



Adelene

Disclosure Statement

Adelene Village Disclosure Statement

Schedule 1 Disclosure statement

DISCLOSURE STATEMENT

Retirement Villages Act 1999, section 18 (3A)

This statement is required to be given to all prospective residents under the *Retirement Villages Act 1999*. It is designed to give you a general understanding of the features and financial arrangements of this retirement village, should you choose to become a resident and is required to be given to you at least 14 days before you enter into a village contract. It contains important information about this village.

The retirement village industry offers a wide range of features and financial arrangements. Comparing the disclosure statements from a number of retirement villages will assist you in identifying the most suitable and affordable village for your needs.

You should read this disclosure statement carefully. It is important that you understand this information and what it means for you. If you require any further information please feel free to contact us. You should seek independent legal or financial advice if you are unsure about any details. Your village contract will contain more detail about some of the matters covered in this disclosure statement.

If you enter into a village contract, a 7 business day cooling-off period will generally apply, if you change your mind. The law also provides a 90-day settling-in period during which you may terminate the contract. Despite these protections, you should think carefully if living in a retirement village is right for you, and if so whether you have found the right premises, before you sign a contract.

For information on your rights and responsibilities under the retirement village laws, contact NSW Fair Trading by visiting www.fairtrading.nsw.gov.au or calling **13 32 20**.

Adelene Village Disclosure Statement

Name of village:	ADELENE RETIREMENT VILLAGE
Premises in which you have expressed an interest	Unit No:
Amount of ingoing contribution/ purchase price for the premises	\$
Current rate of recurrent charges for the premises	\$383.00 per month
Share of any capital gains payable to you on termination	NA
Formula for departure fee payable by you on termination	6% x 5 years (Maximum 30%)

*Other fees and charges may apply. For further details ask the operator or refer to the draft village contract.

Note: If for any of the above the answer is not applicable, write NA in the box provided.

Adelene Village Disclosure Statement

1. VILLAGE CONTRACTS

To become a resident you will need to enter into: (tick those applicable)

- a village contract
- a contract for sale of the premises
- other: (specify, including the name of the contract and its purpose)

.....
Note: An operator cannot by law enter into a village contract with you earlier than 14 days after you or your representative have been given a copy of the contract. You should use this time to read the contract carefully and seek independent advice, if needed.

2. DOCUMENTS YOU MUST PROVIDE

Will you have to provide any documents or reports before or at the time of signing a village contract?

- Yes No

If yes, give details of what documents are required and who will have access to them:
Prospective Residents will need to provide a letter from their General Practitioner stating they are suitable to reside in Self Care.

3. VILLAGE DEVELOPMENT

Is the village fully or partially completed, or still to be built? **Fully**

The residential premises in the village are made up of:

- Nil x bedsitters
- 16 x 1br premises (spacious)
- 91 x 2br premises
- 0 x 3br premises
- Nil x other (*specify*)

The total number of premises currently in the village is 107 of which:

- 107 are self-contained premises
- Nil are serviced premises

Has development consent for the construction of more residential premises in the village been granted? Yes No

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4. VILLAGE MANAGEMENT

Name of operator: ADELENE RETIREMENT VILLAGE

1 Birch Road, WYOMING 2250

Telephone Number: 02 4325 3693

ABN: 62 001 618 391

Does the entity who manages the village also own the land? Yes No

Is any operator currently subject to any form of insolvency administration, such as receivership or being operated by a court appointed administrator? Yes No

If yes, give details:

.....
The law requires operators to hold annual management meetings with residents. In what month are these meetings usually held at this village? **October**

Is the operator, or an employee or agent of the operator, available at the village to deal with residents? Yes No

If Yes, the person is available from 8.00 a.m. to 4.30 p.m., Monday to Friday being 5 days per week.

What is the name and what are the contact details of the person to whom inquiries should be directed if further information about becoming a resident is required?

