



This booklet contains a "Disclosure Statement", "Questionnaire for Prospective Residents" and other valuable information relating to the villages listed in the Schedule of Retirement Villages in the booklet. You are urged to read both documents carefully, as they will help you determine whether or not you should move into one of the above villages, and clarify the facilities and services provided by Anglican Homes. If, after reading this booklet, you have any questions, please do not hesitate to contact our welfare staff at Anglican Homes Head Office.

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Please Note: All figures are subject to change without notice.



GENERAL INFORMATION

Anglican Homes (Incorporated) was born during the Episcopate of Archbishop Moline, in 1957. The first home was opened in February, 1965.

From an early beginning of one Home, the Organization has grown until it now has eighteen Centres, with a current staff establishment of 360 persons. It has become a well respected Organization within this State in the care of the elderly, and the personnel employed provide assistance to all elderly persons. As the Organization continues to develop it is becoming more specialized, continuing its involvement in planning future programmes within the community and contributing to Government planning by involvement with State and National bodies.

Anglican Homes philosophy is to promote independence and not dependence. We encourage residents to be active and therefore, do not provide services to residents which they can undertake themselves. We do not wish to interfere with the relationship between residents and their relatives or replace the support provided by relatives. Our services are provided on the basis of need, with the aim of enriching life and fostering independence. Involvement by residents in the general upkeep of their village and unit is encouraged.

Accommodation is provided to meet changes to the life-style which may occur. Three levels of care exist within Anglican Homes and they are detailed below.

SELF-CARE ACCOMMODATION

Elderly persons' units are designed for individuals who are 60 years and over for women; and 65 years and over for men. Married couples are eligible providing one partner meets this requirement.

The units are self-contained and are considered for most purposes to be the individual's own home with very few restrictions being made by Anglican Homes. The occupancy of such a unit does not mean a loss of individuality, nor one's life-style, nor isolation from the general community. They do however, allow the opportunity to enjoy the company of other people, to pursue new interests and participate in community activities.

The units are unfurnished. This is to allow Residents the opportunity of furnishing their home according to their own choice. Maintenance - rent is payable as a contribution towards the cost of administration, maintenance of buildings, equipment, window cleaning, water, drainage, council service, insurances, gardens, etc.

Before being allocated a unit, you will be requested to attend an interview at our Head Office or at home. Following the allocation of a particular unit, ten percent of the Ingoing Donation and other charges is requested by Anglican Homes as a deposit until final arrangements are made to enter the accommodation, when the balance of the Ingoing Donation and other charges are payable. Persons having an application



registered with Anglican Homes are under no obligation to accept allocation of a unit when contacted.

In Self-Care there are no trained nursing staff nor is there a twenty four hour call system. We do have in attendance a Warden who, though untrained, would obtain help if called upon in an emergency. It must be stressed however, the Warden is not available twenty four hours a day.

Married Couples (Subsidized Housing): Anglican Homes is required to ensure that the total number of persons accommodated in a Home is maintained at the number approved by the Director General of the Department of Community Services. Therefore, when a single occupant remains in a double unit, that person shall be transferred to a single unit in the same Home as soon as such a transfer can be reasonably effected.

Married Couples (Resident Funded Housing): Anglican Homes has not made any undertaking with any level of Government and is therefore, able to allow people who have been widowed while resident in a two bedroom unit to remain in that unit.

#### HOSTEL ACCOMMODATION

With advancing years, changes can occur to one's life-style and needs. If an individual can no longer completely cope with independent living, and requires some assistance with basic daily living, Anglican Homes provides Hostel Units. Again, these Units are considered to be Residents' own homes, with no loss of individuality or isolation from the general community. This level of care provides bed-sitting units and again, to allow the opportunity to make it a home according to personal choice, are unfurnished.

Basic living services provided in Hostels are three meals a day, cleaning units as required and laundering of bed linen. If it is necessary, our staff can provide some assistance with showering, medications and personal laundry. Facilities are provided for social activities and handcrafts. Entertainments are organized from time to time, together with trips, picnics, etc.

