



Retirement
Villages

The Healthier, Happier Times.

WELCOME TO OUR NEWSLETTER!

JULY 2020 : ISSUE 2

A photograph of an elderly couple sitting together and laughing. The man is on the left, wearing a grey sweater, and the woman is on the right, wearing a blue patterned top. They are both looking at each other and smiling broadly.

**All about
you and
your health!**

Life at the brand-new Bupa Sutherland Retirement village is all about you and your health. That's why the Bupa Sutherland Staff are here to help you enjoy a safe, healthy retirement.

Your health and wellbeing is more important than ever

Being isolated and unable to get the support you need can be difficult. It's the reason so many of our new residents have chosen to purchase their next home with us at Bupa Sutherland.

A vibrant community, brand-new facilities including a hair salon, café and library nook, beautiful gardens and a ready-made group

of new friends – all these benefits come with your new home.

You'll also have access to our professional staff, so you'll never be without support.

Visit our Wellness Clinic

In our brand-new Wellness Clinic, our residents will have full access to the support of a Registered Nurse who will be onsite once a week for basic medical checks and care. The Wellness Clinic is located onsite for your convenience.

24/7 Emergency Assistance

If your health should change unexpectedly, you'll have automatic access to a 24/7 emergency assistance system in your new home.

Every apartment comes equipped with Emergency Assistance support, alerting the response centre who will answer your call for assistance.

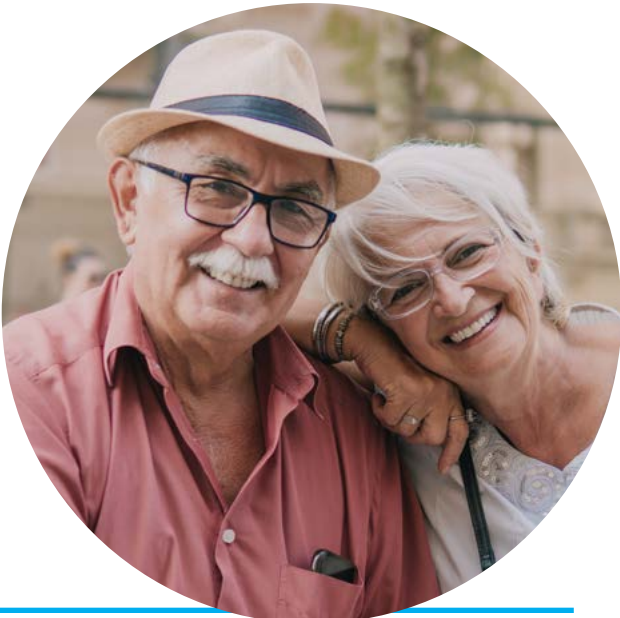
You'll have the peace of mind knowing that whatever happens, you're never alone at Bupa Sutherland.

Chat with us today

Our sales team is always happy to have a chat. We understand you need time to explore the plans for the village amenities and apartments. We'd be happy to answer your questions about everything on offer at Bupa Sutherland. No obligation at all. Call Velvet or Kristie anytime on 1800 224 775.

Looking at our Bupa Sutherland apartments, you'd never guess they are different from any other luxurious, high quality build, but all our apartments are cleverly designed so residents can age in place.

A sneak peek at healthier, happier living...



Adaptability is key for your health, independence and peace of mind.

If your needs change, your apartment has unique design features that can be adapted to enable you to easily maintain independence at home – with access to additional services as you need them.

When you buy a home at Bupa Sutherland, you could reduce your chances of having to move again.



Secure and level

- > Level access from secure basement parking via a lift, directly to your apartment floor.
- > Minimise the risk of tripping with level access throughout your apartment, with flush floor levels into every room and also out to the balcony.





Complimentary respite care every year

One more incredible benefit of being part of the Bupa Sutherland Retirement Village community is the level of care for your health and wellbeing.

In addition to the onsite Wellness Clinic at which you can access the support of a Registered Nurse on a regular basis, Bupa provides one week of complimentary respite service in a Bupa care facility each year subject to availability and your care needs.

Even for ordinarily healthy and fit residents, respite care can be a huge benefit.

For example, if you need elective surgery that you've been putting off because you will require additional care, the complimentary week of recovery in respite could be a useful way to have support while you heal. Whether it's a new health issue, elective surgery, or – for certain residents – a time of support for one partner while the other gets a well-deserved rest, respite care can be a valuable benefit for families. Free care for a week every year can make all the difference.

Maggie Owens, Bupa Care Villages Director for Australia and New Zealand, applauds the new initiative.

“Sometimes it just takes a little bit of time to get back on your feet again after a health issue or a medical procedure. If you or your spouse become unwell or need extra time recovering from surgery, you will have access to seven days of complimentary respite service.”

“We're able to offer peace of mind for our residents and their families. You'll know that – if you need it – one week of complimentary respite care is available each year. It's a wonderful initiative from Bupa and demonstrates how much we care about healthier living for our residents.”

(Subject to Availability and Eligibility criteria)

Spotlight: Kristie Batch Sales Assistant

Meet Kristie, our Sales Assistant at Bupa Sutherland Retirement Village. Kristie spends her time assisting Velvet Deligniassis, our Sales Manager.

Kristie enjoys a range of hobbies including running, spending time with her daughters and entertaining family and friends in her home at Oyster Bay.