MR PHILLIP WALSH (CHIEF EXECUTIVE OFFICER)

PHONE: 02 4325 3693

FAX: 02 4323 6227

EMAIL: admin@adelene.com.au

Does the operator or a close associate of the operator have voting rights on the relevant association or owners corporation? Yes No

VILLAGE OWNERSHIP

The land on which the village is located is owned by:
ADELENE RETIREMENT VILLAGE

Year of original construction: 1979

Name of original developer:
MR GORDON LLEWELLYN LEECH

Date current operator became operator of the village: 13 March 1979

The operator has been involved in operating retirement villages in New South Wales since:
13 March 1979

Adelene Village Disclosure Statement

5. VILLAGE SERVICES AND FACILITIES

Are there any plans to introduce a new service or facility in the village?

Yes No

If yes, specify the service or facility concerned and the date by which it is to be provided or made available:

.....
New Wing to Residential Aged Care facility due to commence last quarter 2015.

Does the development consent require that a particular service or facility be provided for the life of the village? Yes No

If yes, specify:

.....
Note. Any of the facilities (other than those referred to in the above question) may be withdrawn or varied if the residents consent, by special resolution, to the withdrawal or variation.

Are there any current proposals to reduce or withdraw a service or facility in the village?

Yes No

If yes, give details of the proposal:

.....
Are there any services or facilities currently available in the village payable on a user pays basis and not covered by my recurrent charges? Yes No

If yes, list the services or facilities and their current cost: Wound Dressing \$10.00. For more extensive wound management & specialised dressings, resident would have to bear the full cost of supplies.

Are any facilities in the village available or proposed to be made available for use by non-residents? Yes No

If yes, specify:

.....

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The operator provides, or makes available, the following general services to all residents of the village: *(tick those applicable)*

- annual auditing of the accounts of the village
- cleaning and maintenance of common areas and facilities
- insurance of the village to full replacement value
- maintenance and care of common area lawns and gardens
- management and administration services
- payment of all rates, taxes and charges including charges for gas, water and electricity relating to common areas and facilities
- public liability cover to the value of \$20 million in respect of any one occurrence \$20 million aggregate during any one policy period.
- Village Nurse – 5 hours, 5 days per week
- Security Officer on site 7 nights per week

Does any development consent in relation to the village require that any of the above services be provided for the life of the village? Yes No

Note. Any of the services (other than those referred to in the above question) may be withdrawn or varied if the residents consent, by special resolution, to the withdrawal or variation.

If a village bus is provided or made available to residents, the service operates:

- For arranged outings.
- Once each week for shopping.

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6. FINANCIAL MANAGEMENT

The financial year of the village is from 1st July to 30th June.

Have residents of the village consented to any of the following?: (tick all applicable)

- not receiving a proposed budget each year
- not receiving quarterly accounts of income and expenditure
- not having the annual accounts of the village audited

Note: These consents can only be given if the total recurrent charges for the village for the year are less than \$50,000.

According to the audited accounts of the income and expenditure village, details of the surplus/deficit in the annual accounts for the last three financial years:

Financial Year Ending	Village (Self Care) surplus (-deficit) *	Village Interest & Donations	Consolidated All Divisions Of Company
2014/2015	(\$11,090)	\$ 758	\$372,249
2015/2016	\$7,041	\$ 900	\$289,636
2016/2017	\$7,463	\$ 833	(\$30,214)

Note: Under the retirement village laws any deficit must generally be made good by the operator.

Does the village have a capital works fund for capital maintenance? Yes No

If yes, the balance in the fund at the end of the last financial year was: \$.....

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In which month/s are recurrent charges usually varied? **July**

Are variations in recurrent charges linked to a fixed formula? Yes No

If yes, give details of the formula:

Increases with the end of March Quarter CPI.

Note: Previous increases are not necessarily an indication of future increases.

