

Lady Clark

Retirement Village



Retirement Village

October 2021

WELCOME

Live the Life you Choose



The Lady Clark Centre Inc Retirement Village is centrally located in the leafy waterside suburb of Claremont. Offering both 1 and 2 bedroom units, our Village aims to provide secure, safe, affordable individualised housing and living opportunities for both retired couples and singles.

Our units extend over approximately 6 acres of tranquil natural parkland and gardens. Located only a short distance, to the heart of services at Claremont Village, only a one minute drive away and a casual 15 minute drive to the city of Hobart, our location is enviable. Our Units, compliment the parkland feel preserving our landscape. There are 78 units in total, of which, 70 are single bedroom units (approximately 6 squares in area) with the balance being two bedroom unit's (approximately 10 squares in area).

Should you choose to reside in our Village, you can be assured in the knowledge it is operated and managed by experienced and professional management, overseen by a dedicated Board of Directors. Due to Lady Clark Centre Inc. status as a not for profit, charitable organisation, all monies that are donated and raised are reinvested back into the Village and its operations for the comfort of our Village residents.



How it works.....It's simple! We take over the maintenance and costly tasks that are necessary when you have your own home and set you free to reclaim your life. Consider the serenity of closing your door at night and planning your next adventure knowing you can leave your home secure, safe and worry free. Consider your life of freedom.

No More Lawns to Mow

Our groundsman mow the lawns, prune trees and care for the common ground areas. Residents are only required to attend to their immediate garden attached to their unit. Most residents like a flower bed, or vegie patch, either way we allow you to customise your garden to suit your needs.

Services Provided



As a resident of Lady Clark Centre Inc. you are entitled to:-

- All electrical, plumbing and unit maintenance are carried out without fees charged to the resident, including emergencies out of hours; (most reported non urgent issues are attended within 24 hours);
- Stove provided in each unit and a reverse cycle heat pump;
- Security system provided for each unit;
- Gutters cleared & windows cleaned annually;
- All lawn areas, large trees and gardens not attached to individual units are maintained by a groundsman;
- Unlimited use of social amenities hall including computer, library, indoor bowls and BBQ area;
- There are no extra “hidden” charges or annual maintenance levy applied.



Waldron Street

Resident Responsibilities

Residents are required to accept and adhere to our Village Rules. The Rules cover such issues as noise and use of facilities. The Rules are designed to protect the rights and privacy of residents as well as creating a harmonious place in which to live.

Residents are responsible for their own utility charges such as telephone/internet, contents insurance, Aurora electricity accounts and replacement light bulbs.

Lady Clark recognises the importance of keeping a pet has for some residents. At Lady Clark, we allow pets . We appreciate and understand It is important for incoming residents to be able to bring their cat, dog or bird. There are a few rules around the keeping of a pet, mostly for the health and well-being of the pet, but also for the consideration of neighbours and village.

Pets in the Village

The “Heart” of the Village operates around the Village Hall. The hall is situated within the grounds of the Village and is available for use by residents 7 days a week. The Village Hall is used for many activities, such as indoor bowls, bingo and other functions organised by residents. There is a Residents Lounge and a fully equipped kitchen. A billiard table and table tennis table are available for some lively competition. There is also male, female and disabled toilets.

Amenities

The Village Hall flows into a barbeque and seating area as well as a carpark. The barbeques are electric and available free of charge at all times for use by residents.

Library

The Library is situated within the Hall. It is well stocked with both large and small print books, magazines, jigsaw puzzles and many DVDs for borrowing. There is also a computer with internet access in the library for use of residents.

Social Events

Social events are often organised by volunteer residents. Ideas and options are welcomed. The aim is to provide a variety of entertainment, for the residents to enjoy throughout the year.

Affordable Rent

Once you have taken over tenancy of a unit and paid your one-off entry fee, a small weekly rental applies. This rental covers all the things you used to have to worry about. Complete maintenance of your unit, right down to having the tap washers changed.

There are no hidden fees or charges at our Village. The fee structure is in plain language and is easy to understand.

Incoming Entry Fee

Rental Structure

One Bedroom Unit - \$180,000

\$180,000 Incoming Entry Contribution

\$108,000 Refundable Bond at end of tenancy.

Rent at the rate of \$306 per fortnight.

Two Bedroom Unit - \$245,000

\$245,000 Incoming Entry Contribution

\$147,000 Refundable Bond at end of tenancy

Rent at the rate of \$360 per fortnight.

****Please note fees & charges are subject to change****

Assets below \$51,000

Incoming Entry Fee

Lady Clark Centre Inc. provide a limited amount of 1 bedroom units that are available to a 'full pensioner', with limited asset capacity.

Centrelink Asset and Income Statement required.

One Bedroom Unit - *Rent at the rate of \$306 per fortnight.*

NOTE: Centrelink Rental Assistance may be available to eligible residents.



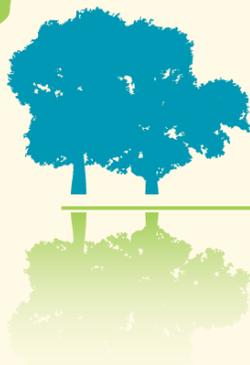
Consider Lady Clark Centre Inc. Retirement Village where you can close your door at night and live 'worry free' knowing you and your home are in safe hands.

For enquiries please call our Centre Manager, Jacquie Sanderson on 03 6249 2515.

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Safe, Secure & Affordable



Lady Clark

Retirement Village