

Lady Clark

Retirement Village



Retirement Village

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.

Management Fee



As a resident of Lady Clark Centre Inc. the Management Fee/Rent covers

- Unit maintenance, including emergencies out of hours;
- Preventative property maintenance;
- Maintained stove and reverse cycle heat pump;
- Security system for each unit;
- Gutters cleared & windows cleaned yearly;
- 6.5 acres of lawn areas, large trees and gardens not attached to individual units maintained by a groundsman;
- Community Garden;
- Unlimited use of social amenities, library, hall, resident lounge, resident computer, printer, Wi-Fi and BBQ area;
- Building Insurance for both the Unit & Centre;
- Rates & Water;
- Maintained private roads & pathways;
- Inground infrastructure;
- Onsite Staff and costs;
- Street Lighting;
- And No extra “hidden” charges or annual levy .



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, electricity accounts and replacement light bulbs.

Pets in the Village

Lady Clark recognises the importance of keeping a pet and appreciate that incoming residents are 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.

Amenities

The “Heart” of the Village operates around the community centre / village hall. The hall is situated within the grounds and is available for use by residents 7 days a week. The 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.

A barbeque and seating area is adjacent to the hall and main car-park. The barbeques are electric and available free of charge at all times for use by residents.

Library

The Library 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.

Social Events

Social events and activities are often organised by volunteer residents. Ideas are always 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 fortnightly rent/management fee applies. This 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 easy to understand.

Entry Fee

+

Security Bond

Management/Rent

One Bedroom Unit (\$233,000*)

*\$188,00 Entry Fee

*\$45,000 Refundable Security Bond.

Management Fee \$408.54 per ftnt (single) / \$487.11 per ftnt (couple)

Two Bedroom Unit

Due to limited stock, entry contributions are negotiated at the time of availability with multiple years between vacancies.

\$45,000 Refundable Security Bond

Management Fee \$471.40 per ftnt (single) / \$487.11 per ftnt (couple)

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

Lady Clark Centre Inc. also provide a small number of 1 bedroom units that are available to a 'sole pensioner' with minimal assets. Vacancies do not occur often and a Centrelink Asset and Income Statement is required for acceptance onto the wait list.



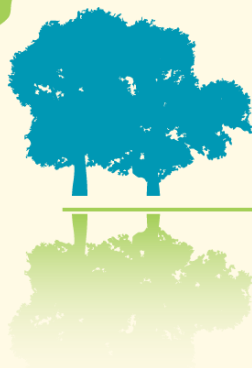
A lifestyle you deserve at a price you can afford!

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

For enquiries please call our Chief Executive Officer, Jacquie Sanderson on 03 6249 2515.

*A: 10 Waldron Street, Claremont, TAS, 7010
E: admin@ladyclark.com.au*

www.ladyclark.com.au



Lady Clark

Retirement Village