

www.eastwoodretirement.com.au

EASTWOOD RETIREMENT

MODERN DESIGNS
& how to choose one

ROOM TO MOVE
Connecting you with
lifestyle & local amenities

**MAINTENANCE
FREE LIVING**

*A better
place to
Live*

YOUR
NEW
HOME

SAFE &
SECURE


**Eastwood
Retirement**
... a better place to live

A BETTER
PLACE TO LIVE



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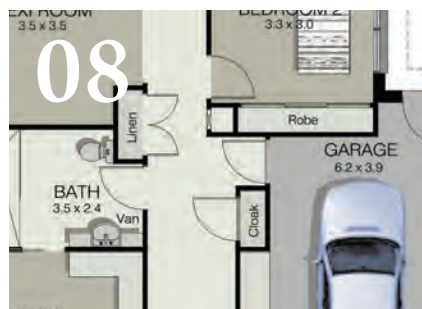
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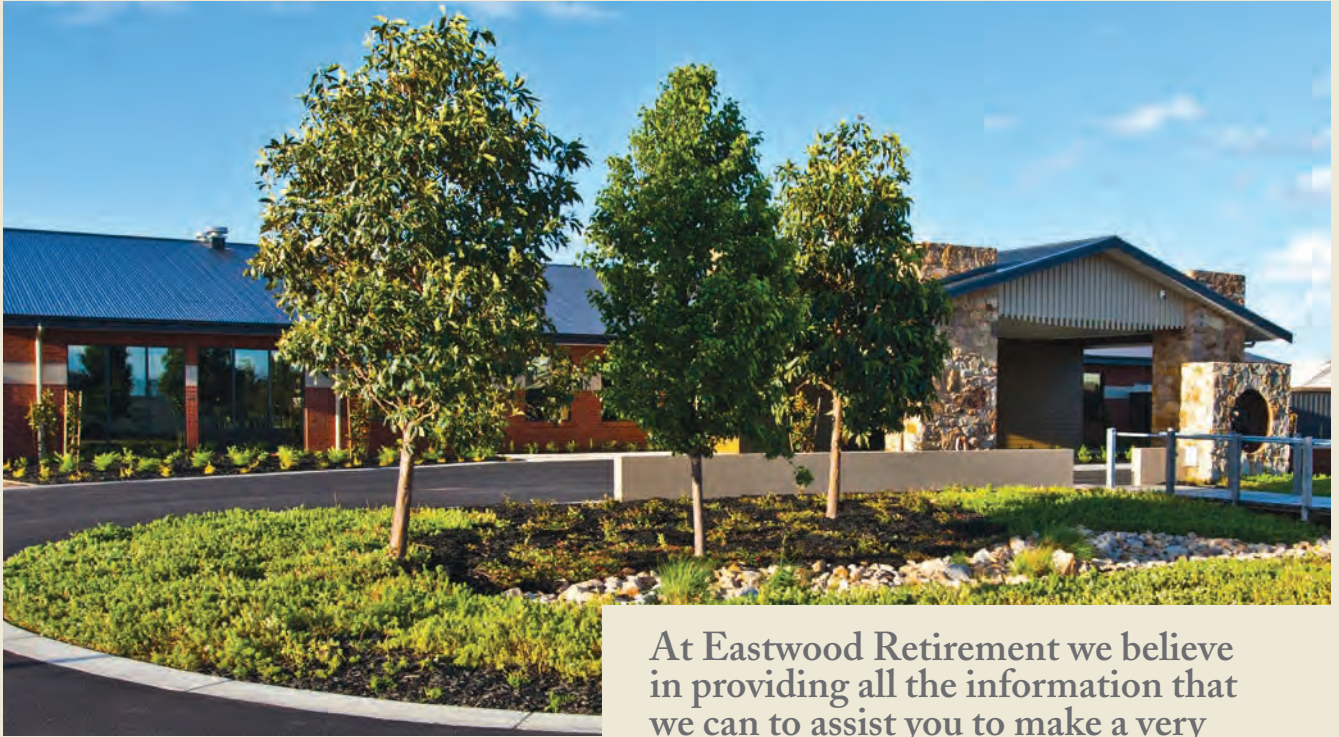
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At Eastwood Retirement we believe in providing all the information that we can to assist you to make a very important decision in your life – the decision to move here and make this your new home.

