides accommodation for people who can no longer live independently); or
- (c) You are eligible to receive Commonwealth and/or State funded community care services (which provide support to assist people to continue to live independently).

Your entry to residential aged care facilities and your eligibility to receive aged care support services are subject to availability and to your ability to meet the eligibility and assessment requirements administered by the Commonwealth and/or State Government.

Aged care facilities and services are not regulated by the Retirement Villages Act 1992 (Western Australia).

Australind Rise property options

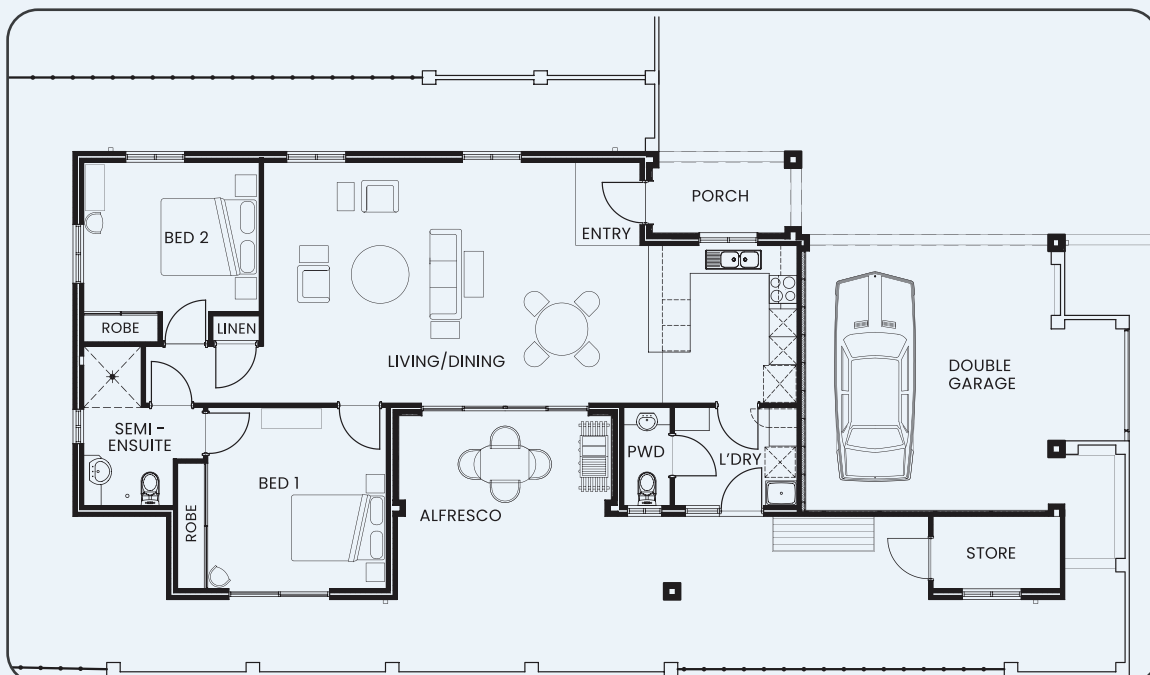
Each of our bright, open planned and low-maintenance villas are set in a landscaped environment that provides unique individual character as well as a visually diverse streetscape. The careful arrangement and planning of the site optimises privacy for each of the homes.

Choose your style of living from our two and three bedroom villas where designs are clean and modern with practical open spaces, double garage and alfresco areas which are easy to maintain.



The Stirling

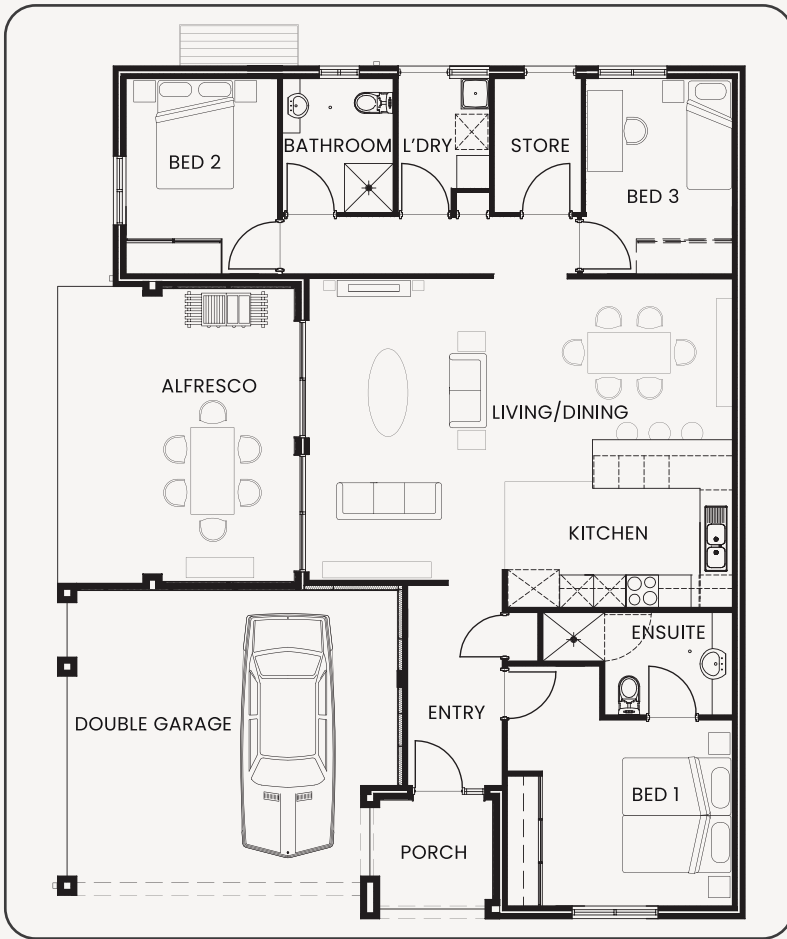
- Semi-ensuite plus powder room
- Generous open plan living
- Quality kitchen appliances
- Alfresco under main roof
- Lock up storeroom
- Double garage




