

GAYNES PARK

SUITES



CREATED BY

life
care

**Assisted
living
means
living
effortlessly.**



If you feel as though your parent living alone in the family home is cause for concern, moving to an assisted living suite at Gaynes Park in quiet, leafy Joslin, is a great option.

What is assisted living?

Assisted living is an innovative new category of seniors' living that supports people with domestic and hospitality services. It's different to aged care. People live with dignity and independence in the privacy of their own apartment, while enjoying the benefits of living at our purpose-built community.

Cooking, cleaning and chores – done!

At Gaynes Park Suites, people live in their own stylish new home, while we do the cooking, cleaning and home maintenance. We provide nutritious daily cooked meals from a menu designed by five star chef Bethany Finn. In addition to the mouth-watering meals, we do the weekly cleaning, heavy laundry and general maintenance.

Looking after their wellbeing

Your parent's physical and mental wellbeing is vital, and our programs and services help them stay on top of their health. We offer activities and events, plus individually tailored programs to assist with their wellbeing. Have a look at our example activity calendar on page six to see how we support them to connect with old and new interests as they transition to enjoying life at Gaynes Park Suites.

What if their needs change?

Additional support is provided by our onsite care team. There's also Gaynes Park Manor Residential Care right next door.

A private suite to call home

There's a choice of one and two bedroom suites featuring a stylish kitchenette, elegant bathroom and a spacious living room – with some opening onto a private terrace. Every brand new suite is designed to allow most people to age in place. An emergency 24 hour call system is installed for peace of mind.

Spend quality time together

As there are no chores to be done at Gaynes Park Suites, it gives you – and your loved one – precious time back. Time that can be spent enjoying each other's company; in our residents' lounge, over a game of billiards or a barbecue in the courtyard. And when you're not there, it's good to know that your parent will have the support of our friendly community around them. Our aim is to ensure people don't feel isolated, with activities, events, movies or simply enjoying the company of others!





An exceptional in-house dining experience

At Gaynes Park Suites, we understand the importance of good food. But the meals served at The 4 Seasons Kitchen + Dining go way beyond good food. Every meal is designed to delight the palate, for a dining experience unlike any other within a seniors' community. Every day, residents have tantalising à la carte choices and the chance to catch up with family and friends in a restaurant atmosphere.

Meet our executive chef Bethany Finn

As former executive chef of The Hilton International, Urban Bistro and the Mayfair Hotel, Bethany Finn knows fine dining. And that's exactly what she's bringing to The 4 Seasons Kitchen + Dining at Gaynes Park Suites. Bethany's aim is to take the food to the next level, using the freshest, highest quality ingredients, so residents can always expect a five-star dining experience. Bethany designs the seasonal, weekly changing menus.



The menu items listed right are samples. Menus are seasonal and change weekly.

The 4 Seasons KITCHEN + DINING

Lunch

Chilled selection

Seasonal salads such as heirloom tomato, roast pumpkin penne, German potato and garden, with a variety of dressings.

Charcuterie platter of prosciutto, smoked ham and turkey with a selection of mustards and pestos

Hot selection

Daily choices include favourites such as Cornish pasties, chilli con carne or chicken and vegetable soup

Skala Bakery sourdough, wholemeal and rye breads and rolls

Local cheeses with house made quince jam, lavosh, wafers and toasts

Fresh fruit platter

Tea or espresso coffee, filtered water

Dinner

Beef stroganoff, mushroom gravy and buttered dumplings

Chicken Cordon Bleu, steamed asparagus and creamy polenta

Fish and chips – panko crumbed whiting, shoestring fries, tartare sauce and house salad

Vegetarian eggplant, chickpea and potato masala, jasmine rice and condiments

Cannelloni – spinach and ricotta with fresh tomato sauce and parmesan

Selection of fine wines

Tea or espresso coffee, filtered water

Dessert

Flourless orange and almond cake
Crème caramel

Self-saucing chocolate pudding
Cookies and cream

Petit fours

Items for a light continental breakfast are delivered weekly to residents' apartments.