Adaptable living

In every apartment, one bathroom is categorised as 'adaptable' and able to be upgraded to suit your changing needs in the future.

Designed to be larger to fit mobility aids and wheelchairs, the bathroom also has a more generous shower to accommodate showering aids, and the floor into the shower is flush with no hob or trip hazards. In addition, the basin is accessible with a mobility aid and the walls have space for the installation of grab rails.

Easy access switches and power points

- > Large toggle light switches are easily accessible and only require light pressure to operate.
- > All electrical power points are located at knee height for ease of access to minimise bending down.



Other brand-new features include:

- > Washing Machine
- > Dryer
- > Dishwasher
- > Ceramic Cooktop
- > Rangehood
- > Oven
- > Microwave
- > Air-Conditioning in bedrooms & living room

In terms of appliances, all you need to provide is your own fridge!

Would you like to take a closer look for yourself?

Call Velvet or Kristie today to book a private appointment to view the display apartment featured in these images.

Kitchens designed for comfort

As many drawers as possible are included in the kitchen designs and all drawers are soft closing for ease of use. In addition, all appliances are at an easily accessible height in the kitchen.



Construction Update

Construction has really come a long way in the past few weeks, and below are some of the highlights to date:

- > Our brand new display apartment is complete and ready to view.
- > Kitchen and bathroom cabinetry has been installed, and air-conditioning is on site for the entire building.
- > Screens on balconies have been installed, and balustrade glass is being installed across the entire building.
- > Painting, tiling and floor finishes are continuing throughout.
- > Pool construction and tiling is complete (see image above).
- > Landscaping is underway, and the retaining wall to the Princes Highway will commence shortly.
- > The sub-station has been installed, and permanent power connection to both buildings is underway.

And, from the street, you will see that scaffold removal has started and we are beginning to see our beautiful completed façade!

We still have a limited number of our most sought after floor plans available for purchase.

Take a look through the options below, and contact Velvet on 1800 224 755 or villages@bupa.com.au for individual floor plan details and specific pricing.

Property snapshot:

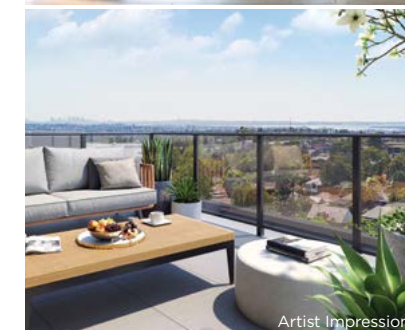
A range of homes and price points to suit your needs



1 Bedroom

1 BED 1 BATH 1 CAR 85-103m²

\$650 - \$680,000*



2 Bedroom

2 BED 2 BATH 1 CAR 96-136m² VIEWS

\$725 - \$970,000*



2 Bed + Study

2 BED 2 BATH 1 CAR 111-117m² VIEWS

\$915 - 965,000*



3 Bedroom

3 BED 2 BATH 2 CAR 118m² VIEWS

\$1,135,000*

* **THINGS TO KNOW:** 1. You will have to pay a departure fee when you leave this village.
2. You may have to share any capital gains received with the operator of this village.

Frequently Asked Questions

Each month we will address some of the common questions on moving into a retirement village.

Q.
Is my deposit refundable in the event that my circumstances change and I cannot complete the purchase of an apartment at Bupa Sutherland?

A. The good news is yes – there are a number of financial safeguards in place under the NSW Retirement Villages Act.

The first financial safeguard:

In the event that your circumstances change for any reason in the future and you are unable to settle on your new apartment at Bupa Sutherland, your full \$10,000 deposit is fully refundable right up until the day of settlement.

If you compared this with purchasing a residential strata title apartment, should you decide to rescind your Agreement for Sale after exchanging contracts, you may forfeit the full 10% deposit, which could be financially detrimental for retirees.

The second financial safeguard:

There is 90-day settling in period that allows you to terminate your contract within the first 90 days of being entitled to occupy your new apartment.

Should you decide to terminate during the settling in period, you are entitled to a full refund of your Ingoing Contribution (purchase price) less any relevant charges for the period of your occupation.

You will be required to pay monthly recurrent charges for the time that you were at Bupa Sutherland. You will also be required to pay for the cost of any repairs for damage beyond fair wear and tear, and sometimes to return the apartment back to its original form.

These safeguards give purchasers at Bupa Sutherland Retirement Village total peace-of-mind. You can secure the apartment of your choice now for a minimal deposit which is totally refundable up until the end of the 90-day settling in period.

Tip of the Month

If you're considering a move to a retirement village, this tip can help.

Meet or call the sales teams at all the villages you're considering. The conversation will give you a good feel for the quality of the village when you chat with the people involved.

Here are three key questions to ask during your initial call:

1. What additional support services are easily accessible to village residents on a casual user-pays basis? E.g: Household cleaning, laundry services, meals, etc.
2. Is the Retirement Village co-located with a Care Home should my needs change in the future?
3. What additional care services do you offer village residents on-site?

Call us to chat about these topics and more. We're available from 9-5pm, weekdays on 1800 224 775.

Contact us

If you have any questions please don't hesitate to contact Velvet or Kristie on the details below.

E: villages@bupa.com.au
T: 1800 224 755
W: bupa.com.au/villages



Retirement Villages