The current rate/s of recurrent charges are as follows:

Type of premises	Singles	Couples
Self contained dwellings	\$383.00 per month	\$383.00 per month

Recurrent charges are payable by residents: monthly

Payment of recurrent charges may be made: by direct debit

Is a specific proportion of ingoing contributions or departure fees (or both) paid by residents set aside in a capital replacement fund for the purpose of financing depreciation and capital replacement in the village? Yes No

Are any ingoing contributions paid by residents held by a trustee? Yes No

Is there any personal or legal connection between any of the trustees and the operator?
 Yes No (No trustees)

In the last financial year was money payable by the operator to former residents paid in full and on time? Yes No

Did the audited accounts for the previous financial year contain a statement from the auditor expressing considerable uncertainty regarding the ability of the operator to meet the liabilities of the village as and when they fall due during the financial year immediately following?
 Yes No

Has the operator ever applied to the Residential Tribunal to extend the period of time to pay refunds to former occupants? Yes No

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7. INSURANCE

The retirement village is insured as follows:

Type	Amount	Insurer	Period
Public liability	\$30,000,000	ZURICH Insurance	30 June 2017 – 30 November 2018
Building (including reinstatement)	\$51,419,000	ZURICH Insurance	30 June 2017 – 30 November 2018
Other – specify type			

8. PAYMENT FOLLOWING TERMINATION OF CONTRACT

Were all payments due to outgoing or former residents in the last financial year made in full and on time? Yes No

If no, give reasons:

.....

Will there be any mortgage, lien or other charge on or over the land that will apply when you first have a right to occupy your premises (excluding the statutory charge under the retirement village laws)? Yes No

If yes, give details:

.....

Note: In strata and community title villages 'land' refers to the unit or lot. For non-strata villages, 'land' means the village land.

How many premises were vacant as at the end of the last financial year? 8

Comment:

.....

How many premises were reoccupied during the last financial year? 12

Comment:

.....

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9. SECURITY AND SAFETY

- Does the premises you are interested in have a security screen door? Yes No
- Are all the windows of the premises fitted with key operated locks? Yes No
- Does the premises have smoke alarm/s as required by law? Yes No
- Has the operator been notified of any residential premises in the village having been broken into over the last two years? Yes No
- Are the premises and common areas in the village accessible to persons with impaired mobility, including those in wheelchairs? Yes No Partially

One bedroom and some two bedroom units have steps to negotiate. Majority of two bedroom units have ramps and all paths, roadways, recreation hall and administration office are accessible to wheelchairs.

Does the village have a village emergency system that enables residents to summon assistance in an emergency? Yes No

If yes, provide details: Distress buttons in residential premises and common areas.

The Village emergency system is monitored on site by the operator or an employee of the operator & is monitored 24 hours, 7 days per week.

Pendants available at cost.

Does the operator have a master key or copies of keys to all residential premises for use in an emergency? Yes No

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10. COMPLIANCE WITH LEGISLATION

Has the operator been convicted of an offence under the retirement village laws (*Retirement Villages Act 1999 or Retirement Villages Regulation 2009*)?

Yes No

If yes, give details of the offence and amount of penalty:

.....

Has the operator complied with all requirements of any development consent relating to the village? Yes No

If no, give details:

.....

Has the operator ever been ordered by the Residential Tribunal to comply with a requirement of the Retirement Villages Act 1999 or the *Retirement Villages Regulation 2009*?

Yes No

Have final occupation certificates been issued in relation to all the buildings in the village?

Yes No

Has the village been registered as required by the retirement village laws?

Yes No

If no, give details of the delay:

.....

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11. DISPUTE RESOLUTION

Does the village have an internal system for resolving disputes?

Yes No

If yes, specify: Resident and/or representative and other interested parties have access to internal and external complaint mechanism.

Application can be made to external agencies, ie Consumer, Trader and Tenancy Tribunal, should a complaint/dispute not be able to be resolved internally.

Are there any outstanding orders of the Consumer, Trader and Tenancy Tribunal or a court involving the village which the operator has not complied with? Yes No

If yes, specify:

.....

