



Wesley Retirement Living
Affordable retirement in a supportive community

We are here for you

It's an important decision, choosing the community that's right for you. But know that we're here to offer support as you consider your move to one of our Wesley Retirement Living villages.

At our three villages in Carlingford, Narrabeen or Sylvania, you'll find safe and friendly communities where you'll feel right at home. You'll have everything you need to remain independent and live the life you want. So, when you're ready to make a move to retirement living, the hardest decision is whether you prefer the beach, lawn bowls or an indoor pool.

With over 50 years of experience in retirement living and aged care, Wesley Mission is a trusted not-for-profit

organisation serving the needs of local communities. Each village is home to a vibrant congregation, each of them part of the Uniting Church in Australia.

Remaining active, social and engaged with opportunities to give back, we're here to help you discover all we have to offer. That's why we say, 'Do all the good you can, because every life matters'.



Rev Stu Cameron
CEO and Superintendent



Retirement is a wonderful chapter in life. Whether you've retired from work or are continuing part-time, you now have the freedom to enjoy the things you love and explore new interests.

That's exactly what you can look forward to when living in one of Wesley Mission's vibrant and friendly retirement living villages.

Across all our villages, you'll find a supportive community of like-minded retirees who are happy they made the move for many of the following reasons:

- **No more lawns to mow or building repairs to worry about.** Let our team take care of building maintenance, lawns and gardening. You can enjoy our manicured gardens and lush surrounds, without the worry.
- **Downsize to release equity** in your large family home to help plan your future and live the life you want.
- Peace of mind knowing **onsite care and support** is available should you or your loved one need it. See page 14 for more details.
- **A sense of belonging** in a supportive community where friendships can grow and new interests can be explored with onsite activities and amenities.
- Comfort of living in your **local area** that you're already familiar with, near family, friends and key connections such as social groups and doctors.
- **Security**, knowing staff and neighbours are looking out for you. You can feel confident when leaving for a holiday getaway that your home will be safe and secure.
- **Convenience** of living near public transport, shops, restaurants, doctors and amenities such as hospitals.
- **Nurture your faith** with onsite church services, chaplain support and Bible studies.

With three village locations across Sydney to choose from, you're bound to find your ideal retirement lifestyle at Wesley Mission.

Alan Walker Village

Carlingford (Hills District)

Frank Vickery Village

Sylvania (Sutherland Shire)

Wesley Taylor Village

Narrabeen (Northern Beaches)

Stay healthy, active and social





Peaceful leafy surrounds

Alan Walker Village

1 Dalmar Place, Carlingford NSW 2118



1, 2 and 3
bedroom units



215 units

Nestled in five acres of beautifully maintained gardens, this peaceful retirement community is a tranquil oasis in the heart of leafy Carlingford.

Here you can stay healthy and active with our indoor heated pool and spa. Be pampered with our onsite hairdresser in the salon. Our large auditorium hosts many functions including social gatherings, activities and interdenominational church services.

The manicured gardens and meandering pathways are perfect for a gentle stroll through the village. Entertain family and friends inside your home or outdoors at our barbeque area. Family and friends are always welcome – they can even stay the night with you or in one of our guest units*. Browse through our village shop, borrow a

good book from the library, use our computer room and enjoy a game of croquet on the lawn or indoor bowls.

Want to visit Carlingford Court shopping centre? Simply hop on our village bus. Don't want to cook? We've got you covered. Visit our dining room to either dine-in or takeaway, nutritious hot meals cooked onsite by the Wesley Catering team.

Our modern one-, two- and three-bedroom units offer various open-plan layouts and quality finishes throughout. Each includes the comfort of reverse-cycle air conditioning and/or fans, soft-closing draws in the kitchen and modern appliances – most include a dishwasher drawer for easy access. Ample storage has been considered, as well as easy-to-touch light switches. Some units include a laundry,

while others have a combined laundry in your bathroom.