Welcome TO EASTWOOD RETIREMENT

We want you to know all about the benefits and inclusions that make Eastwood Retirement a better place to live, so we have compiled this booklet.

Included in this booklet we have presented floorplans for the modern villas that are available within the village. But here at Eastwood Retirement we would like to think you are looking for much more than just four walls. The whole lifestyle within Eastwood Retirement makes this independent living community a place where you can live happily and welcome your family for social visits.

As a core value, we place a great emphasis on providing a safe and secure environment. We strive to reduce the day-to-day stresses that tend to manifest in retirement, by offering a maintenance free lifestyle, which we discuss in this booklet.

Eastwood Retirement's primary purpose is to offer you a lifestyle that has security, a sense of wellbeing and peace of mind plus great facilities and amenities.

We strive to offer you a living environment where you can connect and enjoy life. Our Community Centre is a place where you can enjoy a wide range of activities.

Please read through this booklet and we trust the options and possibilities are what you are looking for.

The team and I are excited to present Eastwood Retirement to you and looking forward to meeting you soon.

Jeanette Davidson
General Manager



THE LOCATION

Bairnsdale

With the coast, mountains and rivers on your doorstep, East Gippsland is a perfect choice for your new home. Eastwood Retirement is right in the heart of this spectacular region.

A truly beautiful region of Victoria, East Gippsland is located 3 hours from Melbourne CBD. Home to the renowned Gippsland Lakes, 90 Mile Beach, and the High Country, the diverse, natural landscapes are what make this region naturally magic and a great place to live and explore.

Bairnsdale is the major city of East Gippsland located on the Mitchell River. The city provides all the required amenities and facilities needed to cater for a thriving population. The roads and transport networks are also reliable and well structured, with trains operating to Melbourne on a return schedule, 7 days a week from Bairnsdale.

If you want to explore beyond Bairnsdale, the picturesque villages, vast coastal wilderness or pristine national parks will leave you spoilt for choice.

The diverse landscape also offers a variety of activities for experiencing the region through tourism, recreation or leisure pursuits. Award winning food and wine, boating or fishing are high on the 'to do' list.

THE STORY

Eastwood Retirement - A better place to live

The unique character of our village will grow to reflect the nature and personality of the people who live here.



Eastwood Retirement is an independent living lifestyle community for the 21st century, located within the suburb of Eastwood.

This brand new purpose built retirement community is surrounded by parklands, natural wetlands and magnificent walking trails bordering the Mitchell River. To lead an active, engaging

and fulfilling retirement lifestyle, you need a location that will provide you with easy access to the things you like the most. Thankfully, at Eastwood Retirement, you will be able to enjoy a number of recreational and leisure pursuits, both on site and in the surrounding area. It truly represents the best independent lifestyle community choice on offer in the region.

Thanks to the great location of your new home you will enjoy an active and engaging lifestyle full of choice and opportunity.

Within Eastwood Retirement there are landscaped parks, recreational areas and quiet pockets of green spaces all linked together by walkways.

With a local shopping centre right next door to Eastwood Retirement, you can get all your shopping done with or without the car. The supermarket, bakery, butcher, medical centre,

veterinarian and many speciality shops are located just a short walk and with Village and public transport you are in easy reach of Bairnsdale town centre.

Eastwood Retirement has been carefully designed to deliver an exceptional lifestyle. The ideal location for a perfect retirement.



The villas at Eastwood Retirement offer high quality, low maintenance spaces designed to suit the specific needs of most retirees.

