

# Grandview Heights

Private,  
peaceful,  
independent  
living in  
beautiful  
surrounds.



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## Location

Grandview Heights Independent Living Units are located at 85 Woodend Road in Trott Park. Grandview Heights comprises 24 modern spacious units co-located with the Grandview Heights Residential Aged Care facility. It was established in 2011.

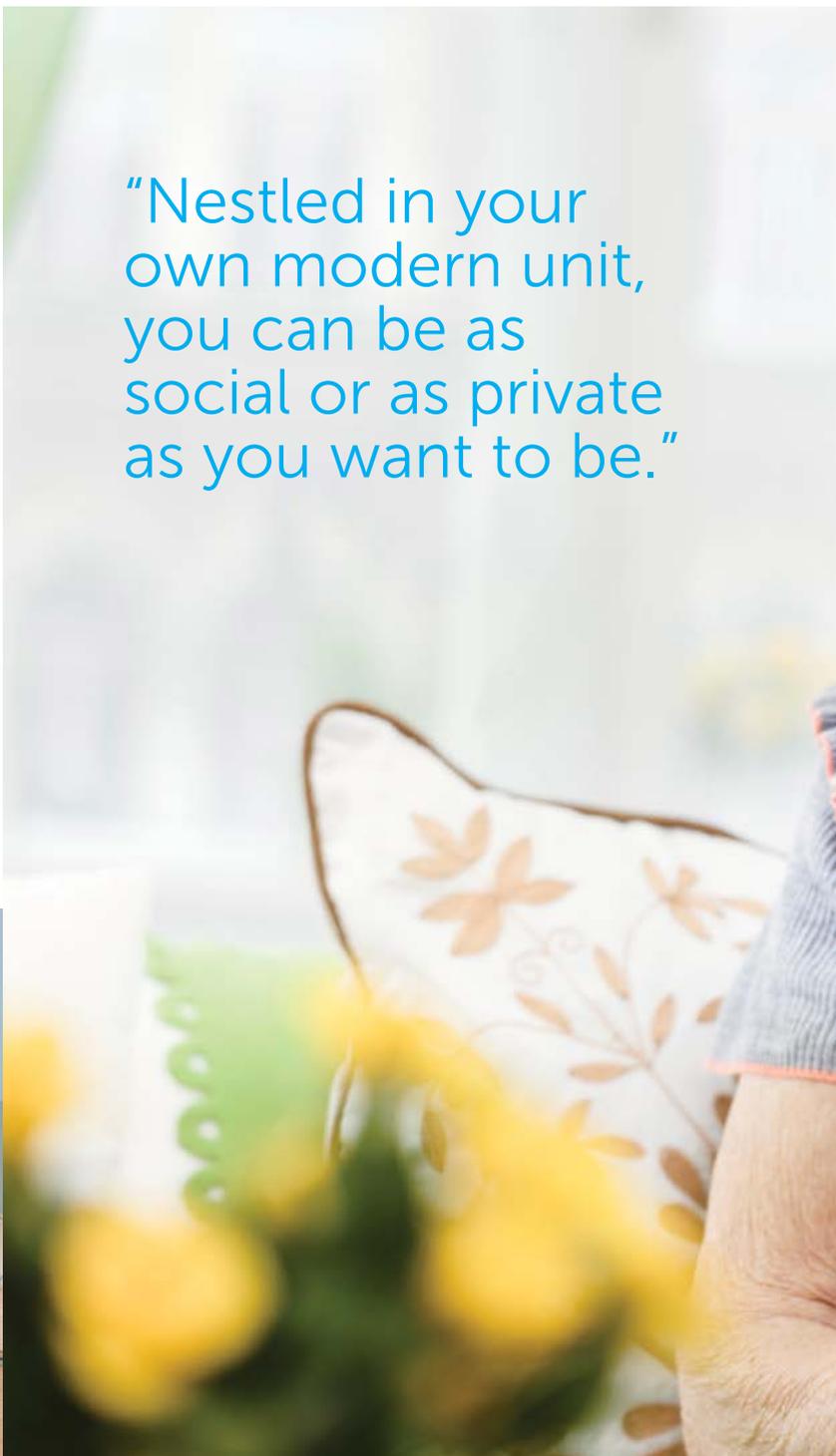
## Life at Grandview

Grandview Heights offers you a comfortable, worry-free lifestyle in beautiful surrounds. Nestled in your own modern unit, you can be as social or as private as you want to be. Relax and keep to yourself, enjoy the terraced barbeque area, revel in the magnificent views from the resident lounge, or join in on one of the many activities and events on offer. The choice is yours.

Your Grandview Heights unit is located within a well-established community and network of services and facilities, with access to local amenities and attractions.

Residents enjoy independence and privacy with access as required to a range of home care and health services. You can also access an on-site cafe and hairdressing salon.