Monday

Tuesday

Wednesday

Thursday

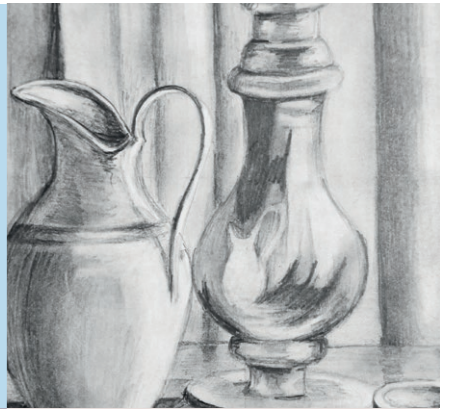
Friday

Saturday

Sunday



01
Morning walk and coffee (M)
Painting club (M)
Women's wellness (GPS)



03
Life Fit (LCA)
Personal training (small group) (LCA)
Seniors' Pilates (M)



05
Pilates mat work (LCA)
Book club (M)
Billiards afternoon (GPS)



07
Yoga (M)
Active minds (GPS)
University of the Third Age
European culture (GPS)

08
Colouring club (M)
World film afternoon (GPS)
Musician in residence (GPS)

09
Arts and craft morning (M)
Wine and cheese pairing (GPS)
Documentaries from around the globe (GPS)



11
Cooking class (M)
Yoga (M)
Morning walk and coffee (GPS)



13
Walking group (M)
Craft classes (M)
University of the Third Age
Classical dance (GPS)

14
Balance classes (M)
Architectural tour – Adelaide CBD + surrounds (GPS)
Pre-dinner gin tasting (GPS)



17
Meditation (M)
Active Minds (GPS)
Arts and crafts (M)



21
Life Fit (LCA)
Musician in residence (GPS)
Pizza night (GPS)

22
Hydrotherapy (M)
Film night (GPS)

23
Colouring club (M)
Balance classes (LCA)
University of the Third Age
Art History (GPS)

24
University of the Third Age.
Current affairs (GPS)
Botanical Gardens visit (GPS)



26
Hydrotherapy (M)
Adelaide Hills tour (GPS)
Pre-dinner cheese tasting (GPS)

27
Documentary screening – Safari of My Life (M)
Gallery of SA (GPS)
Whiskey tasting (GPS)



29
Life Fit (LCA)
Pilates mat work (LCA)
Wine and cheese afternoon (GPS)

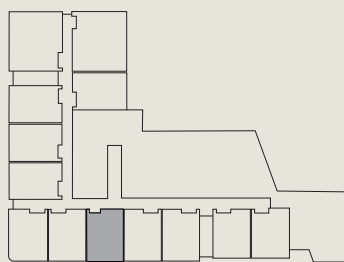
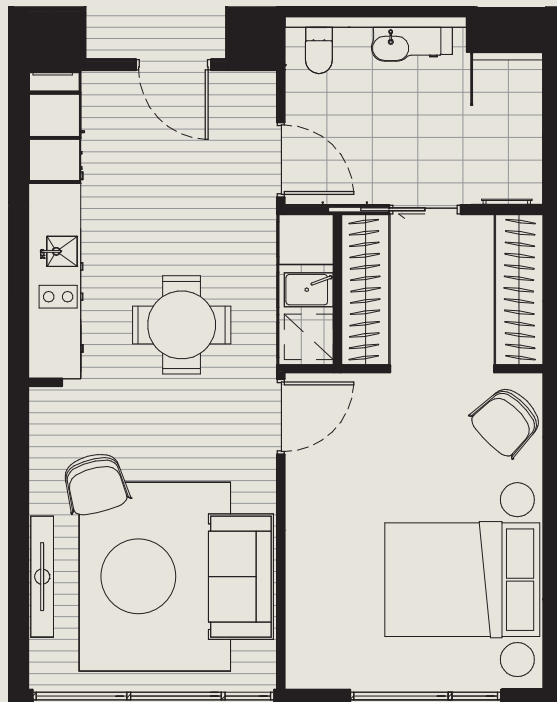
30
Walking group (LCA)
Sunday fish and chips (GPS)
Film evening (GPS)



1.05

One-bedroom apartments priced from
\$500,000 - \$630,000

1 bedroom, 1 bathroom
Internal: 60m²

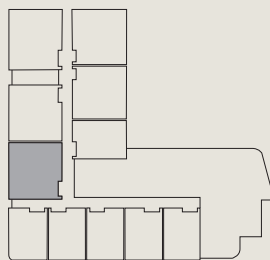


G.06

\$825,000

2 bedroom, 1.5 bathroom

Internal: 93m² External: 52m² Total: 145m²



0M Scale 1:100 5M

Ownership and financial information

When considering buying an apartment at Gaynes Park Suites, it's important to understand the ownership, fees and charges that may apply.

Ownership

When buying at Gaynes Park Suites, you are entering into a lifetime license agreement to occupy the apartment. Our residents pay to live in their own suite and use the community's facilities.

Ingoing fee

This is also known as the asking price or the entry contribution. Our one-bedroom apartments range between \$500,000 – \$630,000, our two-bedroom apartments range from \$825,000 – \$895,000. All apartments come with a storage cage. Our car spaces are an additional \$4,950 if required. The good thing for our residents is that they don't have to pay stamp duty or conveyancing fees.