12. RESIDENT INPUT

Does the village have a Residents Committee established by the residents under the *Retirement Villages Act 1999*? Yes No

If Yes, its contact details are:

Name of Chairperson: TBA

Address: Adelene Retirement Village

13. VILLAGE CONTRACTS

Before becoming a resident of the village you will be required to enter into:

A residence and service contract

If your residence contract does not give you the right to use the following, you may enter into a separate (optional) contract in respect of them:

a garage

If you become a resident, documents setting out the following will also be relevant:

The village rules.

The company's constitution.

Note: Copies of the documents referred to in any of the ticked boxes may be inspected during business hours or you can request copies be sent to you free of charge.

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14. FACILITIES

At the village the following facilities are currently available for the use of residents:
(tick those applicable)

- | | |
|---|--|
| <input checked="" type="checkbox"/> activities room | <input checked="" type="checkbox"/> outdoor barbecue area |
| <input type="checkbox"/> arts and crafts room | <input type="checkbox"/> putting green |
| <input checked="" type="checkbox"/> auditorium | <input type="checkbox"/> restaurant |
| <input checked="" type="checkbox"/> barbecue available | <input type="checkbox"/> separate games room |
| <input type="checkbox"/> billiards table | <input type="checkbox"/> separate lounge |
| <input type="checkbox"/> bowling green | <input checked="" type="checkbox"/> coffee shop |
| <input checked="" type="checkbox"/> bus available for outings | <input type="checkbox"/> spa (indoor/outdoor) (heated/not heated) |
| <input type="checkbox"/> chapel | <input type="checkbox"/> swimming pool (indoor/outdoor)
(heated/not heated) |
| <input type="checkbox"/> common laundries | <input type="checkbox"/> tennis court |
| <input checked="" type="checkbox"/> community room/centre | <input checked="" type="checkbox"/> village bus |
| <input checked="" type="checkbox"/> consultation room for visiting
medical practitioners | <input checked="" type="checkbox"/> visitor parking |
| <input type="checkbox"/> croquet lawn | <input type="checkbox"/> workshop |
| <input type="checkbox"/> dining room | <input type="checkbox"/> other (<i>specify</i>) |
| <input type="checkbox"/> gym | <input checked="" type="checkbox"/> indoor bowls |
| <input checked="" type="checkbox"/> hairdressing room for visiting
hairdresser | |
| <input checked="" type="checkbox"/> library | |

Note. Indicate if more than one of the same facility is available.

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15. ENTRY COSTS

To become a resident you will be required to pay the following:

- an ingoing contribution of \$270,000 (1 bedroom unit) or \$350,000 (two bedroom unit) or approx \$395,000 (two bedroom unit with a large deck).
- 4 weeks' advance payment of recurrent charges.
- other (*specify*)
TV Tuning to Village system

Is a deposit payable to the operator on entering into a village contract? Yes No

If Yes, it is:

\$5,000.00 deposit

Is a separate payment required to secure the use of a garage or carport under a separate village contract? Yes No

If Yes, the payment is:

Garage \$5,000

A fee of 6% per annum on a pro rata basis for a maximum of 5 years is retained from the above amount and the balance refunded once the resident no longer has a vehicle and use of the garage is returned to the Village.

16. FINANCIAL ISSUES AFTER PERMANENT VACATION OF THE VILLAGE

Is a departure fee payable to the operator? Yes No

If Yes, for all units - the departure fee is 30% over a maximum of 5 years calculated on a daily basis (or 6% per annum for a maximum of 5 years calculated on a daily basis), of occupancy of:

the ingoing contribution of the outgoing resident.

If an ingoing contribution is payable, is any of that contribution non-refundable?

Yes No

If Yes:

the amount is the total of outstanding maintenance fees plus the departure fee.

Do former residents and the operator share any capital gains (that is, if the incoming resident pays a higher ingoing contribution/purchase price than the former resident)?

