



Greetings,

We have pleasure in providing you with the enclosed details about BallyCara Retirement Village.

Located at Scarborough, BallyCara Retirement Village offers a range of accommodation options to suit each individual's personal preferences and budget requirements. Situated by the alluring waters of Moreton Bay BallyCara Retirement Village offers a unique blend of location and lifestyle.

What's more, as a Resident at BallyCara, you'll enjoy total access to our Wellness Centre, weekly activities, bus trips, shopping bus outings and a full suite of support services designed to help you age in place within any one of our accommodation types or within one of our Residential Care facilities.

We have included a copy of our latest Events Calendar which gives you an insight into some of the activities and events we have on within the Village each month. In addition to this we have a variety of different hospitality options available including our Coffee Bar, Dining Room and monthly Restaurant & Buffet nights.

We would be delighted to meet with you and show you our wonderful "Village of Friends" and answer any questions you may have regarding BallyCara. So please call our friendly staff to make an appointment or for any further information you require.

Yours faithfully

Marcus Riley

Chief Executive Officer





PHILOSOPHY

HIBERNIAN SOCIETY

We are open to God's guidance at all times in the development of improved ways to serve the community.
We encourage and value the participation of each person.



VISION

A community of happiness, respect and friendship.



MISSION

Through our virtues of faith, hope and charity, we foster respectful and inclusive relationships whilst providing optimal care and services to ensure dignity, security and joy for members of our community.

Human dignity and respect - by establishing positive relationships with those we support through BallyCara, their families and our colleagues.

Spirituality - through acknowledging our Christian foundations and in our openness to engaging with the faith and life experiences of others.

Professionalism and integrity - in our daily encounters with each other and through our commitment to ongoing professional and personal development.

Individuality and community - by balancing the needs of individuals with the aspirations and endeavours of our whole community.

Honesty and acceptance - in communicating openly and constructively with each other in a spirit of trust and harmony.

Compassion - through our reaching out to others in a spirit of faith, hope and love.



About Us

BallyCara Retirement Village, Residential Aged Care & Community Care is owned and operated by the Queensland Hibernian Friendly Society. The Hibernian Society is a charitable and public benevolent organisation which is regulated by State and Federal Government legislation. The operation of the BallyCara Retirement Village is in compliance with the Retirement Villages Act (QLD).

The Hibernian Board of Directors and Senior Management work in partnership to encourage all staff to fulfil the aims and objectives of our philosophy in a Christian environment for the best standards of care and service for all Residents. In 2013 BallyCara Retirement Village celebrated its 30th year of operation.

Financial Information

BallyCara Retirement Village is a Resident-Funded Village. Residents pay an ingoing contribution to the Queensland Hibernian Friendly Society. In return the Hibernian Society grants the Resident the Right to Reside within the Village for as long as they choose in accordance with information enclosed in the Application for Residence, Residence Agreement and Public Information Document.

In accordance with relevant legislation, BallyCara Retirement Village are required to establish three Village Funds to account for all financial transactions within the Village. The monies in these funds can only be used for the benefit of the Village. The responsibility for the financial management of these funds is vested with the Hibernian Society.

Monthly Fees

Monthly Fees include the following;

- All rates, taxes (including Land tax and GST) and charges of any public, municipal, government or semi government body, authority or department levied, assessed or charged in respect to the Village or the land used for the purposes of the Village;
- All insurance premiums and insurance excesses payable by us in respect to the Village and the buildings in the Village together with their fittings and fixtures and in respect to public liability, workers compensation, professional indemnity insurance and such other risks as we deem necessary or desirable;
- The cost of all services supplied to all common areas including charges for electricity, gas, power, fuel, water, telephone, swimming pool, spa and gymnasium maintenance, air conditioning,

heating, sewerage and garbage services or other services furnished or supplied for the general purpose or benefit of the Village.