Ongoing fee

This is also known as the service fee or maintenance fee. There are a host of hospitality and domestic services, available to all residents, and these are tailored to the individual resident's needs. This fee varies, depending on the size of your apartment, how many people are living there and what service package you decide to take up. In addition, if you have a Home Care Package and your assessed needs and support plan identifies meal preparation, cleaning or laundry services are required, you could offset the monthly fee by up to \$465 per month using our Life Care At Home services.

No matter which service package you decide to take up, all include:

- Emergency call services
- All rates, taxes, insurance and utility bills (including electricity)
- Staffing and administration
- Maintenance of the community spaces
- Bi-annual wellness checks
- Access to a range of lifestyle activities and classes.

The fees below don't include:

- Phone line rental (\$30 per month + usage)
- High-speed unlimited Wi-Fi (\$30 per month)
- Pay TV services
- Contents insurance

If our residents need a little extra support, this can be accessed through our Life Care At Home team as a fee for service or by using your in-home care package. This includes personal care, medication management and general support to help our residents live as independently as possible.

Service package options

	Platinum		Gold		Silver		Bronze	
	Daily	Monthly	Daily	Monthly	Daily	Monthly	Daily	Monthly
One-bedroom								
One person	\$87	\$2,646	\$79	\$2,403	\$70	\$2,129	\$58	\$1,764
Two people	\$102	\$3,103	\$86	\$2,616	\$74	\$2,251	\$60	\$1,825
Two-bedroom								
One person	\$114	\$3,468	\$106	\$3,224	\$97	\$2,950	\$85	\$2,585
Two people	\$130	\$3,954	\$114	\$3,468	\$102	\$3,103	\$88	\$2,677
Services								
	Two chef prepared meals and pantry items for breakfast		One chef prepared meal per day and pantry items for breakfast		One chef prepared meal per day		Weekly cleaning of your suite	
	Weekly cleaning of your suite		Weekly cleaning of your suite		Weekly cleaning of your suite			
	Laundered towels and sheets		Laundered towels and sheets					

Outgoing fee

When buying into Gaynes Park Suites, the Entry Contribution covers the cost of your apartment. The community spaces are provided by Life Care along with access to the extensive Life Care network provided for older South Australians. The outgoing fee is commonly known as an exit fee or deferred management fee and is our resident's contribution towards the cost of ensuring our communities are kept pristine and our services are the best on offer. This results in a living experience that is enjoyable for all residents, their families and friends.

For the apartments

If you left after one year	9% of the sale price or market value
If you left after two years	17% of the sale price or market value
If you left after three years and beyond	no more than 25% of the sale price or market value.

For the car spaces

If you left after one year	\$3,300 is refunded
If you left after two years	\$1,650 is refunded
Beyond three years	No refund

*The fee on the car space is to cover upkeep and maintenance of the basement car park

In addition to the outgoing fee, there is a remarketing fee of 1.1% of the resale price to cover the cost of re-selling your apartment. There is also added security knowing that if your apartment is not sold after six months of leaving, then we buy it back at market value.

Worked example

Here is an example based on buying an apartment for \$550,000 with 3% capital growth annually with a car space:

If you left after one year

Sale price	\$566,500
Outgoing fee (9%)	\$50,985
Car space refund	\$3,300
Remarketing fee (1.1%)	\$6,232
Refund	\$512,584

If you left after two years

Sale price	\$583,495
Outgoing fee (17%)	\$99,194
Car space refund	\$1,650
Remarketing fee (1.1%)	\$6,418
Refund	\$479,532

If you left after five years

Sale price	\$637,601
Outgoing fee (25%)	\$159,400
Remarketing fee (1.1%)	\$7,014
Refund	\$471,187

If you left after 10 years

Sale price	\$739,154
Outgoing fee (25%)	\$184,789
Remarketing fee (1.1%)	\$8,131
Refund	\$546,235

Buying an apartment at Gaynes Park Suites complies with the Retirement Villages Act 2016. We recommend seeking independent legal advice about your rights and responsibilities under our contract. Further information can be found in a helpful guide by the South Australian Government: 'Retirement Villages – Information for residents and prospective residents' found at www.sa.gov.au

The process from here

To make the move to Gaynes Park Suites:

1. Choose your preferred apartment, service plan and settlement date
2. Sign an intention to purchase form and pay a refundable \$2,500 deposit
3. Receive contracts and take 10-days to review
4. Sign the contracts and pay an additional \$7,500 deposit
5. Pay the balance on settlement and move into your brand new suite!

Frequently asked questions

Is assisted living right for my parents?

If you feel as though your parents' responsibilities of living in a large home are causing you concern, moving to an assisted living suite at Gaynes Park in Joslin is a great option. They'll live in their own stylish new suite, but we take care of the cooking, cleaning and maintenance. Our goal is to provide them with the support they need to live independently and confidently.

What are the benefits of living in a suite at Gaynes Park?