Enjoy the outdoors with your own alfresco area – some with generously-sized balconies. Be spoilt for choice with the option of ground or low-rise units, each with a 24-hour emergency call system to onsite staff should you need it. Select units include a washing machine and dryer, which the village is responsible for maintaining, and an allocated parking space.

Have peace of mind knowing support and care are available, should you or your loved one need it. See page 14 for details.

*Overnight accommodation in the guest unit is subject to availability and incurs a small fee to cover cleaning costs.

Conveniently located near:



Wesley Rayward Carlingford residential aged care home next door



Carlingford Court shops 3.1 kms



Epping train station 3.6 kms



Bus stop 0.1 kms

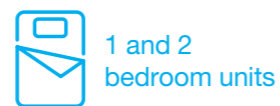


Ryde Hospital 3.9 kms



Frank Vickery Village

101 Port Hacking Road, Sylvania NSW 2224



Situated on over 14 acres in Sylvania, our village is located close to Miranda Westfield, local restaurants and just a 10-minute drive to Cronulla Beach.

You can stay healthy and active with our small onsite gym. Take a stroll through our manicured gardens and soak up the fresh air with a game of outdoor bowls or croquet.

Pamper yourself with our onsite hairdressing salon, massage and beauty therapist services. Take advantage of our computer room and internet café. And with two libraries to choose from, you can relax with a good book.

Enjoy entertaining? Invite your family and friends over for a meal in either your home or in our outdoor barbeque areas. Enjoy a friendly game with your neighbours in our games room, join us for our weekly interdenominational church service or browse through our village shop.

Looking to visit your local shopping centre? We've got you covered with our village bus. Don't want to cook? Enjoy lunch five days a week in our dining room catered by our Wesley Catering team. And if you need an afternoon coffee, you can always swing by our onsite café.

Should you need a doctor or podiatrist, we can organise them to treat you in the comfort of your own home.

Our newly renovated one- and two-bedroom units are spacious throughout and include a modern kitchen, bathroom and laundry space. All main building units have the benefit and convenience of lift access.

Have peace of mind knowing support and care are available, should you or your loved one need it. See page 14 for details.

Conveniently located near:



Wesley Vickery Sylvania residential aged care home next door



Southgate Shopping Centre 1 km



Miranda Westfield and cinema 2.5 kms



Walking distance to bus stations



Short drive to Sylvania restaurants and a golf course



Cronulla Beach 8 kms



Wesley Taylor Village

156 Ocean Street, Narrabeen NSW 2101



This boutique community is perfectly situated opposite spectacular Narrabeen Beach and near the edge of the tranquil Narrabeen Lagoon.

Take a stroll through our manicured gardens, enjoy a game of billiards or movie night with your neighbours or join our weekly interdenominational chapel service.

Entertain your family and friends in your own home or in our outdoor barbeque and picnic areas. Be pampered with our onsite hairdresser, borrow a book from our

extensive library or take advantage of our village bus with trips to your local shopping centre.

We can organise our visiting physiotherapist or podiatrist to treat you in the comfort of your own home should you need it. We'll also organise delivery of prescription medication from the local pharmacy.

Live comfortably in a spacious one- or two-bedroom unit with either a courtyard or balcony. Each unit has a modern

kitchen, bathroom and laundry, with the added security of a 24-hour emergency call system to on-site staff.

Have peace of mind knowing support and care are available, should you or your loved one need it. See page 14 for details.

Conveniently located near:



Wesley Taylor Narrabeen residential aged care home next door



Short walk to Narrabeen Beach



Bus station at your doorstep



Two-minute walk to Narrabeen Lagoon



10-minute drive to Warriewood Square shopping centre and cinema



Short drive to Manly

Freedom with flexible financial options

All Wesley Retirement Living villages operate under a Residence and Service Contract (loan-licence agreement) which gives you the right to occupy the unit, without the onerous cost and responsibility of owning the property.