An Ingoing Donation is charged for Hostel Accommodation. Residents already in Anglican Homes however, are not required to pay this Donation.

#### NURSING HOME ACCOMMODATION

Anglican Homes operates approved Nursing Homes throughout the Metropolitan area and in some country regions.

No Ingoing Donation is payable for Nursing Home Care.

#### SUBSIDIZED ACCOMMODATION

Most of the Self-Care Units constructed by Anglican Homes were subsidized by the Commonwealth Government under the Aged or Disabled Persons Homes Act. As Anglican Homes received Commonwealth Government assistance in providing the capital cost of these units, it is able to offer them to potential Residents at a much lower cost than those units constructed under the Resident Funded Housing Scheme.

RESIDENT FUNDED ACCOMMODATION

A proportion of the cost of entering a unit is kept by Anglican Homes as a Donation to assist in the provision of facilities and services, and the balance is retained as an Interest Free Loan, to assist with the financing of the building cost of the unit and associated facilities. The Loan is repayable within three months of the Resident vacating the unit for transfer to Hostel or Nursing Home, or for any other reason. In the event of death, the Loan is paid to the estate. Residents do not hold title to the property, but sign an Occupancy Agreement, which gives right of occupancy, and a Loan Agreement, giving security over the loan.

SPECIAL NOTES ON DONATIONS

1. The ability to pay an Ingoing Donation will not be a prerequisite for admission to Subsidized Accommodation.
2. Any Donation made by a prospective resident to Anglican Homes is used in the provision of services and facilities to elderly or disabled persons and is made completely unconditionally and will not be subject to a written agreement. Anglican Homes shall be under no obligation to refund any part of any Donation paid to the Association.
3. If you feel the Ingoing Donations listed in the Schedule Of Charges are beyond your means, please contact Anglican Homes Director of Welfare Services for further information. This applies to Subsidized Self-Care and Hostel Accommodation only.

PLEASE NOTE: All figures are subject to change without notice.





DISCLOSURE STATEMENT

Site, locality plans and area maps of all villages are retained at our Head Office and are available for inspection on request.

The costs associated with entering a village are detailed in the attached Schedule of Charges. A 10% deposit is required on allocation of the unit and payment in full must be made before occupancy. Stamp duty, where applicable, is paid by Anglican Homes.

Occupancy of a unit is covered by a simple form of Occupancy Agreement, a copy of which is attached. In Resident Funded Accommodation an Interest Free Loan Agreement, a copy of which is also attached, is signed in addition to the Occupancy Agreement. Anglican Homes always retains full title to all property.

Residents may choose to vacate their unit in accordance with the terms of the Occupancy Agreement and the Interest Free Loan paid by the resident, if any, will be refunded in full within 3 months of the unit being vacated. The Ingoing Donation is retained by Anglican Homes and is not refundable, either in part or full. Residents may be compelled to vacate their unit if they breach the terms of the Occupancy Agreement and associated Rules, a copy of which is attached.

The current maintenance - rent charges and fees are detailed in the attached Schedule of Charges. Self-Care maintenance - rent charges are reviewed annually. Hostel and Nursing Home fees are increased in line with movements in the Age Pension.

The maintenance - rent charge covers the cost of maintaining and servicing each Self-Care Unit. But does not include replacement of light globes or fluorescent tubes, telephone or electricity charges, or the cost of maintaining, servicing, replacing or removing improvements made to the unit by the resident. No structural alterations, neither internal nor external, can be carried out unless prior written approval is obtained from the Executive Director of Anglican Homes. The fees paid in Hostels and Nursing Homes cover the full cost of maintaining and servicing the unit or bed allocated to the resident, including meals, but does not include Telecom charges or the purchase of residents personal toiletries.

The amenities and services available to Self-Care residents are:

- (a) Support Welfare and Chaplaincy services.
- (b) Emergency call system (as noted in Schedule of Retirement Villages). At villages where there are no Hostel or Nursing Home facilities, the emergency call system, if provided, is connected to the Warden's unit and is not monitored 24 hours per day or 7 days per week. The Warden is on site to provide liaison between the village and our Welfare and Chaplaincy services.
- (c) Social Centre (as noted in Schedule of Retirement Villages).