- The cost of all services and facilities provided by us for the general use and enjoyment of the residents and visitors to the Village including the cost of cleaning, servicing and maintaining the common property and all other services and facilities provided by us;
- All costs in relation to the day to day maintenance, renovation, upkeep and cleaning of the Village, its facilities and buildings including the costs of gardening, landscaping and pest control;
- All reasonable management, control and security costs in connection with the Village including but not limited to, salaries, wages, superannuation, pension payments, workers compensation insurance premiums, accountancy fees, legal fees and any interest paid on any overdraft related to the operation of the Village;
- The costs of maintaining, monitoring and responding to the residents' emergency alarm system;
- All costs of or incidental to us having to resolve disputes

Exit Fees

Length of time from and including the Commencement Date to and including the date	The exit fee is calculated by applying the relevant percentages set out below to the ingoing contribution paid by You
Less than 1 year (year 1)	10% no matter when you cease to reside in the Unit in year 1
1 year or more but less than 2 years (year 2)	10% no matter when you cease to reside in the Unit in year 2 Plus 5% calculated on a daily basis during year 2.
2 years or more but less than 3 years (year 3)	15% no matter when you cease to reside in the Unit in year 3 Plus 5% calculated on a daily basis during year 3.
3 years or more but less than 4 years (year 4)	20% no matter when you cease to reside in the Unit in year 4 Plus 5% calculated on a daily basis during year 4.
4 years or more but less than 5 years (year 5)	25% no matter when you cease to reside in the Unit in year 5 Plus 5% calculated on a daily basis during year 5.
5 years or more (year 6 and all subsequent years)	30% (see note below)

Facilities

We are fortunate at BallyCara Retirement Village to have a complex that spans over 13 hectares. We have created a beautiful environment by adhering to two key design principles. Firstly, to enhance the environment through attractive landscaping and innovative features so that Residents and their visitors will enjoy spending time in and around the Village. These features include;

- Tree-lined park spaces connected by meandering pathways and boardwalks
- Large bird habitat
- Fish lagoon with viewing deck and
- Croquet lawns and swimming pools

The second principle applied is to ensure a feeling of space throughout BallyCara. We have deliberately designed the layout of the Village this way, giving Residents both privacy and freedom.

BallyCara's unique location and environment combined with the many recreational facilities and the vast range of activities and social events for Residents, offers you a lifestyle to suit your personal preference.

Activities

The BallyCara Retirement Village Community Centre is the venue for our vast number of social events which has accommodated everything from Multi-Cultural celebrations, Christmas Parties and indoor sports activities.

BallyCara gives Residents the opportunity to choose from a great array of activities to enhance your lifestyle including:

- Boating trips on board BallyCara's own cruiser
- Village Bus for weekly shopping/day trips/overnight excursions
- Live concerts and Cinema screenings
- Wellness Program including exercise classes and wellbeing seminars
- Craft/Bingo/Hoy/Cards
- Indoor bowls/shuffleboard/snooker/darts
- Religious services in our free-standing Community Chapel

Frequently Asked Questions

Who can live in the Village?

Age limits applicable to BallyCara are minimum age of 65 years. Residents must be a minimum of 65 years of age and also provide a letter from their General Practitioner stating that the type of accommodation chosen is sufficient for the level of care they require. In the case that you do not fit this criteria, please speak with us and we will try our best to help you.

What happens to my Villa or Unit if I go away for holidays?

Whilst you are away on holidays our team of dedicated staff ensure your home remains safe and secure. We do request that you notify Reception of your intention to go on holidays to allow us to plan accordingly.

Do you offer Respite, Community Care & Residential Aged Care

The Award Winning Hibernian Aged Care Facilities (HACF) are part of the BallyCara Retirement Living complex and offer residential care through our low care, high care, dementia and respite services.

BallyCara Community Care is also part of the BallyCara Retirement Living complex and provides community services on and around the Redcliffe Peninsula including to Residents within BallyCara Retirement Village.

Can a pet reside in my Villa, Unit or Apartment?

BallyCara Retirement Village is a pet free Village. However, upon application Management may consider small birds.