A better place to call home

THE VILLAS



Your new villa home is your own personal space to enjoy as you wish and offers a great place to entertain visiting friends and family. The villas are adaptable and accessible which is perfect for aging within the home. All villas feature wide hallways for easy access, 24 hour emergency call system, a step-less shower and internal entrance to the garage. Also featured in the 2 bedroom villas is a flexi room, that you can utilise as an office or as an extra bedroom if needed.

All these inclusions have been planned with you in mind, so that your new home will cater for your changing needs.

Modern, comfortable, safe and secure, our villas represent excellent value and come complete with lockup garages with plenty of room for storage as well as manageable outdoor living alfresco courtyard areas.

With many options to choose from, your new villa home can be something you have always dreamed of.





Layouts, Fittings & Fixtures

Inside, your choice of open-plan, traditional or flexi room layouts allow you to adapt your new home to suit the way you now want to live. The four (4) neutral colour palettes mean it is easy to add your own personal touch with furnishings and decorative items so that your home reflects who you are.

The villas are light, bright and airy and include stylish stain resistant carpets, reverse cycle heating/cooling systems, quality appliances including a drawer dishwasher, built in robes and lots of storage.

A state of the art communication system which incorporates free telephone calls exluding international and high speed internet access is a bonus. This system also includes security intercom and cameras to the village gates.

The Interiors:

- 2 bedroom with 1 flexi room (suitable for 3rd bedroom or office) villas
- Single and Double lock up garages
- 6 star energy rating / double glazed windows and LED lighting.
- Wheel chair friendly
- 24 hour emergency call system
- Reverse cycle heating/cooling system
- Wall oven, cook top and slide out range hood (600mm) in stainless steel, gas or electric.
- Dish drawer dishwasher
- Laminated bench tops
- Ceramic tiled floors to kitchen, wet areas, entry, hallway and family room
- Quality stain resistant carpets
- 2.7metre (9 foot) ceilings
- AAA water saving shower heads and mixer style tap fittings
- Walk in robes with hanging shelves to master bedrooms, with built in robes to other bedrooms
- Powder rooms with second toilet/shower
- Stainless steel laundry tubs inset in laminate bench
- Fly screens to all windows
- Exhaust fan in bathroom
- State of the art communication system
- Insulation to walls and ceiling.
- Solar power to hot water service, with a gas boost

The Exterior:

- All Villas have: Private rear yard / low maintenance / landscaped grounds.
- Clotheslines installed
- Letterbox
- Underground drip systems to all garden beds
- Plants provided to front and rear yard
- Brick veneer exteriors with neutral colours
- Concreting and paving around villas and rear yards
- Room for vegetable gardens or your own designs



Classic

Design 1

DESIGN 1 - Classic

Residence 136.10m²

Garage 29.29m²

Porch 7.33m²

TOTAL 172.72m²

Total squares 18.6



Classic

Design 2



DESIGN 2 - Classic

Residence	121.63m ²
Garage	37.74m ²
Porch	5.25m ²
TOTAL	164.62m²
Total squares	17.73

Residence	120.30m ²
Garage	31.16m ²
Porch	3.87m ²
TOTAL	155.33m²
Total squares	16.73



Evergreen

Design 1
- includes Powder Room



DESIGN 1A - Evergreen

Residence	120.30m ²
Garage	31.16m ²
Porch	3.87m ²
TOTAL	155.33m²
Total squares	16.73

Evergreen

Design 2



DESIGN 2 - Evergreen

Residence	120.3m ²
Garage	43.9m ²
Porch	3.87m ²
TOTAL	167.17m²
Total squares	18

Evergreen

Design 2
- includes Powder Room



DESIGN 2A - Evergreen

Residence 120.3m²

Garage 43.9m²

Porch 3.87m²

TOTAL 167.17m²

Total squares 18

Freedom

Design 1



DESIGN 1 - Freedom

Residence	142.95m ²
Garage	30.36m ²
Porch	4.42m ²
TOTAL	177.73m²
Total squares	19.14

