



Azure

FREQUENTLY
ASKED QUESTIONS

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Benefits and Entry Requirements

What are the benefits of moving into Retirement Living?

Every individual person and couple will have their own reasons for moving from their family home into a retirement village. The most common reasons are related to health, security, companionship and the benefits of downsizing:

1. Security from residing in a community of likeminded and similar-aged people who care for the community they share. When you want to get away, you can just lock your door, leave, and not worry about what is happening to your home
2. The relative freedom from routine household activities of a family home, particularly maintenance and gardening, providing liberty to enjoy interests more readily
3. Friendships and camaraderie developed through joint participation in Village activities and outings, whereas friends and neighbours near the family home may have almost all moved on
4. Freedom from restrictions on mobility imposed by stairs, small bathrooms, etc
5. Release of cash to invest and live on through downsizing
6. Replacing an old house with a modern new home designed for ageing safely in place, keeping you independent longer
7. Community facilities onsite for no additional charge such as library, a Resident workshop and BBQ
8. Protection from sudden major-cost maintenance problems

What are the entry requirements into a Retirement Village?

Being over 55 years of age is the only requirement to live in a retirement village and be semi retired.

Your New Home

Can my family and friends stay over?

Of course, friends and family are always welcome to visit and stay over at your home. For security, you are asked to let management know if guests stay overnight.

Can I have a pet?

Pets are welcome if fully vaccinated and approved by the manager, however they must not cause a nuisance to other residents and must be on leads when outside your home.

Is there on-site car parking?

Every home has at least one car garage and enough drive way space for another vehicle.

Will my home be TV and internet ready?

Yes, your home has NBN internet connection points in the living room and master bedroom, and free-to-air TV points in the bedrooms and is Foxtel ready.

Where will the mail be delivered?

All the mailboxes are located at the front entrance to Azure Village.

What are the garbage arrangements?

There are bin stores located in multiple areas within the village.

Facilities, activities and services

What community facilities are there?

There are all sorts of community spaces at Azure Village for you to enjoy and share with neighbours, friends and family. They include:

- Community centre
- Residents dining room and community kitchen for social events, opening onto a covered terrace with alfresco seating
- Residents lounge
- BBQ areas
- Orchard
- Vegetable garden
- Resident workshop
- Library
- Meeting room

What activities are there in the village?

A range of activities and social events are available so that you can get to know your neighbours or explore new interests. Of course, you're free to choose to participate as much or as little as you like. They include:

- Social committee
- Resident workshop
- Chat and create group
- Board and cards games
- Happy hour
- Gardening committee
- Nordic Walking group
- Book club
- Monthly lunch club
- Ukulele lessons

Can my family and friends use the common facilities?

Friends and family are always welcome; however, we ask everyone to take your neighbours privacy into account when using community spaces and to abide by the village rules.

Village Management

Is there a manager at the village?

There is a fulltime Village Manager who is responsible for the daily operation of the village and will be your first point of contact should you need assistance. They are responsible for ensuring the village remains safe, harmonious and compliant with the current legislation. Residents are welcome to discuss any matters of concern with management.

What other staff are at the village?

The village also employs gardeners and maintenance staff to ensure the upkeep of the village grounds and resident maintenance.

Is there a Residents Committee?

We have an active residents committee which is encouraged and supported by Azure Village.

Who is the developer of Azure Village?

The Trustees of the Roman Catholic Church for the Archdiocese of Canberra and Goulburn as trustee for Marymead CatholicCare Canberra and Goulburn.

Who is Marymead CatholicCare?

Marymead CatholicCare, a reputable non-profit in ACT and NSW, offers diverse support services to individuals and families for over 60 years, including counseling, foster care, mental health, and more, aiming to make a positive difference across lifespans.

Support and Care

What other services are available?

Marymead CatholicCare provides a wide range of in-home services which can be arranged through the Home Care program as a fee for service. These services include;

- Provision for meals
 - General home and domestic assistance including washing, cleaning, ironing, pet grooming; personal care services
 - Clinical and nursing support
 - Medication prompting
 - Telehealth
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The Financials

Living at Azure Village includes your home and shared, maintained facilities and services for you to enjoy. To cover the cost of providing these to you, there are three types of payments – the Ingoing contribution (the ‘purchase price’), the monthly recurrent charges and the Deferred Management Fee (DMF). Additional fees for services may apply to different activities.

What is the ingoing contribution?

The ingoing contribution for your home will vary depending upon its size, orientation and number of bedrooms. At Azure, it currently ranges from \$740,000 to \$1,200,000.

What are the ongoing costs at Azure Village?

There is a monthly recurrent charge based on the type of your villa/townhome. The fees cover costs and charges such as land, water and sewerage rates, use of the village amenities, building and public liability insurance, maintenance inside and out of your villa/ townhome including gardening and maintenance of community spaces.

What is the Deferred Management Fee & Departure Fee?

When you leave Azure Village, you may need to pay a Deferred Management Fee (DMF) according to details in your village contract.

The DMF is calculated from the Ingoing Contribution at 5% per annum for each of the first 6 years of occupancy, capped at 30%. The DMF contributes to the costs of providing the infrastructure at Azure Village, and as your share of these costs is deferred, it lowers your entry cost while allowing you to enjoy the facilities and lifestyle.

Year 1	5%	Year 4	20%
Year 2	10%	Year 5	25%
Year 3	15%	Year 6	30%

Who gets the capital gain?

If there is a capital gain then it is shared 50/50 between the Resident and the Operator.

Is a deposit required?

An initial \$5,000 reservation fee is payable when you register your interest, and this will put the home on hold. If you decide not to proceed, the \$5,000 reservation fee will be fully refunded.

Contact 02 6162 5888

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Disclaimer: The information provided are accurate as at 20 June 2024 and may be subject to change.