Your parents don't have to worry about maintenance, chores or doing the cooking. A concierge or manager is available to help them book appointments, basic administrative tasks, search for information or coordinate services to assist them. By living in a suite at Gaynes Park you'll have more time to do what's important to them, such as catching up with family and friends.

Will they have their own private space?

Yes, their suite is their own private home comprising spacious living / dining, kitchenette, impressive master bedroom suite and generous ensuite bathroom. A handy European laundry is also included. It offers security, comfort and peace of mind, knowing that they're in a community of like-minded others, surrounded by caring staff.

Will there be community areas available to enjoy?

On the ground floor you'll find the concierge, residents' lounge, library and games area. The foyer leads through to the terrace, garden and barbecue area. On level one, are the dining and resident bar areas, kitchen and multi-purpose room. Residents can welcome family and friends to enjoy these spaces also.

What will life be like at Gaynes Park Suites?

Gaynes Park Suites has been designed to help make life as uncomplicated and enjoyable as possible. A concierge or manager is available every day to take care of any requests. There are many lovely shared spaces to relax in or spend time catching up with friends or family. The dining room will host you for lunch and dinner, and you can enjoy a meal with others here, too. There is also a large function room with an impressive audio-visual set-up, where get togethers can be held. Situated in beautiful Joslin, they'll also be within easy reach of all that Adelaide has to offer.

Who is Life Care?

Life Care is a not-for-profit organisation, established in 1950. We are committed to providing innovative, quality services and accommodation for older South Australians. We view you as a partner – we listen to what you want and work with you, providing tailored solutions to help you achieve it. Our values include integrity, respect, engagement, excellence and teamwork. These are the foundation of our commitment to you and your family.

Your apartment

What features are included in my home?

A variety of one and two-bedroom suites are available, all of which have been specially designed to be easy and safe for older people. There are no steps or narrow corridors and doorways, and the shower and toilet have capacity to fit secure handrails. Each suite includes:

- 24 hour emergency call system, monitored every day of the year
- Stylish kitchenette with plenty of bench and storage space, induction cooktop, convection microwave, intergrated fridge/freezer and dishwasher
- Space to fit a dining table
- Spacious living area
- Courtyard in some suites
- Luxuriously appointed bathroom
- Main bedroom suite features walk-in robe
- European style laundry with combination washer/dryer
- Access points for high-speed broadband and digital and subscription television.

Can we decorate the apartment the way we want?

Yes, but it will need to be returned to its original state upon departure.

Can visitors stay overnight?

Yes, of course. It's your parents' home - their friends and family are welcome to stay!

Support and services

Are meals included in the fees?

Yes, they can be. The packages available at Gaynes Park Suites enable you to have up to three meals a day, seven days a week – saving you from having to cook for yourself.

What other services are included?

A wide range of premium services are included:

- Cleaning (one hour per suite, per week)
- Weekly bed linen service
- Weekly towel service (includes facecloth, hand towel, towel and bathmat)
- Monthly gardening service (for those on ground floor with a courtyard)
- We also maintain smoke detectors and clean your windows twice yearly.

Additionally, Life Care conducts a Health and Wellness Assessment, every six months. This quality of life and wellbeing assessment is based on holistic wellbeing practices and what matters most to the individual.

What other care and services will be available?

A variety of additional and tailored user pays services are available at affordable rates, including:

- Additional Life Care cleaning services
- Care support services are offered to residents on an optional user pays basis or funded through a government subsidised service
- Personal laundry services at reasonable rates
- Participation in organised wellbeing programs and activities
- Our staff will help residents access other services that may be of interest
- Access to programs at our wellbeing centre
- Knowledge about local activities and events.

As your needs change we will speak with you to deliver support care services to meet your needs.

What happens if there is a health incident?

For real peace of mind, every suite is equipped with 24 hour emergency call buttons and pendants, should you have a health incident or medical emergency.

What hours will the dining room be open?

The dining room is open for lunch and dinner and is available for all residents family and friends to enjoy.

Are internet services available?

The internet and high speed Wi-Fi are available for connection. Provisions have been made for connection to NBN services. We can also assist with arranging subscription to digital TV services, via Foxtel. All available on a user pays basis.

Will I feel safe and secure?

At all times. There is CCTV throughout the community and every suite has its own secure, lockable front door along with 24 hour emergency call.

Is there on-site car parking?

There is secure underground basement car parking for 32 cars, which will be available for sale.

Is Gaynes Park close to shops and medical facilities?

There are shops, restaurants, cafés and other services within easy reach, including The Avenues and Norwood Parade, not to mention peaceful parks. The Adelaide CBD is a short bus ride away.

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*While every effort has been made to accurately represent the community,
minor variations may occur. June 2021.*