Freedom

Design 2

DESIGN 2 - Freedom

Residence	142.95m ²
Garage	43.90m ²
Porch	4.42m ²
TOTAL	191.27m²
Total squares	20.59



Liberty

Design 1



DESIGN 1 - Liberty

Residence	112.94m ²
Garage	28.29m ²
Porch	5.27m ²
TOTAL	146.5m²
Total squares	15.75

Liberty

Design 2

DESIGN 2 - Liberty

Residence	115.27m ²
Garage	40.28m ²
Porch	5.27m ²
TOTAL	160.82m²
Total squares	17.29



THE COMMUNITY

Neighbourhood

A ready-made community that you are instantly a part of. A place where old friendships can continue and new ones can begin.



Meet, Socialise & Enjoy

Surrounded by a warm, welcoming community you'll have plenty of friendly faces and new neighbours to meet and to share your interests with.

While respectful of your privacy, the people around you won't just be your neighbours, they could be someone who will join you for a morning walk, a bridge partner or a dinner guest; someone who will take the time to look out for you and your well being in your retirement years.

Within the community space of Eastwood Retirement are communal barbecue facilities and gardens which are fully maintained. There is also a

community vegetable and flower garden. The grounds are perfect for your next get-together barbecue with neighbours or friends. You may even have some of the 'home grown' delicious produce to savour from the 'veggie' patch.

The Community Centre

At Eastwood Retirement our purpose-built Community Centre is just that. It offers a location central to all the villas, with both in and outdoor spaces for the use of all the residents.

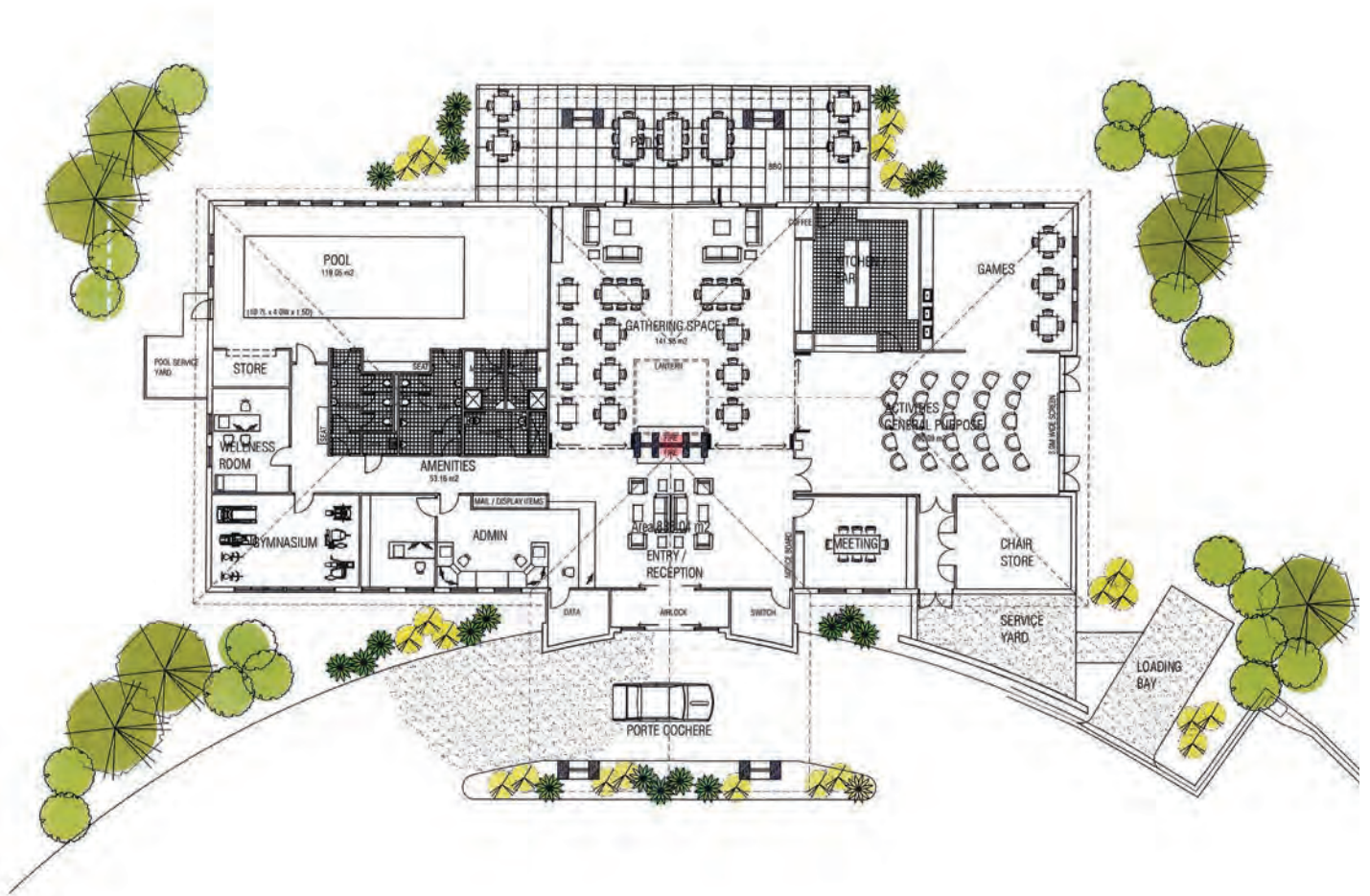
Here you will find comfortable seating areas, community function amenities including a fully equipped kitchen, dining room, bar and lounge. Catch up with your