Yes No

Do former residents and the operator share any capital loss (that is, if the incoming resident pays a lower ingoing contribution/purchase price than the former resident)?

Yes No

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17. VACANCIES

Does the village operate a waiting list? Yes No

If Yes, is a waiting list fee charged? Yes No

Annexed to this statement is a list, accurate as at the date of this statement, of all residential premises in the village that are available for occupation in the next 3 months.

The list specifies the following in respect of each of the premises:

- a) the address of the premises,
- b) the number of bedrooms in the premises,
- c) whether the premises are self-contained premises, serviced premises or another (specified) type of premises,
- d) whether or not the premises have ever been previously occupied,
- e) the amount of ingoing contribution required for, or the asking price of, the premises,
- f) whether the premises are for sale,
- g) if the premises are for sale, whether the operator of the village is the selling agent,
- h) if the operator is not the selling agent, the name and contact details of selling agent.

(Annex the list referred to)

18. MORE INFORMATION

You have the right to ask for a copy of, or to inspect, any or all of the following documents free of charge:

- a site plan for the village
- plans showing the location, floor plan and significant dimensions of residential premises available in the village
- examples of all contracts that you may be required to enter into
- the village rules (if any)
- the budgets for the last 3 financial years of the village, the current financial year, and the next financial year (if available)
- the annual accounts for the village for the last 3 financial years
- the most recent quarterly accounts of the income and expenditure of the village (unless the residents have consented to not receiving these)
- the trust deed for any trust fund into which money paid by residents is deposited
- the terms of any development consent, if the village is not complete or if the development consent requires a particular service or facility to be provided for the life of the village
- if the village has a capital works fund, statements showing the balance as at the end of each of the last 3 financial years of the village, and the most recent quarter
- the village's waiting list policy, if relevant
- court or Tribunal decisions from the last 5 years in which the operator and the Residents Committee were a party
- copies of certificates of currency of insurance

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- the last annual safety inspection report for the village
- the company's constitution and replaceable rules (*company title villages only*)
- the management statement, management agreement and minutes of the most recent annual general meeting (*community land scheme villages only*)
- the by-laws, management agreement and minutes of the most recent annual general meeting (*strata scheme villages only*)
- a detailed list of all currently available/vacant premises in the village
- other (specify)

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19. STANDARD FEES AND CHARGES

The table below is a summary of the fees and charges contained in your retirement village contract, along with other important information about the unit you have expressed an interest in. You can use this table with NSW Fair Trading's *Retirement Village Calculator* to help you understand the overall costs of this retirement village. For more information and to use the calculator visit rvcalculator.fairtrading.nsw.gov.au.

PROPERTY DETAILS

Postcode where the retirement village is located:					
Is the unit attached to other units in the village:		YES		NO	
Title of the property: <i>[Select only one]</i>	Loan / Licence – Non-registered interest holder				
	Lease (50 years or less) – Non-registered interest holder				
	Lease (50 years or more) – Registered interest holder				
	Strata title – Registered interest holder				
	Community title – Registered interest holder				
	Company title – Registered interest holder				

ENTRY FEES

Entry Payment: (This is a one-off fee, excluding the items below)		\$
Other entry fees: <i>If none, put \$0 and strikethrough</i>	Parking space:	\$
	Garage:	\$
	Storage area:	\$
	Furniture:	\$
	Other:	\$

ONGOING FEES

Total recurrent charges:	\$	per: week / fortnight / month
Optional services of:	\$	are included in this amount
Strata/Community levies	\$	per: week / fortnight / month

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CAPITAL GROWTH

Share of capital gain: (If none, put 0%)

Share of capital loss: (If none, put 0%)

EXIT FEES

Departure fee is based on:
[Select one only]

Entry payment

New entry payment

Departure fee structure:
[Insert additional rows as required]

Years

Fee percentage

to

%

to

%

to

%

to

%

Administration fee: [If none, put \$0]