At Grandview Heights, you will be welcomed into a small, friendly community in which you can feel comfortable and secure knowing that support is at hand.



“Nestled in your own modern unit, you can be as social or as private as you want to be.”

## Space and comfort

AnglicareSA's retirement living units are bright, modern choices for people looking to downsize.

The units are spacious and filled with natural light. Each one offers two bedrooms, a two-way bathroom and a well equipped kitchen on an easy care, low maintenance site.

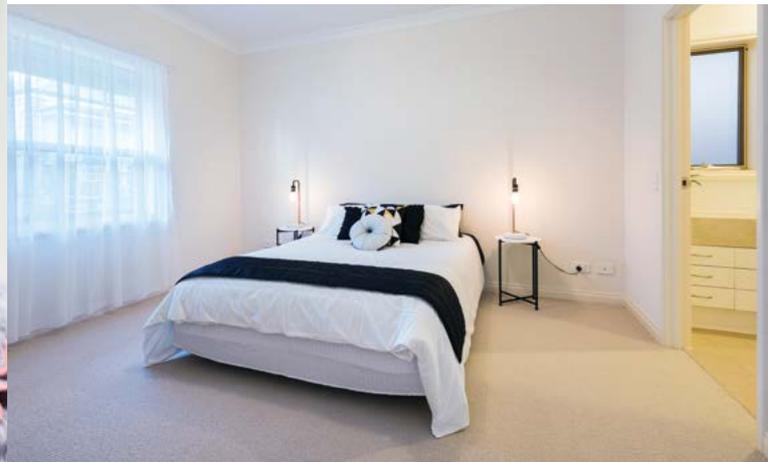


## Seeing is believing

Call today to arrange an inspection. We would love to meet you and take you through one of our beautiful units. Contact the AnglicareSA Client Liaison Manager:

**P 8305 9279 or 8305 9227**

**E [resiadmissions@anglicaresa.com.au](mailto:resiadmissions@anglicaresa.com.au)**



### Pricing and payment information

More than 190,000 Australians live in retirement villages.

Most retirement living involves the purchase of a long-term or lifetime license, which is a form of property ownership. It provides the same rights as a freehold title, but with significant financial benefits – for example, you don't pay any stamp duty on the purchase. The license is underwritten by the provisions of the South Australian Retirement Villages Act (1987) so when you purchase it, your rights are protected by this Act of the State Parliament. You will have secure occupancy in your retirement unit for as long as you want it.

It is important that you feel totally comfortable about this decision. Please contact us to ask any additional questions you have in relation to moving in to an AnglicareSA independent living unit. We encourage you to consult your financial advisor, accountant or solicitor regarding the purchase process.

### Entry fee

Moving into an AnglicareSA retirement village requires the payment of an upfront entry fee.

### Maintenance fee

Grandview Heights offers residents a low maintenance, secure lifestyle with many of the day-to-day chores taken care of by a dedicated team of staff. The maintenance fee payable by residents covers costs associated with:

- Building insurance (please note, contents insurance is the responsibility of the resident)
- All rates, taxes and charges payable to any lawful authority e.g. council rates, water rates
- Staffing
- Unit maintenance
- Maintenance and cleaning of common areas
- Energy charges for the shared spaces
- Gardening expenses for the shared outdoor spaces
- Other expenses associated with village management e.g. pest control, administration costs.

### Exit fee

The exit fee (or deferred management fee) is determined by the entry fee, which means you will be aware of all costs associated with your purchase before you make the move.

The exit fee is calculated based on the following formula:

- 10% of entry fee for residency of up to one year
- 20% of entry fee for residency between one and two years
- 25% of entry fee for any period of residency beyond two years.

The maximum exit fee payable is 25% of the original entry fee. The exit fee is deducted from the entry fee paid, with the balance of the entry fee to be paid back to you after the unit's new resident has paid their entry fee.

There is no Capital Replacement Fund payable by residents of Grandview Heights. This means that when you leave the home, you are not responsible for the cost of general refurbishment or improvements to repair normal wear and tear.

### AnglicareSA

Grandview Heights is operated by AnglicareSA, a well-known and respected not-for-profit South Australian organisation. For more than 150 years, AnglicareSA has supported South Australians. Our 1,800 staff and 700 volunteers support nearly 58,000 people each year through a diverse range of programs and services including parenting, youth, aged care, foster care, financial literacy, new arrivals, Aboriginal services, disability care, emergency assistance and homelessness. AnglicareSA supports people to change their lives for the better.



### Need more information?

For more information about retirement village life and the purchase process, go to the Information for Residents section of the State Government's portal at [www.sa.gov.au/topics/housing/aged-care-and-retirement-housing](http://www.sa.gov.au/topics/housing/aged-care-and-retirement-housing).