friends or family in this great space. Other amenity rooms include space for art and craft and a consulting suite for visiting health and well being professionals.

When you are planning a special event there is a multi-purpose room that is suitable for anything from meetings, birthday gatherings to full celebratory functions.

The Community Centre is also home to a gymnasium, 11 metre aqua exercise pool and external verandah in landscaped gardens.

The Community Centre is a key focus for our residents to connect and reflects the life and spirit of the village.



At the heart of all good communities is a place for members to come together, meet, socialise and to enjoy company, conversation and shared interests.

THE LIFESTYLE



The life you love, the place you're from, the people you know and the people who know you – at Eastwood Retirement you can continue to live the kind of lifestyle you've always enjoyed.

Here you will have all the independence, freedom and choice you want with the peace of mind that comes with knowing that a range of support services are available, if you ever need them.

With a warm, friendly community and staff around you, a modern, stylish villa in an independent living space and a wide range of activities and organised leisure entertainment, this is a chance to make a positive change to how you live if you so desire. Free yourself from the burdens and responsibilities of managing and maintaining your own home and enjoy the new opportunities this brings to you and your retirement.

Shared spaces

As well as the private sanctuary of your own modern villa, residents at Eastwood Retirement also have access to a fabulous selection of shared environments both within the community and the greater Eastwood suburb in which it's located.

The wonderful green spaces around Eastwood Retirement extend out along the Mitchell River with a network of walking paths and cycle tracks, all the way into Bairnsdale.

Within Eastwood Retirement, residents and friends with shared interests can socialise and enjoy conversations at the Community Centre.

Shopping

With easy access to a wide range of local stores, when you live at Eastwood Retirement you are spoilt for choice when it comes to shopping. Just a short walk from the village gate is a shopping complex which includes a large supermarket, medical clinic, podiatrist and pharmacy. There are also many speciality shops here, including a bakery, butcher, restaurant and cafe.

