

# STUART GROVE

RETIREMENT COMMUNITY

 **AUSCARE**  
The leaders in retirement living!



*“Retirement lifestyle  
you deserve”*





# STUART GROVE

## RETIREMENT COMMUNITY

Stuart Grove is a peaceful and friendly retirement living community with 43 luxury independent living apartments with unrivalled facilities.

With a combination of spacious two bedroom and three bedroom single level homes, our master-planned retirement community is the perfect environment in which to embrace the freedom and luxurious retirement lifestyle you deserve.



There is a very reasonable monthly maintenance fee payable (ask the manager for the current amount) which covers all the costs of running the village such as rates, common area electricity and water, wages, insurance, gardening etc. This amount and all the expenses of the village are audited every year in accordance with the Retirement Villages Act. This fee is **ONLY** used for the residents benefit of the running costs of the village, and every year you will receive a complete audited financial statement for this and a budget for the next year.

When you enter under the loan/license agreement your entry amount payable is normally fully refunded to you in full after you leave and the apartment is relicensed, minus some deductions such as...

- Sinking fund fee. This fund is used **ONLY** for replacement and repairs of major items at the village, or otherwise in accordance with the contract or legislation.
- Deferred Management Fee. This is the accommodation fee for providing your apartment and all the facilities, lounges, gardens and buildings available for your use.
- The cost of repairing any damage, recarpeting, repainting, window dressings, cleaning etc.
- A maximum of 6 months maintenance fees.
- The marketing and 'selling' fees of relicensing the apartment. The details are disclosed on the Remarketing Policy document
- Under legislation your refund **MUST** be paid to you within 10 days of a new resident paying an entry fee.
- A one-off administration fee of \$1,850 is payable to secure entry to Stuart Grove.

***Move in and pay after your house sells!  
No stamp duty is payable!***

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