

Independent Living financial information



Catholic Homes operates its villages under the Code of Fair Practice for Retirement Villages, Retirement Villages Act 1992 and the Fair Trading (Retirement Villages Code) Regulations.

Residents of our independent living villas (ILV) must enter into an Agreement for Villa Residency, under which residents lease their villa for the term of their lifetime ("Lease").

You will be provided with a copy of this Lease to consider when a villa becomes available for you.

Prior to admission, selected incoming residents are requested to pay a holding deposit and have their general practitioner complete a medical clearance indicating their current health status.

An "Offer Deposit" is payable on signing of the Offer to Enter into Agreement for Villa Residency. If the prospective resident terminates the offer prior to signing the Agreement for Villa Residency, Catholic Homes will refund the Offer Deposit in full within seven business days after the date the notice of termination is given to Catholic Homes.

If the Prospective Resident and Catholic Homes enter into an Agreement for Villa Residency the Offer Deposit will be deducted from the Entry Contribution Deposit payable under the Lease by the prospective resident.

Entry Contributions are based on market valuations depending upon the current local market, location of the village, the size of the villa and the fixtures and fittings in the villa.



When you leave the village or the Lease otherwise ends, your Entry Contribution will be refunded less the following amounts, which are retained by Catholic Homes:

- 5 per cent per year from the Entry Contribution for every year of residency up to a maximum of 30 per cent
- Any amounts owed under the Lease, for example, fees owed to the date of key return
- If the villa has decreased in value, the difference between the Entry Contribution paid by you and the lower value
- Leasing costs considered a requirement to ensure best presentation in obtaining the best market price at re-lease for all parties concerned, you or your family are informed of these expected costs.

If the villa has increased in value, you will be paid 70 per cent of the difference between the Entry Contribution paid by you, less the Leasing Costs and the (higher) Entry Contribution paid or payable by a new resident. You will be notified of Leasing Costs and Receipts for Leasing costs will be supplied to you.

In addition, you are required to pay a fortnightly service fee to fund the operating costs of the village. Please refer to Independent Living Villas – Entry Contributions and Operating Costs for more information.

Castledare, Ocean Star and Trinity retirement villages are located on the same site as a residential aged care facility; these facilities are governed by separate Commonwealth Legislation. Catholic Homes cannot guarantee automatic transfer from a villa into one of its residential care facilities.

We do not charge any fees for you to register your interest or to be listed for accommodation.

Our real estate agent will show you through a vacant villa when one is available.

If after inspecting the available villa, you decide you would like to proceed to lease you will be provided with the required Disclosure Documents to assist with your final decision.

An ‘Entry Contribution Repayment’ at the end of your Lease for Life agreement

Within 45 days of handing in the keys to your villa, you or your estate will receive the ‘Entry Contribution Payment’ you originally paid less an amount for the time you have been in residence based on the Agreement as per the following table:

Termination/ expiry	Entry contribution refund %	
	Resident refund	Occupancy cost
Within 1 year	95%	5%
After 1 year	90%	10%
After 2 years	85%	15%
After 5 years	70%	30%
After 6 years	70%	30%
After 10 years	70%	30%



Location	Number of villas	Villa sizes
Castledare Independent Living 108 Fern Road Wilson WA 6107	29	2 bedroom villas 82.5m ² - 93.3m ²
	17	3 bedroom villas 100.9m ² - 105.3m ²
Ocean Star Independent Living 11 Mangles Street South Bunbury WA 6230	39	2 bedroom villas
	1	1 bedroom villa
Servite Independent Living 172-178 Edinboro Street Joondanna WA 6060	6	1 bedroom villa 48m ²
	18	2 bedroom villas 64m ²
Trinity Independent Living 7 Beddi Road Duncraig WA 6023	21	2 bedroom villas 86m ²
	4	2 bedroom villas 90m ²
	9	3 bedroom villas 100m ²

* Rental costs are reviewed each financial year and are subject to change. Refer to lease agreement.

1. A market value increase or market value decrease

Upon re-leasing to the next resident, where the new 'Entry Contribution' is more than what you paid when you moved in, 30 per cent of any capital growth or market value increase is retained by Catholic Homes after re-leasing expenses are deducted.

Any improvements you have made to your villa are not directly compensated for and becomes the property of Catholic Homes. However, you may benefit if reflected in an increased value of the villa upon re-leasing. If this occurs, it will be calculated in accordance with the standard formula to calculate the 'Repayment Amount'.

Where the New Entry Contribution is less than the Entry Contribution you paid when you moved in, this difference known as a 'market value deduction' will be deducted from your 'Repayment Amount'.

2. Refurbishment costs

These are costs paid by the outgoing resident, if necessary, under the Agreement for Villa Residency to cover such items as cleaning, internal painting and floorcovering replacement in order to bring the home up to a marketable standard to achieve the best possible price. Any advertising costs or real estate agent fees are also included in the Refurbishment / Leasing Costs.

3. Other costs due and payable to Catholic Homes

Any fees and charges that are due but not paid before date of settlement.

Operating costs charge

Operating costs are the total amount of all outgoings, costs and expenses now or after the date of execution of the Agreement for Villa Residency properly and reasonably assessed, charged or chargeable, paid or payable or otherwise incurred for the maintenance, management and operation of the independent living village which are not otherwise paid by village residents pursuant to the Agreement for Villa Residency.

Included in the charge:

- Shared electricity and gas costs for the ILV use of shared areas
- Government and water rates including excess water
- Insurances excluding contents insurance
- Termite management
- ILV share of the costs of maintenance, cleaning, repair and gardening to village shared areas, buildings and facilities
- Roof guttering and storm water drain cleaning
- Repair and replacement of fair wear and tear to villa, villa fixtures including internal painting (as required) and programmed external painting
- Security patrols
- Administration services.



These costs are ordinarily provided for in accordance with generally accepted Australian accounting standards, including a depreciation allowance for buildings, fixtures and fittings.

Not included in the charge for lease for life villas:

- Window treatments and light fittings
- Contents insurance
- Air conditioning or fans
- Other added features as mentioned in Schedule 5 in your Agreement.

Disclaimer

Information, product and pricing contained in this publication is correct at time of printing and is subject to change without notice. Please read your agreement carefully and seek legal advice before completing any contract.

Important notice to prospective residents

The administering body cannot guarantee a resident a place in an aged care facility. To enter an aged care facility, a resident must be assessed as eligible through an aged care assessment in accordance with the Aged Care Act 1997 (Commonwealth).

Independent Living

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Find out
more

To find out how to be a
part of our community
please contact us today.

Call 1300 244 333



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purpose*

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