Bairnsdale is a large retail precinct with major household name retailers. Food, household goods, fashion, gifts and much more can be found. So, whatever you need to fill your shopping basket you won't have to travel far from your new home.

Activities

The excellent location of Eastwood Retirement means you'll be able to enjoy easy access to a wide range of activities and entertainment within the surrounding area. But if something is a little further afield or requires some extra help in organising, the Village Bus will be on standby to assist. This way you can gather a few neighbours and enjoy a day's outing without the worry of navigating, driving or too much organising.

Regular events like craft groups, afternoon teas, movie nights, pool, table-tennis, carpet bowls, talks and computer sessions will help fill up your days. The communal vegetable patch and exercise pool will help you get out and about and maintain good health.

Events and gatherings will be driven by the community, so you will be encouraged to participate,



suggest ideas and see if there are like minded people who would like to join in. With so many local and regional experiences on hand like local golf courses, restaurants, art galleries, wineries, local produce markets, bowling greens, great fishing and the sights and sounds of the East Gippsland region, we are sure that you will enjoy every day here.



Living life your way and staying in contact with friends and family is an important part of the Eastwood Retirement philosophy.



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Security & Safety

We know that this is important to you. That is why at Eastwood Retirement we have ensured that our community residents will be safe and secure in their own new homes.

The village gate closes at night. However, an intercom system which is connected to your villa ensures that anyone who needs to visit you can be announced to you and able to enter with a minimum of fuss at your discretion.

Within your villa is a 24 hour emergency response monitoring system, connecting you with all the major emergency services.

If you decide to travel, you can be content knowing that your villa will be safe, secure and maintained whilst you are away.

The feeling of safety and security also comes from living within a community with neighbours looking out for you.

The Services

With such a wonderful lifestyle on offer at Eastwood Retirement, including the beautiful surroundings, the active community and the busy program of things to do, the only difficulty you will have is working out how to fit it all in. Thankfully, Eastwood Retirement provides residents with some time saving benefits.

One of the major services that is on offer is the maintenance free aspect of living within an independent living community. At Eastwood Retirement this includes front garden and all maintenance of villas and day-to-day management of the entire village, including staffing and the upkeep and maintenance of the Community Centre and common areas. A monthly fee covers it all and also includes the sewer, water and Shire rates.

The 24 Hour emergency response monitoring system ensures that you are safe and secure within your home and its operation and costs are also included in the service fee.

Also, all building and public liability insurance and the costs involved with the operation and running of the Village Bus are taken out of the service fee.

Imagine how nice it is to take a leisurely stroll along the Mitchell River in the morning sunshine and spend time with the grandchildren in the playground or meet friends for a BBQ lunch, knowing that those odd jobs and maintenance on your home are being taken care of.

As well as a range of services designed for your comfort and convenience, Eastwood Retirement is also focused on the health and well being of all our residents. We can provide you with help and advice regarding whom to contact to get any additional services that you may require.

With a purpose built pool, gymnasium, exercise classes and many walking and cycling paths, there are a number of opportunities for you to experience a sense of health and wellbeing.

THE FAQ'S

Why should I consider moving to a retirement village?

There are a variety of personal and practical reasons to be considered.

- The option to be free of the maintenance of a larger home, with the freedom to travel knowing your home is secure and that all maintenance is taken care of while you are away.
- Community, friendship and fraternity that is a part of village lifestyle is immeasurable, with many activities being available to residents for their leisure.
- The support of caring staff and the knowledge that you are part of a safe and secure environment.

Can I bring a pet?

Yes, we understand the strong bond that develops with pet ownership and subject to approval from the Village Manager, pets are allowed provided they meet a few reasonable conditions covering their ongoing care and management. There is a veterinary clinic close by for your pets.

What age do I have to be?

Either yourself, spouse or partner need to be 55 or better.

What facilities and activities are available?

The Community Centre provides an arts and crafts room, consulting suites for visiting health professionals, library, gymnasium, cinema, entertainment area, kitchen, games and bar room.