- LIVING AREA
138m²
- BEDROOMS
2
- BATHROOMS
1.5
- CARPORT
2

The Acadia

- Spacious & bright open plan living
- Formal entry
- Quality kitchen appliances
- Alfresco under main roof
- Lock up storeroom with internal & external access
- Double garage




LIVING AREA
158m²



BEDROOMS
3


BATHROOMS
2


CARPORTS
2

The Crofton

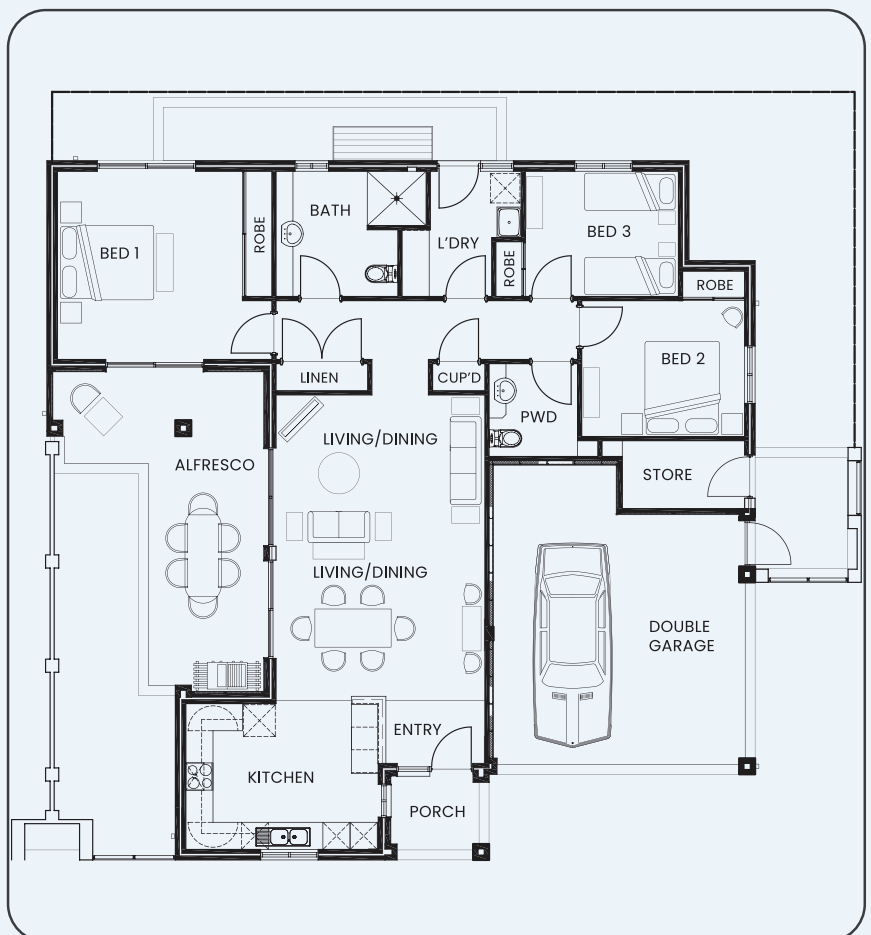
- Large main bathroom with separate powder room
- Formal entry
- Cook's kitchen
- Alfresco under main roof
- Lock up storeroom
- Double garage