- (d) On site Warden (as noted in Schedule of Retirement Villages). The Warden is on site to provide a liaison service between the village and our welfare services. The Warden is not a full time worker and is not available 24 hours a day, 7 days a week. The Warden does not provide a 24 hour emergency back-up service.
- (e) On site Caretakers, where available, duties include; attending to minor maintenance requests and to report on the maintenance requirements for the village to the Property Manager. The Caretaker is not available 24 hours a day or 7 days a week.
- (f) Chaplaincy services are provided either by on site Chaplains or the full time Chaplain.

The amenities and services available to Hostel residents are:

- (a) Hostel Care: The provision of three meals per day, laundering of bed linen and towels, assistance with cleaning of rooms and personal laundry where necessary, availability of social and chaplaincy programs, a staff member on call 24 hours per day and welfare services.
- (b) Personal Care: Assistance, where necessary, with bathing, showering, personal hygiene, medication, toileting, dressing, mobility, meals, special diets and sensory and communication aids, plus the provision of rehabilitative support and emotional support.

The proprietor of the villages is Anglican Homes (Incorporated) and its registered office is at the Sundowner Centre, 416 Stirling Highway, Cottesloe. The villages are managed by the Head Office of Anglican Homes (Incorporated), which is a separately incorporated Association set up by the Anglican Church in Australia, Diocese of Perth.

Residents are encouraged to form their own Association, using a Constitution approved by Anglican Homes. A representative from the Committee of each Association, if formed, meets with all other similar persons on a regular basis, with the senior management staff of Anglican Homes (Incorporated).

In the event that it is necessary to close down the village, the obligations of Anglican Homes shall be limited to those set out in the attached Agreements.

Items of plant and equipment servicing the village or in particular units, which are supplied by Anglican Homes (Incorporated), shall be replaced by the Association from its own funds. Such funds being accrued from the maintenance - rent and fees charged.

Individual accounts relating to the operations of the villages are not reported. The Association prepares financial accounts for each year ending on the 30th June, which are published in a report to the Synod of the Anglican Diocese of Perth. Such accounts are audited and are made available to any residents on request.

The villages listed in the Schedule of Retirement Villages have been declared by regulations made under the Companies (Application of Laws) Act and Securities Industry (Application of Laws) Act to be those to which the provisions of the Companies (Western Australia) Code and Securities Industry (Western Australia) Code relating to prescribed interests do not apply.



SCHEDULE OF RETIREMENT VILLAGES

Village	Amenities	Self-Care Units	Hostel Units	Nursing Home Beds
ARMSTRONG HOUSE, 2 Headingly Road, Kalamunda, W.A. 6076		9		
DOROTHY GENDERS VILLAGE, 99 McCabe Street, Mosman Park, W.A. 6012	S W E	33		
FREDERICK GUEST VILLAGE, Gleddon Road, Bull Creek, W.A. 6155	S W E	40		
HALE HOUSE, 37 Waverley Road, Coolbellup, W.A. 6163	S W E	66		
JAMES BROWN HOUSE, 171 Albert Street, Osborne Park, W.A. 6017	S C D E	1	73	17
LE FANU COURT, 5/7 Anstey Street, South Perth, W.A. 6151	S W	48		
LEFROY HOSTEL, 22 Lefroy Road, Bull Creek, W.A. 6155	D E		36	
MARJORIE APPLETON HOUSE, 11 Freedman Road, Mount Lawley, W.A. 6050	S W	94		
MOLINE HOUSE, Jeanes Road, Karrinyup, W.A. 6018	S C D W	158	58	
MUSCHAMP VILLAGE, 50 President Street, Kalgoorlie, W.A. 6430	S W	25		
PARRY HOUSE, 74 Warlingham Drive, Lesmurdie, W.A. 6076	S D E	50	15	16
RILEY HOUSE, 20 Excelsior Street, Shenton Park, W.A. 6008	A W	50		
ST FRANCIS COURT, 34 Robinson Street, Inglewood, W.A. 6052	A W E	94		
ST GEORGE'S NURSING HOME, 20 Pinaster Street, Mount Lawley, W.A. 6050				134
SUNDOWNER CENTRE, 416 Stirling Highway, Cottesloe, W.A. 6011	S C D E	87	38	
THOMAS SCOTT VILLAGE, 63 Ypres Road, Kelmscott, W.A. 6111	D E	20	40	
WEARNE HOUSE, 7 Leslie Street, Mandurah, W.A. 6210	D	29	28	24
WOLLASTON COURT, 35 Angove Road, Spencer Park, Albany, W.A. 6330	S W	22		