Village transport will be available for transport into the town centre on a regular basis, or for organised outings, tours or trips. Caravan and boat storage is also available.

The adjoining shopping centre within walking distance has a supermarket, bakery, butcher, café, newsagents, hairdressers and pharmacy.

A residents' vegetable garden and communal BBQ areas are situated throughout the village for your use. There is a current proposal to build a Community Workshop for anyone wanting to create, build or repair projects.

Is there a residents' committee?

A committee of elected residents has been formed to represent all other residents to assist with planning social activities, with the assistance of Village staff, and to raise any issues for discussion on behalf of all residents to Management who will attend all meetings. An AGM is held to discuss financials and future planning.

Will I have to pay a deposit?

An expression of interest fee of \$1000 is required for the purpose of reserving your villa and facilitating the contract documentation. This amount is fully refundable on demand at any time should you decide not to proceed.

Once you have signed the Residence Contract this amount is no longer refunded but the \$1000 will go towards the settlement amount for your villa.

A deposit negotiable up to 10% of the contract will be payable on signing the Residence Contract becoming unconditional, but negotiable with management.

What does the service fee cover?

The service fee is the proportion allocated to your villa of the total village outgoings and is payable monthly in advance and includes:-

- Day-to-day management of the village. This will include staffing, Community Centre facilities and common area maintenance.
- Local Shire Rates, including drainage and waste collection
- Water and sewer rates
- 24 Hour Emergency Response System Monitoring
- Front garden and all villa building maintenance, villa landscaping maintenance
- All Building & Public Liability insurance
- Costs associated with facilitating the transport for village residents such as a village bus or taxi card.

Can the service fee be increased?

The service fee can be increased in line with increases in the consumer price index pursuant to the Regulations or as approved on a resolution of the Residents' Association or due to factors set out in Section 38 of the Retirement Villages Act 1986.

What other expenses will I have to pay?

- Telephone service (Free calls within the village, to mobiles, local and national numbers only and discounted monthly line rental)
- Electricity supply (imbedded network providing discounted electricity, up to 40%)
- Gas supply (Natural Gas is connected to the Village) Service charge and usage

- Water usage only
- Upkeep of interior of your villa
- Contents insurance for your household goods
- Maintenance to back garden/yard area of villa. Assistance is available at an hourly rate.
- Pay TV usage costs if a subscriber

Is there a maintenance/gardening facility?

All exterior villa maintenance, gardens in common areas including the front of villas are fully maintained and are covered by your monthly service fee.

Can friends and relatives visit or stay?

Your guests, children and grandchildren are more than welcome at Eastwood Retirement as this is your home, and you should feel free to entertain them in the Community Centre, gardens or your villa. If your guests wish to use the facilities, they must be in your company at all times. Your guests may stay, provided you are also in occupancy, for a temporary basis. Any extended stay is negotiable with Management.

Can I rent or sublet my villa?

Renting and sub letting is not permitted in order to maintain the nature of the village.

Do you have a dispute resolution policy/procedure?

Management is always available to assist and discuss any concerns that you may have, and has an "open door policy" to be available to approach at any time that you should need. It is our objective to assist residents to live harmoniously and without conflict within the village environment.

The Retirement Villages Act has set down a Dispute Resolution procedures process, which is fully outlined in the Residence Contract and complied with by Eastwood Retirement Management.

Can I talk to other residents before making my decision?

Absolutely! We encourage you to meet with current residents to discuss any questions you may have. Who better to ask than those already living here!!

Are medical facilities available?

There are no on-site medical facilities, although visiting services can be arranged to be held in the community centre. There is a medical centre in the shopping centre right next door.

All staff have current first aid certificates, and the 24 hour emergency response system is available for on call assistance.

There is no aged care facility on site.

What happens if I go away for a period, i.e. on holidays?