Making the move into one of our villages offers you the following financial benefits:

- no stamp duty
- you're not responsible for refurbishing or selling your unit when you leave – we look after this
- peace of mind knowing how much refund you'll receive when you leave, and the security of receiving it within six months (or sooner if the unit is resold and occupied before the six months)
- you only pay charges that relate to the operation of the village
- any additional or extraordinary charges must be approved by a majority of residents at a residents' meeting
- all residents are entitled to a 90-day settling-in period (conditions apply).

There are a few costs to consider.

1. **Ingoing Contribution** – You pay this to secure your new home. The amount depends on the size and location of your new unit. This cost is made up of a five per cent non-refundable component and 95 per cent licence agreement. Part of this Ingoing Contribution will be refunded when you leave.

2. **Fortnightly Recurrent Charges** – These ongoing costs cover the operation and maintenance of the village including rubbish removal, council and water rates and staff costs. These are reviewed annually in consultation with the resident committee. To protect you, this fee can only be varied once in any 12 month period (as per current legislation*). These charges commence when you move in (date of occupancy) and cease when you move out (date of vacant possession), plus a maximum of 42 days after the date you move out (deducted on refund of balance of the Ingoing Contribution). This is cut short if a new resident moves in during that time.
3. **Deferred Management Fee (DMF)** – This is often referred to as an 'exit fee'. This fee is calculated as a percentage for every year you live in the village, up to a maximum of five years. Most retirement village operators offer a 30 per cent DMF option, which means you'll receive a 70 per cent refund when you leave. However, at Wesley Mission we understand everyone's financial situation is different. That's why we go beyond just the 30 per cent DMF option and allow you to choose a percentage that suits your finances (conditions apply). Be sure to ask us about our flexible pricing options.
4. **Telephone, electricity and gas services** – These are directly charged to you from your chosen provider.



Security, freedom and peace of mind

5. **Contents and/or possessions insurance** – Based on your individual circumstances, you may wish to personally obtain this insurance. Wesley Mission will cover all other associated building insurance costs.
6. **Garage deposit fee** – If you'd like to make use of a garage, you'll need to pay a deposit. When you no longer need the garage, we'll refund your deposit, minus a retention fee, when the garage is no longer required.
7. **Maintenance** – Wesley Mission looks after the maintenance of units, gardens, common and external areas. You're only responsible for maintaining any additional fixtures and fittings you install in your unit.

8. **Flexicare** – To help you live independently, our short-term Flexicare support services are available at an additional cost.

We also offer rental accommodation in select villages. To find out more, contact our team on 1800 931 107.

You may need to pay a departure fee when you leave the village. To request our Disclosure Statement and General Enquiry Statement, call us on 1800 931 107 or email retirementliving@wesleymission.org.au

The decision to move into a retirement village is an important financial decision. You're encouraged to obtain independent legal and financial advice to ensure the choice is right for you.

Ongoing support and care

Have peace of mind knowing onsite care and support is available, should you or your loved one's health needs increase.

24-hour emergency system

Each unit is fitted with an emergency button, should you need it. This will connect you with a staff member who can call an ambulance or family member for you. It's peace of mind for you and your family.

Visiting Allied Health Professionals

All our villages offer clinic rooms for visiting health professionals for your convenience and to help keep you healthy and active, including doctors, physiotherapists and podiatrists. Some services can be conducted in the comfort of your home, if you choose. Services at each village vary.

Flexicare support

We offer a range of Flexicare services to help you continue living independently in your unit for as long as possible. With Flexicare, you'll receive short-term support that's tailored to your needs. Our staff are qualified to carry out assessments to assist you with accessing Flexicare.

Residential aged care

As part of our commitment to support you throughout your whole journey with us, our retirement villages are situated next door to Wesley Mission residential aged care homes.

Entry into our residential aged care homes are subject to room availability and government requirements.