Amenities Legend: S - Social Centre; C - Chapel; D - Dining Room; W - Warden;  
E - Emergency Call; A - Amenities Unit.



SCHEDULE OF CHARGES

MAINTENANCE - RENT (Weekly)

Resident Funded and Subsidized Accommodation

Two Bedroom Unit	\$26.70	Sundowner Centre: Double Unit	\$126.40 *
Double Unit	\$25.50	Bed-sitter Unit	\$ 63.20 *
Single Unit	\$20.20		
Bed-sitter Unit	\$19.10		

\* This charge is for subsidized accommodation only and includes the midday meal and all electricity charges.

Effective Date: 1st July, 1986

HOSTEL FEES (Weekly)

Standard Fee	\$99.54
Retention Fee	\$82.04

Lefroy Hostel - Sliding scale from Standard Fee to \$212.80 depending on income.

Effective Date: 22nd April, 1986

INGOING DONATION AND INTEREST FREE LOANS

Resident Funded

Unit Type	Ingoing Donation	(Loan and Donation)			
		Wollaston Court	Frederick Guest Village	Dorothy Genders Village	Sundowner Centre
	\$	\$	\$	\$	\$
Two Bedroom Unit (Two Persons)	11 800	43 800	43 800	43 800	77 800
Two Bedroom Unit (One Person)	10 300	42 300	42 300	42 300	76 300
Double Unit (One Bedroom)	11 800	n.a.	40 800	40 800	74 800
Single Unit (One Bedroom)	10 300	n.a.	39 300	39 300	73 300

Subsidized

Unit Type	Ingoing Donation
	\$
Double Unit	11 800
Single Unit	10 300
Bed-sitter Unit	7 800
Hostel Unit: With En Suite	6 000
Without En Suite	2 500

Effective Date: 1st July, 1986



**QUESTIONNAIRE**

Entry into a retirement village may require you to make a significant capital commitment and may significantly alter your lifestyle. Before a decision is made to enter a village you should consider the following questions. In addition to the provision of information, answers to these questions will guide you and your advisers on matters which should be considered when contracting to reside in one of our villages.

**General**

1. Why do I wish to move from my existing home?
2. Am I moving because of recent bereavement and have I allowed enough time before making the decision to move?
3. Will the lifestyle in the village necessarily suit me?
4. Have I considered other retirement village options or buying a smaller unit in my present neighbourhood?
5. Am I moving to be near my family? If they move again, how easy will it be for me to move out of the village without suffering financial loss?
6. Have I talked to residents living in the retirement village I prefer to find out first-hand the details of this type of living?
7. Have I asked all questions of concern to me, and have I received satisfactory answers from the village I have chosen as my first preference?
8. Am I receiving appropriate advice?
9. Is the chosen village accessible to my friends and family?
10. How is the village managed. Is there resident participation?

**Health and Welfare Concerns**

11. Will I be requested to supply a medical certificate or report to certify my ability to live independently?
12. Will I need to agree to a medical examination as a condition of entry?
13. If housekeeping and meal services are available, what are the costs?
14. What nursing services are provided and what are their costs?
15. Is there an effective emergency call system 24 hours per day in the unit?
16. If the village has its own medical consultant, how often does he attend?
17. For how long is my unit kept in my name if I am hospitalised or need nursing home care?
18. What financial and medical arrangements are proposed by the village management in the event that I need hospital, nursing home or hostel care?