You are naturally free to come and go as you please. All you need to do is notify Management of your intention. Naturally your monthly service fee is payable while you are absent, and we will attend to any maintenance if required.



THE NEXT STEPS

Contact one of the Eastwood Retirement team members to review your options.

- > Choose your preferred Villa in the Village and discuss personalising some options if applicable
- > Complete an expression of interest form and pay your holding deposit to reserve your choice of site and design
- > Speak to your own advisers to ensure you clearly understand all the features, costs and obligations
- > We will provide you with more detailed costs, Residence Contract, price structures and documentation and answer all your questions



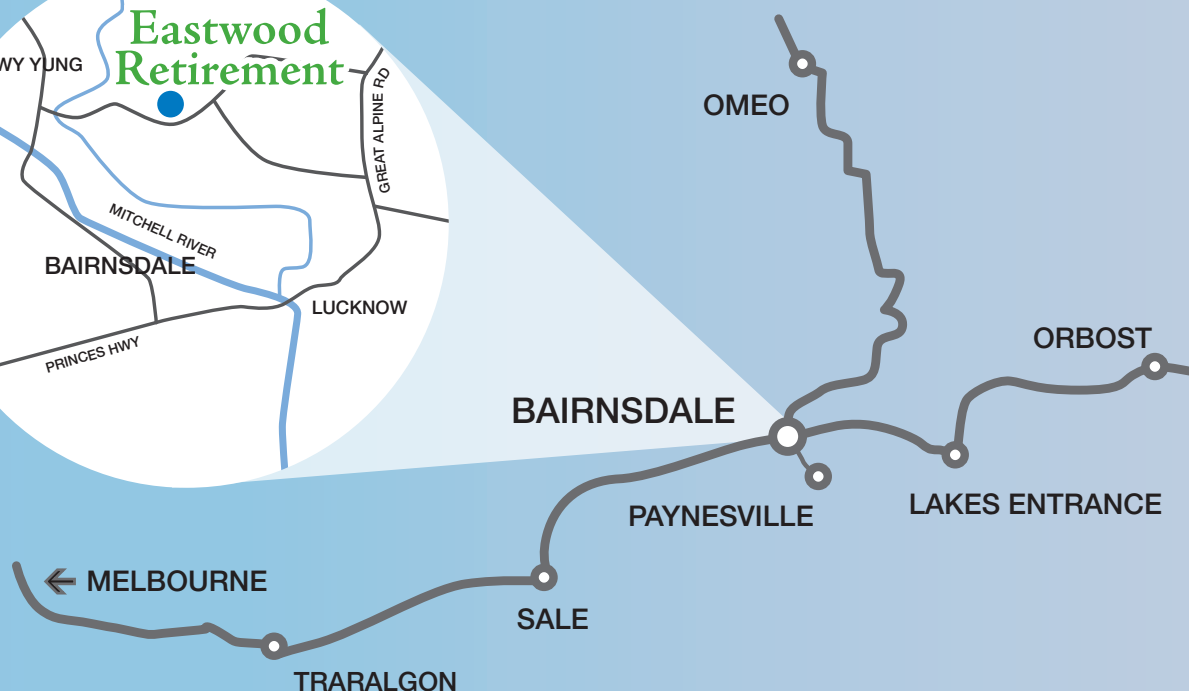
At Eastwood Retirement your new home, new life and new adventures await.

Our independent living community is open Monday to Friday, so we invite you to visit and inspect our display villas.

Eastwood Retirement is conveniently located in the suburb of Eastwood, only 3 minutes from the regional centre of Bairnsdale. Melbourne is just a 3.5 hour journey away via excellent roads or train services that run daily.

Phone us so we can welcome you personally.

We look forward to seeing you soon.



Disclaimer - All information contained herewith is accurate at time of printing. All aspects subject to change without notice. Some images and illustrations used in the publication are for presentation purposes and are indicative only. They should not be relied upon as an accurate representation of the finished product.



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