



Naracoorte Lucindale Council

*Better by Nature*

## Harry Tregoweth Retirement Village Plane Street, Lucindale South Australia

The Aim of the Village is:-

*To create a sense of belonging, making it a worry free and enjoyable retirement, where self-respect, security and independence is very important.*

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### Background

The Harry Tregoweth Retirement Village was commenced in 1993 with the construction of three two-bedroom, self-contained homes on Council property at Plane Street, Lucindale. The popularity of the scheme enabled a further three homes to be completed in 1994 and officially opened by the Governor of South Australia in February 1995.

The Village was established to meet a demand for local accommodation for individuals and couples aged 55 years or older and retired from full time employment. The Council may also consider admission for other people under certain circumstances.

The Village is administered pursuant to the Retirement Villages Act 1987.

### Location

Lucindale is located in the heart of the South East and is home to the popular Lucindale Field Days, which are held in March each year.

Lucindale is located approximately 45 kilometres from Naracoorte, 70 kilometres from the popular seaside town of Robe, 50 kilometres to fishing and boating at Kingston and 1 ½ hours to the shopping precinct of Mount Gambier.

An easy daytrip to the World Heritage Caves at Naracoorte, the renowned wineries of Padthaway to the north, Coonawarra to the South and Wrattobully to the east make Lucindale an ideal location to enjoy retirement.

Lucindale is a close knit, small community that holds great pride in its town. It offers a range of facilities and social committees, some of which include:-

Visiting Doctor	Ambulance
Community Health Services	Police
Country Fire Service	Post Office
Pharmacy Services	Hotel
Churches – Anglican and Uniting	Lions Club
Lucindale Country Club – golf and tennis	Area School
Community Library	Lawn Bowls
Football & Netball Club	Service Station
Historic Museum	Deli & Newsagency

### **Housing Agreement**

Residents of the Village are required to enter into a Retirement Home Residence Contract (“The Agreement”) with the Naracoorte Lucindale Council.

The Council retains ownership of the Unit, with the resident assuming many of the rights and responsibilities of home ownership.

In exchange for a monthly maintenance fee, currently \$290 per month, the Council maintains the Units, including all lawn areas. The maintenance fee includes building insurance, refuse collection, water charges and rates and taxes. The resident is responsible for cleaning their unit, utility accounts, contents insurance, personal gardens, any items approved for fitting at the cost of the resident (eg. exterior blinds) and soft furnishing repairs & replacement (curtains, light fittings, carpet, etc.).

The rights and responsibilities of the Council and the Resident are further explained in the Agreement.

### **Purchase Price**

The purchase price (premium) is currently \$93,000 per unit, with a guaranteed buy back of at least 70% of the initial premium. The Council retains 6% of the premium per year (or part thereof) to a maximum of 30%.

For example, if you stay in the unit for two years Council retains 12% of the premium, if you stay in the unit for five years Council retains 30% of the premium, if you stay in the unit for ten years Council still retains only 30% of the premium.

Payment is guaranteed by the Council within twelve months of termination of the Agreement.

### **Cooling Off Period**

After signing the Agreement, the Resident is entitled to a cooling off period of fifteen (15) business days.

If during this period, the Resident decides not to go ahead with the occupancy, then all monies paid will be refunded in full, less any Government and Bank Charges.

### **Further Information**

If you have any further questions or would like to discuss an agreement in further detail, please do not hesitate to contact the Director – Corporate Services by telephone 08-87601100 or 0418 890 338 or by email at [council@nlc.sa.gov.au](mailto:council@nlc.sa.gov.au)

Attachment: 1. Floor Plan – unit 2



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## Harry Tregoweth Retirement Village Registration of Interest

I wish to register my interest to apply for future residence at the Harry Tregoweth Retirement Village located in Lucindale.

I understand that I will be placed on a waiting list and contacted when a vacancy occurs.

I understand that this letter is not a letter of formal commitment and in no way commits me to any agreement in relation to the retirement village.

Regards,

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Name: .....

Telephone: .....

Postal Address: .....

Email: .....

Date: .....

Please return this expression of interest form to:

Naracoorte Lucindale Council, PO Box 555, Naracoorte SA 5271