Accommodation Types & Pricing

1 Bedroom Villa from \$225,000.00

Monthly Fees: \$352.91

1 Bedroom Villa + Garage

AREA 53.6m²



FEATURES

- Private Courtyard
- Enclosed Car Accommodation
- Front and back terraces
- Built in Robes
- Spacious landscape surrounds
- Ceiling Fans

Accommodation Types & Pricing

1 Bedroom (Ground) Unit from \$225,000.00

Monthly Fees: \$352.91

1 Bedroom Ground Floor Apartment

AREA 55.8m²



FEATURES

- Covered front and back terraces
- Private courtyard to garage
- Spacious living area
- Galley style kitchen
- Walk in pantry
- Spacious bathroom/laundry with dryer
- Ceiling fans

Accommodation Types & Pricing

1 Bedroom (First Floor) Unit from \$225,000.00

Monthly Fees: \$352.91

1 Bedroom First Floor Apartment

AREA 55.8m²



FEATURES

- Front and back balconies with views
- Spacious living area
- Galley style kitchen
- Walk in pantry
- Spacious bathroom/laundry with dryer
- Ceiling fans
- Covered car accommodation

Accommodation Types & Pricing

2 Bedroom (Ground) Unit from \$320,000.00

Monthly Fees: \$391.10

2 Bedroom Ground Floor Apartment

AREA 73.9m²



FEATURES

- Covered front and back terraces
- Private courtyard
- Spacious living area
- Galley style kitchen
- Walk in pantry
- Spacious bathroom/laundry with dryer
- Ceiling fans
- Covered car accommodation

Accommodation Types & Pricing

2 Bedroom (First Floor) Unit from \$320,000.00

Monthly Fees: \$391.10

2 Bedroom First Floor Apartment

AREA 71m²



FEATURES

- Enclosed front terrace and covered back terrace
- Spacious living area
- Galley style kitchen
- Walk in pantry
- Spacious bathroom/laundry with dryer
- Ceiling fans
- Covered car accommodation

Accommodation Types & Pricing

2 Bedroom (Original) Villa (Type A) from \$350,000.00

Monthly Fees: \$391.10

2 Bedroom Contemporary Villa Type A

AREA 74.9m²



FEATURES

- Enclosed car accommodation
- Private internal courtyard
- High cathedral ceilings
- Large kitchen with elevated stove/oven
- Spacious living/dining area
- Large master bedroom and built in robes
- Skylights
- Ceiling fans

Accommodation Types & Pricing

2 Bedroom (Original) Villa (Type B) from \$350,000.00

Monthly Fees: \$391.10

2 Bedroom Contemporary Villa Type B

AREA 60.8m²



FEATURES

- Private courtyard
- Enclosed car accommodation
- Front and back terraces
- Built in robes
- Spacious landscape surrounds
- Ceiling fans

Accommodation Types & Pricing

2 Bedroom (Federation) Villa from \$365,000.00

Monthly Fees: \$399.10

2 Bedroom Federation Villa

AREA 99m²



FEATURES

- Federation style accommodation
- Bay window
- Spacious living area
- Separate dining room
- Decorative feature to kitchen
- Galley style kitchen with elevated stove/oven
- Range hood
- Internal access from garage to villa
- Large bathroom/laundry
- Ceiling fans

Accommodation Types & Pricing

2 Bedroom Apartments from \$425,000.00

Monthly Fees: \$446.33



The Ardee

2 bedroom, 2 bathroom

(Type A)



Name	Metre	Feet
Bedroom 1	3.4 X 4.8	11.2 X 15.8
Bedroom 2	3.8 X 2.6	11.9 X 9.4
Dining Room	3.8 X 3.3	12.4 X 10.7
Entry	1.5 X 1.8	4.8 X 5.9
Kitchen	3.0 X 2.6	9.8 X 9.0
Living Room	4.8 X 3.7	15.8 X 12.3
Store	1.4 X 1.3	4.7 X 4.3

Space	Sq. Metre	Sq. Feet
Enclosed	89.8 m ²	966.0 SF
External	14.8 m ²	159.9 SF

Type: Type A. This price is for the entire property and includes all services and amenities. © 2012

Accommodation Types & Pricing

2 Bedroom (Modern) Villa from \$435,000.00

Monthly Fees: \$433.20

2 Bedroom Modern Villa

AREA 109.5m²



FEATURES

- Open plan and spacious living areas
- Large covered terrace for outdoor living
- Large main and second bedroom with built in robes
- Spacious and fully tiled two way bathroom
- Stainless steel kitchen appliances
- Wall oven and extra bench space in kitchens
- Garage with remote controlled roller door and internal access to villa
- Excellent cupboard/storage space
- Servery from kitchen to terrace
- Breakfast bar off kitchen
- Ceiling fans