Home care

We offer a suite of services to choose from which are designed to assist with daily living activities or tasks that have become too difficult to manage. Services can include:

- domestic assistance (for example, housework and shopping)
- personal care
- social support
- devices and equipment
- transport and travel arrangements
- home and garden maintenance.

Additionally, we also offer the following services for carers, who also need support:

- counselling
- pastoral care.

There are several ways to pay for home care services. You can either pay privately or apply for government-funding assistance. Often the wait-time for government-funding can be lengthy. It's worth having the conversation sooner, than later. To learn more, call our home care team on 1300 086 906.

Making your next move

When you decide to make the move to one of our stunning retirement communities, you'll be invited to secure your preferred unit with a holding deposit of \$2,500. This will reserve your chosen unit for up to 42 days.

Our friendly team will guide you through the next steps to support your move and keep you informed along the way.

Not ready to move yet? Join our wait list.

If you're not quite ready to make the move just yet, we encourage you to join our wait list. This gives you peace of mind to know that when a vacant unit becomes available that suits your preference, you'll be one of the first to be invited to view and reserve a unit.



Frequently asked questions

Can I sell or assign my unit?

When you become a resident, you take on the responsibility of a licensee and the unit remains the property of Wesley Community Services Limited (or the Property Trust). The unit is granted to you personally and cannot be sold or assigned to another. In the event that your partner or spouse needs to leave or dies, your license remains in place.

Can my Residence and Service Contract be terminated?

Yes, as a resident your rights are protected by current legislation*. Section 20 of the Residence and Service Contract (which is compliant with the provisions of the Act), describes the conditions under which you may terminate the contract. You may at any time vacate the unit upon giving one month's notice in writing.

Can I move or be moved from one part of the village to another?

When choosing your unit, we encourage you to take the time you need to discuss your choice with us and your family, to make sure your accommodation meets your needs and preferences. If you'd like to move to another unit within the village, we would encourage you to discuss this with the village manager. Transfer between units are generally due to medical or care needs and at the discretion of management.

If your care needs change and you're permanently transferred to a residential aged care home, the Ingoing Contribution due under your Residence and Service

Contract will be repaid to you, minus any Deferred Management Fee and outstanding Recurrent Charges as referred to in the Contract, except where:

- it's your express wish that the money remain on loan or as a gift to Wesley Mission
- you would prefer to use the refund as a credit towards your accommodation bond or charge for your residential aged care accommodation.

If you've transferred to another unit at the village or residential aged care home (operated by Wesley Mission or another aged care provider), a new contract will be drawn up for you.

Will I be responsible for selling my unit when I leave?

No. Wesley Mission will take care of all the administration, cleaning and renovation of the unit.

*Current legislation referred to in this document includes the Retirement Villages Act (1999), Amendments Act (2008) and Retirement Village Regulations (2009).

For more information on how Wesley Mission manages your personal information, visit: wesleymission.org.au/privacy-policy





Wesley Home Care

Wesley Home Care helps you choose the support and services you need to live independently and safely in your own home. Our in-home support can include cleaning, transport, home maintenance and social activities.

Wesley Disability Services

If you're living with disability, we can help you connect with your community and develop the life skills you need to live a full and contributing life. Our support includes help finding employment, in-home support and respite services.

Wesley Congregational Life

We are a uniquely shaped church dedicated to sharing God's love in both Word and deed by supporting our community services with prayerful encouragement and practical engagement. We welcome you to join us for worship and spiritual support.

Wesley Mission services

For over 200 years our commitment to Christian faith has guided us to create long-term holistic solutions that address the needs of the whole person, not just their current challenges.

To find out about our complete range of services, and how they may be able to help visit wesleymission.org.au



Connect with us on social media

Do all the good you can
because every life matters



Contact us

1800 931 107

wesleyretirementliving.org.au

retirementliving@wesleymission.org.au

Get involved

To volunteer, donate or leave a gift in your Will
visit wesleymission.org.au

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ABN 42 164 655 145 Wesley Mission is a part of the Uniting Church in Australia.