



# Clements Street Unit Information Package

# MEERCROFT CARE INC

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Meercroft Care Inc. has 5 x 2 bedroom units on its property at Clements Street Devonport, adjacent to its residential aged care facility.

Units are available by paying a Unit Entrance Contribution (please see further for details)

These units have been constructed to meet the needs of the elderly and the elderly with a physical disability in that they are wheel chair friendly with extra width doorways and the provision of hand rails where required. All the units meet a star rating of greater than 6 which allows for efficiencies with heating and cooling.

All the units are of brick construction with aluminium single glazed windows and colorbond roof. There is provision for some off street car parking with the entrance and exit from Clements Street. All the units face north which allows for maximum sun within the living areas.

Each of the Units offers the following:

- Quality kitchen fitted with laminated bench tops complete with electric hot plates and wall oven
- Main bedroom with built in wardrobe
- Second bedroom with a built in wardrobe
- Main bathroom walk-in shower, toilet and vanity unit (En Suite)
- Quality floor coverings and roller blinds
- Bathroom with toilet, enclosed shower and vanity
- Garage with electrically controlled roll-a-door
- Separate laundry
- External clothes line
- 8 kw heat pump for the lounge area
- Security screen to entry door and fly screens to external doors and windows
- Telephone points in the lounge room, main bedroom and second bedroom
- An alert system can be operated through the telephone system
- Television antenna with outlets in the lounge room and the main bedroom
- Wi-Fi
- Units are fully insulated in external walls and ceiling

## **Financial Information**

### **UNIT ENTRANCE CONTRIBUTION**

The Unit Entrance Contribution is treated as an interest free loan to Meercroft Care Inc.

Each unit attracts a Unit Entrance Contribution. The Unit Entrance Contribution can range from \$180,000 to \$285,000. The Unit Entrance Contribution is selected by the resident before entry. This is payable on the day of occupancy.

Meercroft Care Inc. understands that some prospective residents may have to sell property or realise other assets to meet the amount of the Unit Entrance Contribution on their date of occupancy. For those residents Meercroft Care Inc. will charge interest at 7% on the balance outstanding until it is paid in full. Any interest will be charged monthly in arrears. Payment of the interest may be deferred until the Unit Entrance Contribution is paid.

All Unit residents enter an Independent Living Unit Agreement with Meercroft Care Inc.

### **DEFERRED MANAGEMENT CHARGE**

From the Unit Entrance Contribution, Meercroft Care Inc will retain 4% per annum (on a \$ 280,000 Unit Entrance Contribution) for a maximum period of ten (10) years as a deferred management charge. Over that period this amounts to 40% of the Unit Entrance Contribution. Should your stay be shorter than the 10 years, the calculation will reflect the duration of stay (for example 3 years = 12%; 5 years = 20% and 8 years = 32% etc).

Some residents prefer a lower Unit Entrance Contribution that are set out in the attached schedule.

### **DISCHARGE**

The balance of the Unit Entrance Contribution not retained under the above formula will be refunded to the resident or last remaining resident (if a couple) or if deceased, to their Estate through their legal representative, once Probate or Letters of Administration have been received by Meercroft Care Inc.

### **SERVICE CHARGE**

All Unit residents will pay a Service Charge during the term of their occupancy. The service charge is currently \$187.45 per unit per fortnight and will be reviewed each March and September in line with Government Pension increases.

This Service Charge covers the ongoing rates and taxes payable to Local or State Government authority, building insurance and contents insurance on those items provided by Meercroft Care Inc. This also covers Goods and Services Tax (GST) payable by Meercroft Care Inc. in relation to these expenses. There are no legal expenses required as all unit residents will complete an Independent Living Unit Agreement prior to occupancy wherever possible and no later than seven (7) days after occupancy.

The Service Charge will also cover normal repairs and maintenance that occur within a unit during your residency. Residents are encouraged to tend to their gardening in the areas provided around the unit. Should you not be in a position to look after your gardens, Meercroft Care Inc. will look after them for you.

The Service Charge will not cover the cost of telephone, electricity and water usage, or the cost of insurance on your contents, these being the responsibility of the unit resident.

## **Telephones**

All Units are wired with telephone points in the Lounge, Kitchen and main Bedroom. The telephone lines will be connected to the Meercroft Care Inc telephone system and telephone numbers will be issued on day of admission. Telephone accounts will be issued by Meercroft Care Inc at the end of each month and charged to your account – these accounts can then be paid at our reception. The current cost is \$25.00 per month; this includes all call costs. These prices are all GST inclusive.

## **WIFI Internet Access**

Wi-Fi is available with unlimited data downloads at a cost of \$25.00 per month. This includes the connection of unlimited devices.

## **Retirement Villages Act**

The units will operate under the Retirement Villages Act. There are legislative requirements on Meercroft Care Inc. and the residents to comply with the Act.

The Unit residents will elect their own Residents Committee that will meet on a regular basis with the Chairman and Secretary elected from within its residents. A representative from Meercroft Care Inc. will also attend these meetings. Meercroft Care Inc. will provide assistance to establish the Committee.

An Annual General Meeting must be held before the end of November each year in order to comply with the Retirement Villages Act.

## **Smoking and Alcohol**

As from 31 May 2011, Meercroft Care Inc. has adopted a smoke free environment and there will be **NO SMOKING on any Meercroft Care Inc. property**. Residents and visitors will only be able to smoke on the footpath areas outside the boundary of the units.

Alcohol may be consumed within the units and this should not affect the comfort of other residents and/or members of the general public.

## **Services**

Management at Meercroft Care Inc. will be able to assist unit residents access services within the community when these services are required. These may include:

- The Munnew Day Centre for those with dementia
- Respite care
- Community Aged Care Packages

## **Floor Plans and Site Plans**

Site Plans and Floor Plans of each of the Units are available on request.

## **Waiting List**

Meercroft Care Inc. does maintain a waiting List of prospective residents, for when units become available.

## **Contact**

For further details, please contact:

Mrs Wendy Shearer (CEO/Director of Nursing)

Phone: (03) 6421 0111