



## EXPRESSION OF INTEREST IN INDEPENDENT LIVING

Barossa Village has Homes and Units located in **Nuriootpa, Angaston and Tanunda**. We may be able to offer you a Home or Unit under **License to Occupy** conditions or on a rental basis.

**\*\* Please note that waiting lists may apply\*\***

Depending on the size, age and setting, our Homes and Units range in price as below.

As we may have a selection of Homes and Units available, would you please supply some information about yourself, your needs and wants so that we can best identify what we might offer.

*\*\* Please remember that you are under no obligation to accept any offer we may make.*

**Name(s) of Applicant(s):** .....

**Existing Address:** .....  
.....P/C: .....

**Telephone:** .....

**Email:** .....

**How many Bedrooms**       1 Br       2Br       3Br

**Looking to License or Rent** (if you like, you can indicate that either or both are of interest):

**License To Occupy**      **OR**       **Rental** (most rentals are 1 Bedroom)

**License to Occupy Prices: 1Br from \$160,000      2Br from \$180,000      3Br from \$250,000**

**Where:** In order of preference (1 to 3) in which town would you ideally like to live?

..... Nuriootpa      ..... Tanunda      ..... Angaston

**When:** If you had to put a date on your expected move, would it be ?

Ready now       in 2018       in 2019       in 2020       Later

**Other comments** .....

**How did you hear about us?** .....

**Signature** .....      **Date** .....

# Making an Informed Decision

## Schedule 2 – Retirement Villages Act 1987

Important information.

Entry into a Retirement Village usually involves a significant capital commitment and may change your lifestyle.

These questions should assist you to make an informed decision.

If you are uncertain about any aspect of the village or the documents you have received from the village, seek advice.

### General

- Have I discussed fully my decision to enter a Retirement Village with my family, friends, a social worker or an advisory body such as citizen's advice bureau?
- What discussions have I had with Residents of the Retirement Village I have chosen?
- Will the lifestyle of the village (including social and religious) suit me?
- What are the rules with regard to having some-one else live with me?
- What system does the village have for resolving disputes?
- Are the Residents actively involved in making village rules?

### Legal implications

- Have I sought advice on the documents relating to the village from a solicitor, legal aid office, my local citizens advice bureau or some other appropriate source?
- Under what conditions can I move from my place of residence to another part of the village? Do I know and agree with the procedures?
- How can the owner terminate my occupancy? Do I agree with the procedure and what are my rights?
- Is my long term occupancy at the village secure?
- What protection do I have if the village is sold to some other organization?

### Financial Matters

- Am I aware of and can I afford to pay the Premium (if applicable), the regular maintenance charges and any extraordinary charges which can be imposed on me? What arrangements can be made if I can't meet future charges?
- How do the terms and amount of repayment of my Premium compare with other villages?

- Are the Residents actively involved in decisions concerning the level of maintenance and services provided, their costs, and how these costs are to be varied in the future?
- What are the restrictions on the sale of my unit? What say do I have in deciding the sale price?

#### Building and construction

- Have the community facilities of the village been built? If not, what guarantee do I have that they will ever be constructed?
- Do I have any say in the design, construction and furnishing of my unit if construction is not yet complete?
- Will the unit, building and site be accessible if I become disabled and need a wheelchair or walking aid? If not, can modifications be made easily?

#### Health and Welfare

- What services specially designed for the elderly does the village provide, e.g. nursing care, access to nursing care, and emergency call system? Do these services meet my present needs and what I expect will be my future needs?
- What financial and accommodation alternatives do I have if I become too frail to live in this unit/hostel?

#### Activities and Amenities

- What are the restrictions on the use of my unit and the village facilities? Have I enquired about live-in guests and visitors?
- How will I adapt and alter my existing lifestyle to comply with the regulations and restrictions of life in the village?
- What type of public, private or village transport is available?
- Are pets permitted?
- How accessible are the local shops to my present and future needs?