LIVING AREA
148m²


BEDROOMS
3

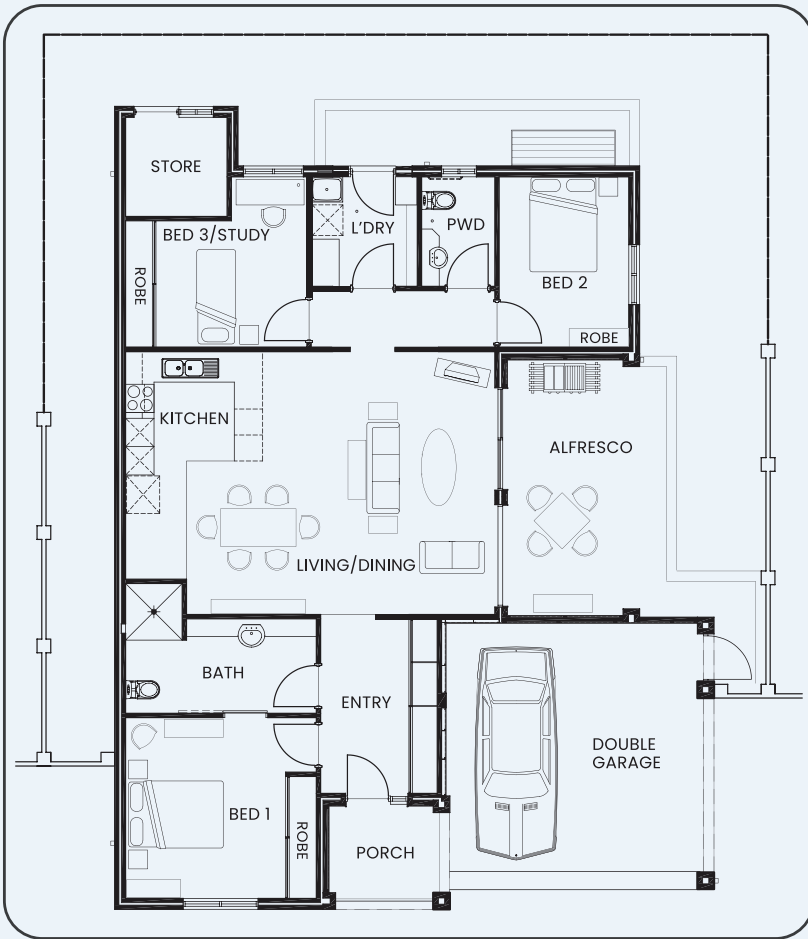

BATHROOMS
1.5


CARPORT
2



The Haven

- Generous open plan living
- Well designed kitchen
- Plenty of storage
- Alfresco under main roof
- Lock up storeroom
- Double garage




LIVING AREA
158m²



BEDROOMS
3



BATHROOMS
1.5


CARPORT
2

The Tuscan

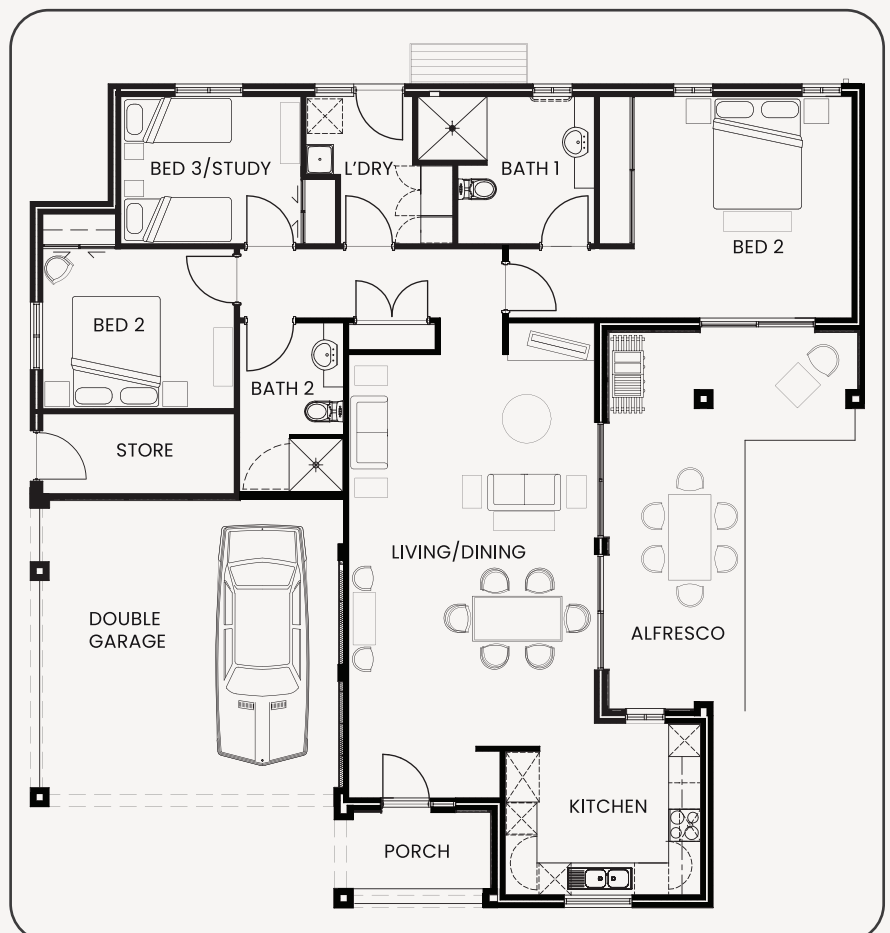
- Large master bedroom suite
- Separate kitchen
- Quality kitchen appliances
- Spacious alfresco under main roof
- Lock up storeroom
- Double garage


LIVING AREA
148m²


BEDROOMS
3


BATHROOMS
2


CARPORT
2





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