**Activities and Amenities**

19. What recreational facilities are provided? Are they free?



20. May I have friends to stay and are there any conditions governing their stay?
21. Are pets permitted?
22. What type of public, private or village transport is available?
23. Is there a garden area for my use, and who looks after it?

Building and Construction

24. If the village is not yet completed, what guarantee do I have that what is proposed on the plan is what I will get?
25. Is there any opportunity for a unit to be "custom modified" at the plan stage?
26. Who will be responsible for village maintenance inside or on the units?
27. What will this unit maintenance cost me?
28. Is a car park facility and storage shed provided and is it included in the initial cost?
29. Are there any security precautions?
30. Is the building accessible in the event that I become disabled and need a wheelchair or walking aid?
31. What internal modifications related to frailty such as bath rails, have been made to the units?
32. What building modifications am I permitted to make e.g. air conditioner, canopy, fence?
33. What insurance cover do I need to arrange?
34. What insurance cover is there on common property?

Financial Matters

35. Have I considered all of the financial implications of the scheme?
36. Do I need to seek advice?
37. When I vacate my unit, when can either I or my estate expect to receive a refund of the Interest Free Loan?
38. Is the unit capable of being sold or transferred? What restrictions are there?
39. Is a deposit requested on a unit, if so how much?
40. What security do I have on my deposit?
41. Under which circumstances will my deposit be refunded?

Legal Implications

42. Do I understand the legal obligations under the agreement? Do I need to seek advice?



AN AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_

BETWEEN: ANGLICAN HOMES (INCORPORATED)

and

P.K. and L.J. Citizen  
(The Resident)

**EXAMPLE ONLY**  
**PLEASE DO NOT USE**

IT IS AGREED between the parties to this agreement as follows:-

1. Anglican Homes shall, during the lifetime of the resident but nevertheless only during such time as the resident is able to care for himself, accommodate the resident in unit 816 at Moline House

PROVIDED THAT such accommodation shall be for a period not exceeding twenty one (21) years from the date of this agreement.

2. IT IS A CONDITION OF THIS AGREEMENT THAT THE RESIDENT takes up possession and commences occupancy of the accommodation provided by ANGLICAN HOMES pursuant to this Agreement within two (2) calendar months of its allocation and the resident shall at no time be absent from the unit for a period exceeding three (3) consecutive calendar months without the prior consent of the Executive Director. If the resident is in default of this condition Anglican Homes reserves the right to terminate this agreement by seven (7) days written notice.

3. The resident shall pay in advance to Anglican Homes all charges levied for such accommodation upon request by Anglican Homes.

4. The resident shall during occupation of a unit comply with the rules made by Anglican Homes from time to time, receipt of which the resident acknowledges by signing this agreement. These rules form part of this agreement.

5. If during occupation of a unit a resident becomes, in the opinion of the Executive Director and a mutually agreed upon medical practitioner, unable to care for himself then Anglican Homes shall provide accommodation for the resident in a hostel or nursing home run by Anglican Homes



PROVIDED THAT such accommodation is available. If such accommodation is provided the resident shall pay to Anglican Homes such usual charges paid by such residents and agrees to comply with all rules regulations and conditions of the hostel or nursing home.

6. If during occupation of a unit the resident is two weeks or more in arrears with any charges, or is in breach of any rule, the resident shall be in breach of this agreement. Upon breach Anglican Homes shall have the right to give the resident notice in writing requiring the breach to be remedied and failure to comply with the notice, within seven days, shall give Anglican Homes the right to terminate this agreement after which the resident shall immediately vacate his unit.
7. ANGLICAN HOMES SHALL BE UNDER NO OBLIGATION TO REFUND ANY PART OF ANY DONATION PAID BY THE RESIDENT.
8. If the resident's unit becomes unfit for habitation Anglican Homes will make every effort to find the resident alternate accommodation but shall be under no obligation to do so.
9. Should the resident's unit be sold or otherwise disposed of necessitating the resident to vacate the unit, Anglican Homes shall accommodate the resident in a similar unit to be allocated by the Executive Director.
10. IT IS FURTHER AGREED BETWEEN THE PARTIES THAT WHERE A SINGLE RESIDENT OCCUPIES A UNIT SUITABLE FOR TWO RESIDENTS, THE RESIDENT SHALL BE TRANSFERRED TO A SINGLE UNIT AS SOON AS THIS CAN BE REASONABLY EFFECTED. THIS CLAUSE DOES NOT APPLY TO RESIDENT FUNDED UNITS.