\$

Other exit fees: [If none, put \$0 and strikethrough]

\$

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20. RESIDENTIAL CARE FACILITIES

Does the operator operate a facility through which residential care within the meaning of the *Aged Care Act 1997* of the Commonwealth is provided (that is, a nursing home or hostel) adjoining the retirement village or elsewhere? Yes No

If Yes, note that:

- a) the facility is not covered by the *Retirement Villages Act 1999*, and
- b) current Commonwealth Government policy guidelines on admission to such a facility requires that places are to be allocated on a "needs" basis. Access will be subject to a person's being assessed as eligible for admission in accordance with Commonwealth Government laws and cannot be guaranteed. No priority can be given to residents of our retirement village.

This disclosure statement was:

- given personally
- sent by post
- other (specify)

Date given/posted:/...../.....
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Name of prospective resident/s:	
---------------------------------	--

Was this statement given to a person acting on behalf of the prospective resident/s?

- Yes No

If yes, name of acting person:	
--------------------------------	--

The operator, or representative of, warrants that, to the best of the operator's knowledge, the information contained in this statement is true and accurate at the time it is provided.

Signed by or on behalf of the operator	
Print Name:	
Date:/...../.....

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ANNEXURE TO DISCLOSURE STATEMENT

VACANCIES AS AT NOVEMBER 2018

Address: **Unit 24 Adelene Village, Birch Road, Wyoming**

Number of bedrooms: Two – North aspect – Fabulous valley views

Self contained: Yes

Previously Occupied: Yes, fully refurbished

Ingoing contribution/Asking price: **\$350,000.00 Includes Garage**

The premises are available: Yes – Ready to Occupy

If Yes, the agent is: Adelene Retirement Village

Other: (details) The unit is refurbished and includes a new kitchen with stone benchtop, Stone top in bathroom, laundry, carpet, etc. Split system air conditioner included

Standard Inclusions:

- Carpet to lounge and bedrooms
- Vinyl to kitchen and dining
- Blinds to lounge, dining and bedrooms
- Built In wardrobe in main bedroom only
- Security Screen Doors
- Air Conditioner included

Optional Extras Available at an Additional Cost:

- Wardrobe in 2nd bedroom

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ANNEXURE TO DISCLOSURE STATEMENT

VACANCIES AS AT NOVEMBER 2018

Address: **Unit 115 Adelene Village, Birch Road, Wyoming**

Number of bedrooms: One – Balcony off Lounge/dining

Self contained: Yes

Previously Occupied: Yes, is refurbished

Ingoing contribution/Asking price: \$270,000.00

The premises are available: Yes – Ready to occupy

If Yes, the agent is: Adelene Retirement Village

Other: (details) The unit has been refurbished and includes a new kitchen with stone bench top, new painting, carpet and vinyl to kitchen area and refurbishment of bathroom, laundry, etc.

Standard Inclusions:

Carpet to lounge and bedrooms

Vinyl to kitchen

Blinds to lounge, dining and bedrooms

Built In wardrobe in main bedroom only

Security Screen Doors

Optional Extras Available at an Additional Cost:

Air Conditioning

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ANNEXURE TO DISCLOSURE STATEMENT

VACANCIES AS AT NOVEMBER 2018

Address: **Unit 103 Adelene Village, Birch Road, Wyoming**

Number of bedrooms: One – Balcony off Lounge/dining

Self contained: Yes

Previously Occupied: Yes, has been refurbished

Ingoing contribution/Asking price: \$270,000.00

The premises are available: Yes – Ready to Occupy

If Yes, the agent is: Adelene Retirement Village

Other: (details) The unit has been refurbished and includes new painting, carpet and vinyl to kitchen area etc.

