



TOUR
TODAY

Explore

8 Grace Street
Crows Nest
P 07 4698 3554
cofc.com.au

CROWS NEST 
RETIREMENT VILLAGE

Breathe easy

At Crows Nest Retirement Village, your peace of mind is our priority. Enjoy the comfort of a close-knit community of like-minded neighbours, maintained facilities with quiet, peaceful surrounds.

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

- Warm, friendly community
- Dedicated, caring staff
- Co-located Aged Care
- Maintenance done for you
- Local Home Care options

Welcome to Crows Nest Retirement Village

Ideally located 40mins North of the beautiful 'Garden City' of Toowoomba, our village offers 20 comfortable homes, so you'll be sure to find the perfect space to suit your needs. For an independent lifestyle, choose between our one or two-bedroom units all 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:



Local shops nearby



Medical facilities close by



50mins to Toowoomba's Wellcamp Airport



Short walk to golf, bowls club + aquatic centre



Short drive to national parks + lakes



Local markets held monthly





Spaces



20 renovated homes



1 or 2 bedroom units



Ground floor units



Open plan living



Easy mobility



New appliances



Air conditioning + fans



Built-in wardrobes



Security screens



Solar panels – select units



Private patio

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
- Onsite Village Manager
- Dedicated staff
- Co-located Aged Care
- Meals available to order from Aged Care
- Tailored Home Care
- Maintenance-free living
- BBQ area
- Spacious gardens
- Quiet community village
- Community centre
- Family + friend visits
- Small pets, upon approval

Escape today



We invite you to experience Crows Nest today and **start planning your retirement now!**



Entry options

Each prospective resident can choose from our range of flexible options to suit their individual circumstances. For all options, we will arrange full 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 \$200,000 then you would pay \$180,000 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.

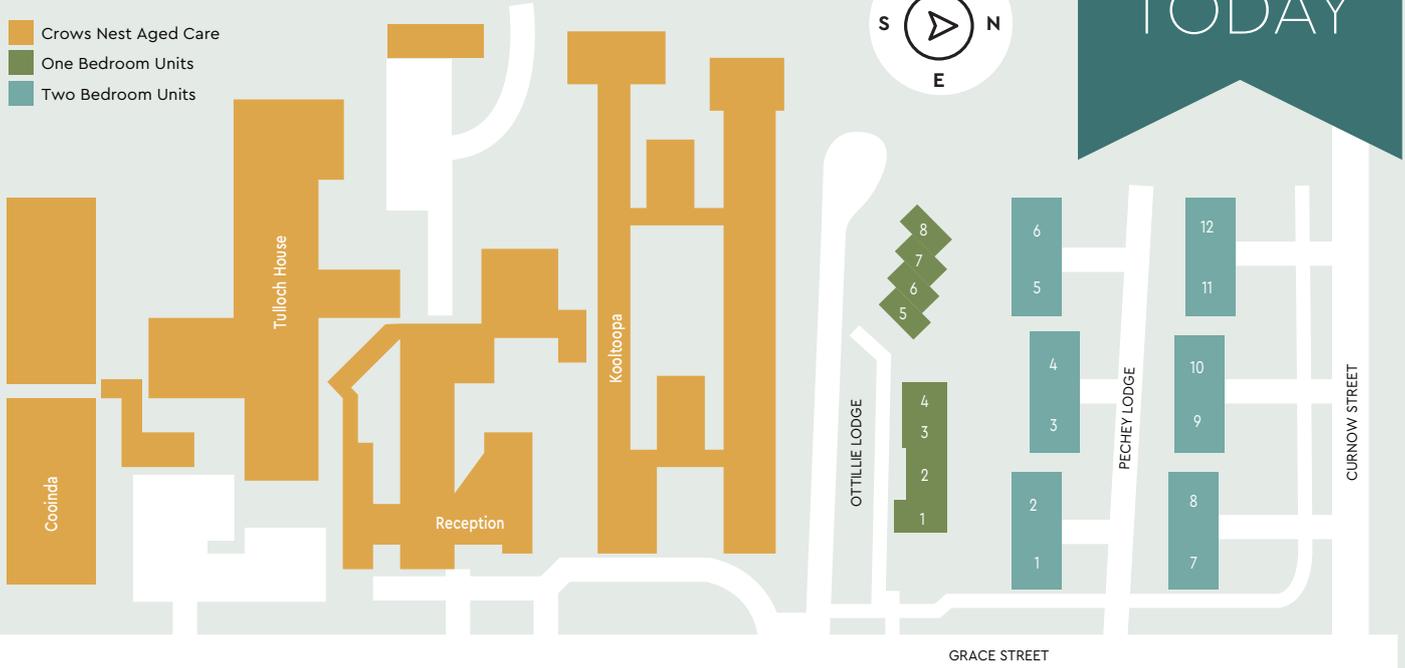
Termination fees

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

All administration and maintenance of Crows Nest Retirement Village is covered by a fortnightly fee, which is payable for each unit.

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

- Crows Nest Aged Care
- One Bedroom Units
- Two Bedroom Units



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 Crows Nest Retirement Village.



Questions?
Ready to chat?

Call our Village Manager
on 07 4698 3554

**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

Enquiry taken:

Process documentation:

Name of village:

Information provided:

Village brochure Form 3