




TOUR
TODAY

Explore

44 Zealey Road
Nambour
P 07 5476 4657
cofc.com.au

SANCTUARY
PARK
RETIREMENT COMMUNITY



Breathe easy

At Sanctuary Park Retirement Community, your peace of mind is our priority. Enjoy the comfort of a close-knit community of vibrant neighbours, maintained facilities and tranquil village life surrounded by nature and Ferntree Creek National Park.

Relax each day, confident that you're in safe hands:

- Secure living environment
- Maintenance-free living
- 24hr emergency response
- Home Care available
- Private patio for quiet catch-ups

Welcome to Sanctuary Park Retirement Community

Conveniently located at the foothills of the Sunshine Coast hinterland, our village offers 71 spacious 2, 2+study, or 3 bedroom homes. For an independent lifestyle choose one of our single-storey units designed for easy mobility.

We take care of the maintenance inside and out, so you can enjoy your days taking in all our village and the surrounding areas have to offer:

- 4mins to Nambour Plaza
- Medical + allied health close by
- 5mins to Nambour Hospital
- 20mins to Sunshine Coast hinterland
- Close to public transport
- 5mins to Nambour bowls club





Lifestyle

Live a relaxed retirement and embrace independence with the support of a caring community. We take care of the village maintenance so you have the time to enjoy:

- Friendly, social community
- Active social calendar
- Community centre
- Medical car – to assist with appointments
- Beautifully landscaped gardens
- Community vegetable garden
- Small pets, upon approval
- Village lagoon
- Undercover barbecue area
- Secure living environment
- Family + friend visits
- Village bus + trips, outings, lunches

Spaces

- 71 spacious homes
- 2, 2+ study or 3 bedroom units
- Open plan living
- Quality fixtures + appliances
- Easy mobility
- Built in wardrobes
- Reverse cycle air conditioning
- Ceiling fans
- Private patio
- Secure, lockup garage
- Secure living environment
- Rainwater tank for avid gardeners

Escape
today



We invite you to experience Sanctuary Park today and
start planning your retirement now!



Entry options

Choose from our range of flexible options to suit their individual circumstances. For all options, we will arrange reinstatement and sale of your unit so you receive your exit entitlement (the amount to be repaid to you) less applicable costs, in the quickest time possible. Your exit entitlement will be paid to you within 14 days of the sale of the unit, or 12 months after you vacate. Options B and C do not attract any interest.

Option A

100% of the Original Standard Ingoing Contribution

Pay the standard 100% ingoing contribution amount for the unit (the 'sale price').

If you choose this option, an exit fee of up to 35% is payable if you leave the village. Starting at 10%, the percentage increases by 5% with each year of occupancy up to six years, and then remains capped at 35% thereafter.

Option B

95% of the Original Standard Ingoing Contribution

If you choose to pay a slightly lower ingoing contribution amount, this option may be preferable.

If you choose this option, an exit fee of up to 40% on the Original Standard Ingoing Contribution is payable if you leave the village. Starting at 15%, the percentage increases by 5% with each year of occupancy up to six years, and then remains capped at 40% thereafter.

Option C

90% of the Original Standard Ingoing Contribution

This option gives you more cash and a lower ingoing contribution at the commencement of your residency.

You are able to retain 10% of the standard ingoing contribution amount and offset the equivalent amount by paying a higher exit fee when you leave. For example, if the standard ingoing contribution is \$500,000 then you would pay \$450,000 as your ingoing contribution.

If you choose this option, an exit fee of up to 45% on the Original Standard Ingoing Contribution is payable if you leave the village. Starting at 20% the percentage increases by 5% with each year of occupancy up to six years, and then remains capped at 45% thereafter.

Termination fees

A fixed \$1000 administration fee applies upon termination when you vacate the village.

All administration and maintenance of Sanctuary Park Retirement Community is covered by a fortnightly fee, which is payable for each unit.

Fortnightly fees	Included	Fortnightly fees	Included
Experienced administrative & management staff	YES	All common areas maintained	YES
Council rates and all water charges	YES	Lawn mowing and gardening	YES
Maintenance reserve fund contribution	YES	Rubbish removal	YES
Building repairs and maintenance	YES	Common area pest control	YES
Insurance (buildings and public liability)	YES	Village facilities	YES
Community area electricity	YES	Current fortnightly fee cost	Refer to schedule



Our guarantees

12-month buy back guarantee

If your unit has not sold within 12 months of vacating, we guarantee to buy your unit back six months earlier than as defined in the *Queensland Retirement Villages Act* which is 18 months.

28-day buy back guarantee

If you are a resident in a Churches of Christ retirement village and become eligible to move into one of our residential aged care facilities anywhere in Australia, we guarantee to buy your unit back within 28 days after we receive vacant possession of your unit following your entry into residential aged care accommodation.[^]

6-month money back guarantee

If you find the adjustment to community living does not suit you and your purchase is not what you had desired, then our 6-month buy back will enable you to move on quickly and easily.

Please refer to the Residence Contract (RC), Village Comparison Document and Prospective Costs Document which sets out full details of the above, including reinstatement responsibility, administration and termination fee and facilities/services provided. For more information please enquire below.

[^] Based on acceptance to permanent care to a Churches of Christ Residential Aged Care facility, the availability of a suitable bed and the completion and return of required retirement village documents. Should you like more information please do not hesitate to contact the retirement living manager at Sanctuary Park Retirement Community.



**Questions?
Ready to chat?**

**Call our Village Manager
on 07 5476 4657**

**Churches of Christ are proud
Foundation Members of the Retirement
Living Code of Conduct.**

The Retirement Living Code of Conduct (the Code) is a commitment to high standards and ensuring that residents have the experience they deserve. The Code gives retirement community owners and operators a set of standards, so every resident's experience is a good one. For a copy of this document please visit cofc.com.au/retirement-aged-care/retirement-villages

Sales enquiry

Village of interest:

Please complete and return to the village of interest or email retirementlivingQLD@cofcqld.com.au

APPLICANT DETAILS

Applicant #1 Mr Mrs Ms Miss Other Date of birth:

First name: Middle name: Surname:

Applicant #2 Mr Mrs Ms Miss Other Date of birth:

First name: Middle name: Surname:

CONTACT DETAILS

Street: Suburb:

State: Postcode: Email:

Telephone: Mobile:

REPRESENTATIVE DETAILS

Mr Mrs Ms Miss Other Telephone:

First name: Surname: Email:

ENQUIRY INFORMATION

How did you learn about the village? Passing by Word-of-mouth Internet Website
 Advertisement Expo or event Other

Would you like to book a tour? Yes No

Would you like to inspect a unit? Yes No

Please add me to your waitlist: Yes No

Current status: My property is sold and can settle as soon as a unit is available
 Not on the market yet
 Property on the market
 More than 12 months off selling property, but researching
 Able to finance immediately

I'm interested in: 1 Brm 1 Brm + study 2 Brm 2 Brm + study
 3 Brm Studio Pet options Other
 Serviced apartment/Unit Garage/carport/secure parking

Ideal budget: <\$200K \$200-\$300k \$300-\$400k \$400-\$500k \$500k+

ADDITIONAL DETAILS