IN WITNESS WHEREOF the parties have executed this agreement the day and year as set out above.

SIGNED by the said (

\_\_\_\_\_ Date / /

(

\_\_\_\_\_ Date / /

in the presence of (

) \_\_\_\_\_ Date / /

For and on behalf of

Anglican Homes (Incorporated)

\_\_\_\_\_ Date / /

Executive Director

**EXAMPLE ONLY**  
**PLEASE DO NOT USE**



THIS DEED is made the \_\_\_\_\_ day of \_\_\_\_\_

**EXAMPLE ONLY**  
PLEASE DO NOT USE

BETWEEN: P. K. and L. J. Citizen

of 24, South Street, Perth in the State of Western Australia (the Lender) which includes his or her personal representatives

AND

ANGLICAN HOMES (INCORPORATED) of 416 Stirling Highway, Cottesloe in the State of Western Australia (the Borrower).

IT IS HEREBY AGREED BETWEEN THE PARTIES THAT:

1. The Borrower acknowledges receipt of and is presently indebted to the Lender in the sum of \$ \_\_\_\_\_ by way of an interest free loan.
2. The Borrower agrees to repay the loan in full without interest on condition that the Lender vacates any self-care accommodation the property of the Borrower AND THEN gives the Borrower three calendar months written notice requiring the repayment of the loan.

SIGNED by the Lender: \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

: \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

Witness: Signature: \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

Print Name: \_\_\_\_\_

Residential Address: \_\_\_\_\_

Occupation: \_\_\_\_\_

For and on behalf of Anglican Homes (Incorporated): \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_  
Executive Director





1. Repairs, renovations, general grounds maintenance and the cleaning of the outside of all windows shall be arranged by Anglican Homes.
2. Anglican Homes shall insure the buildings. Residents are responsible for the insurance of their own belongings.
3. Residents shall keep their Units clean and allow a representative of Anglican Homes to enter at any time to inspect or carry out any maintenance work.
4. Residents are requested to report damage to the property. Maintenance Books are provided in each Centre for this purpose. Urgent matters should be referred to the Warden or Caretaker.
5. No structural alterations either internal or external are to be carried out unless prior written approval has been obtained from the Executive Director.
6. Each Resident shall permit the retention of a Master Key or duplicate front or back door key to his or her Unit by Anglican Homes.
7. Residents shall not, without the prior written consent of the Executive Director, replace or dispose of any item of furniture, furnishing, floor covering, plant, etc., supplied by Anglican Homes.
8. Pets shall only be allowed at the discretion of the Executive Director. Dogs or cats will not be allowed under any circumstances.
9. Washing should not be hung on verandahs.
10. Radios, television sets, pianos, organs and other musical instruments must not be operated in such a way that they become an offence to other Residents.
11. Residents are free to close their Units and absent themselves at any time. For absences in excess of two days, please advise the Warden. Anglican Homes must be notified in writing for periods of absence longer than four weeks.
12. Units are for the sole use of the Residents to whom they are allocated, boarding or sub-letting is not permitted. However, Residents may have guests staying with them for a reasonable period on a gratuitous basis.
13. No Resident shall do anything or store any materials which may invalidate or affect any insurance policy of Anglican Homes.
14. Residents should seek the advice of the Property Manager before planting trees or shrubs.
15. Residents are free to install the carpet of their choice in their Unit, provided that such carpet is not glued or permanently fixed to the floor. Carpets glued to the floor shall become the property of Anglican Homes.

25.11.85

**EXAMPLE ONLY**  
**PLEASE DO NOT USE**