Accommodation Types & Pricing

2 Bedroom + Study (Modern) Villa from \$455,000.00

Monthly Fees: \$501.81

2 Bedroom & Study Modern Villa

AREA 128.7m²



FEATURES

- Open plan and spacious living areas
- Large covered terrace for outdoor living
- Large main and second bedroom with built in robes
- Spacious and fully tiled two way bathroom
- Stainless steel kitchen appliances
- Wall oven and extra bench space in kitchens
- Garage with remote controlled roller door and internal access to villa
- Excellent cupboard/storage space
- Servery from kitchen to terrace
- Ceiling fans

Accommodation Types & Pricing

3 Bedroom (Federation) Freestanding Villa from \$415,000.00

Monthly Fees: \$415.54

3 Bedroom Federation Villa Freestanding

AREA 108.2m²



FEATURES

- Federation style accommodation
- Bay window in living area
- Separate dining room
- Decorative feature to kitchen
- Galley style kitchen with elevated stove/oven
- Range hood
- Internal access from garage to villa
- Large bathroom/laundry
- Ceiling fans

Accommodation Types & Pricing

3 Bedroom (Modern) Freestanding Villa from \$479,000.00

Monthly Fees: \$560.86

3 Bedroom Modern Vila

AREA 136.0m²



FEATURES

- Open plan and spacious living areas
- Large covered terrace for outdoor living
- Large main and second bedroom with built in robes
- Spacious and fully tiled two way bathroom
- Stainless steel kitchen appliances
- Wall oven and extra bench space in kitchens
- Garage with remote controlled roller door and internal access to villa
- Excellent cupboard/storage space
- Servery from kitchen to terrace
- Ceiling fans

Accommodation Types & Pricing

3 Bedroom Apartments (Type C) from \$490,000.00

Monthly Fees: \$505.70



The Clare

3 bedroom, 2 bathroom

(Type C)



Name	Metre	Feet
Bedroom 01	3.4 x 4.1	11.0 X 13.4
Bedroom 02	3.0 x 3.6	9.7 X 11.8
Bedroom 03	2.9 x 3.2	9.5 X 10.5
Dining Room	4.2 x 3.8	13.6 X 12.3
Entry	1.4 x 1.5	4.6 X 10.8
Kitchen	3.0 X 2.7	9.8 X 8.9
Living Room	2.8 x 4.8	9.3 X 15.6
WIR	2.7 x 1.3	8.7 X 4.1

Space	Sq. Metre	Sq. Feet
Enclosed	101.8 m ²	1095.6 SF
External	16.7 m ²	178.4SF

Typical Type: This plan is for illustrating purposes only and does not have a specific location.

Accommodation Types & Pricing

3 Bedroom Apartments (Type B) from \$490,000.00

Monthly Fees: \$508.78



The Balcoin

3 bedroom, 2 bathroom

(Type B)



Name	Metre	Feet
Bedroom 1	3.3 x 4.1	11.0 X 13.4
Bedroom 2	2.9 x 3.6	9.4 X 11.9
Bedroom 3	2.8 x 3.6	9.3 X 11.9
Dining Room	4.6 x 3.3	15.0 X 10.8
Entry	1.9 x 1.5	5.2 X 4.8
Kitchen	2.8 x 3.3	9.0 X 10.8
Living Room	4.0 x 3.8	13.2 X 12.4

Space	Sq. Metre	Sq. Feet
Enclosed	100.3 m ²	1079.1 SF
External	18.9 m ²	203.3 SF

Accommodation Types & Pricing

3 Bedroom Apartments (Type D) from \$490,000.00

Monthly Fees: \$511.84



The Dublin

3 bedroom, 2 bathroom

(Type D)



Name	Metre	Feet
Bedroom 1	3.5 x 4.1	11.4 X 13.4
Bedroom 2	2.9 x 3.6	9.4 X 9.3
Bedroom 3	2.9 x 3.6	9.4 X 11.8
Dining Room	3.0 x 3.3	9.5 X 10.8
Entry	1.7 x 3.3	5.5 X 4.8
Kitchen	2.8 x 3.3	9.0 X 10.8
Living Room	4.0 x 3.8	13.4 X 12.3
WIR	2.7 x 1.3	8.8 X 4.2

Space	Sq. Metre	Sq. Feet
Enclosed	101.1 m ²	1166.9 SF
External	18.7 m ²	200.3 SF