Standard Inclusions:

Carpet to lounge and bedrooms

Vinyl to kitchen

Blinds to lounge, dining and bedrooms

Built In wardrobe in main bedroom only

Security Screen Doors

Optional Extras Available at an Additional Cost:

Air Conditioning

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ANNEXURE TO DISCLOSURE STATEMENT

VACANCIES AS AT NOVEMBER 2018

Address: **Unit 50 Adelene Village, Birch Road, Wyoming**

Number of bedrooms: Two –

Self contained: Yes –

Previously Occupied: Yes, has been fully refurbished

Ingoing contribution/Asking price: \$395,000.00 includes large North facing Deck

The premises are available: Yes – **DEPOSIT TAKEN**

If Yes, the agent is: Adelene Retirement Village

Other: This unit is fully refurbished and includes a new kitchen with stone benchtop, with new bathroom, laundry, new carpet and painting throughout, etc.

Standard Inclusions:

- Carpet to lounge and bedrooms
- Vinyl to kitchen and dining
- Blinds to lounge, dining and bedrooms
- Built In wardrobe in main bedroom only
- Security Screen Doors

Optional Extras Available at an Additional Cost:

- Wardrobe in 2nd bedroom
- Air Conditioning

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ANNEXURE TO DISCLOSURE STATEMENT

VACANCIES AS AT NOVEMBER 2018

Address: **Unit 77 Adelene Village, Birch Road, Wyoming**

Number of bedrooms: Two

Self contained: Yes with entry off Kalawarra Road, Wyoming

Previously Occupied: Yes, is fully refurbished

Ingoing contribution/Asking price: \$350,000.00

The premises are available: Yes –

If Yes, the agent is: Adelene Retirement Village

Other: (details) The unit is fully refurbished and includes a new kitchen with stone benchtop, with new bathroom, laundry, blinds, new carpet and painting throughout. Split system Air conditioner included

Standard Inclusions:

- Carpet to lounge and bedrooms
- Vinyl to kitchen and dining
- Blinds to lounge, dining and bedrooms
- Built In wardrobe in main bedroom only
- Security Screen Doors
- Includes Air conditioner

Optional Extras Available at an Additional Cost:

- Wardrobe in 2nd bedroom

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ANNEXURE TO DISCLOSURE STATEMENT

VACANCIES AS AT NOVEMBER 2018

Address: **Unit 89 Adelene Village, Birch Road, Wyoming**

Number of bedrooms: Two

Self contained: Yes

Previously Occupied: Yes, is refurbished

Ingoing contribution/Asking price: \$350,000.00

The premises are available: Yes –

If Yes, the agent is: Adelene Retirement Village

Other: (details) The unit is refurbished and includes a new kitchen with stone benchtop, new blinds, new carpet and painting throughout. Split system Air conditioner is included

Standard Inclusions:

- Carpet to lounge and bedrooms
- Vinyl to kitchen and dining
- Blinds to lounge, dining and bedrooms
- Built In wardrobe in main bedroom only
- Security Screen Doors
- Includes air conditioner

Optional Extras Available at an Additional Cost:

- Wardrobe in 2nd bedroom

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ANNEXURE TO DISCLOSURE STATEMENT

VACANCIES AS AT NOVEMBER 2018

Address: **Unit 54 Adelene Village, Birch Road, Wyoming**

Number of bedrooms: Two

Self contained: Yes

Previously Occupied: Yes, is to be fully refurbished

Ingoing contribution/Asking price: \$395,000.00 includes large Tiled Deck

The premises are available: Yes -

If Yes, the agent is: Adelene Retirement Village

Other: This unit is to be fully refurbished and includes a new kitchen with stone benchtop, with new bathroom, laundry, new carpet and painting throughout, blinds etc.

Standard Inclusions:

- Carpet to lounge and bedrooms
- Vinyl to kitchen and dining
- Blinds to lounge, dining and bedrooms
- Built In wardrobe in main bedroom only
- Security Screen Doors

Optional Extras Available at an Additional Cost:

- Wardrobe in 2nd bedroom
- Air Conditioning