



Choose to
enjoy every moment

 THE
CENTRAL
BY GOODWIN

Located in the heart of Crace's urban precinct, our stunning apartments, townhouses and penthouses have everything right on their doorstep including a shopping precinct, exciting dining options, public transport, medical centre and easy access to parklands.

Surrounded by manicured gardens and built to the adaptable housing code, your new home at The Central is future-proofed and comes with home maintenance, access to an exclusive clubhouse and a strong community atmosphere.

*Best move I have made –
easier, happier living and closer to family.*

JANE MCMASTER, RESIDENT AT THE CENTRAL



Choose clarity and certainty

When you choose Goodwin, you choose certainty. From day one our financial arrangements are straightforward and clear.

This, along with a capped Departure Fee, a simple monthly payment covering most home related expenses, and no surprise maintenance costs means you can plan ahead financially.

Goodwin makes clear commitments on the expediency of returns and there are no resale costs to you.

NO STAMP DUTY
NO RATES
NO HOME
MAINTENANCE



Choose reputation, experience and quality

When you choose Goodwin, you are choosing an award winning Canberra based not-for-profit organisation, with more than 60 years' experience and an impeccable reputation.

Established in 1954, Goodwin is Canberra's longest standing and largest local retirement living and aged care provider.

Goodwin is a not-for-profit unlisted Australian Public Company Limited by Guarantee.

All surplus funds are reinvested solely into our care and accommodation services and facilities.

Goodwin is owned by its members and is not affiliated with any other business, organisation or religious body.

The members of Goodwin are generally residents, Board members and senior staff.

An individual may apply to become a member of Goodwin, subject to acceptance by the Board of Directors.

The organisation is managed by a skills-based Board of Directors which is elected by the members.

This means that each director has specialist skills that assists the Board in developing the strategic priorities for the organisation.

Goodwin is also a public benevolent institution (PBI) and is registered with the Australian Charities and Not-for-profits Commission (ACNC). As a PBI, Goodwin is eligible for charity tax concessions such as company tax exemption, stamp duty exemption and payroll tax exemption.





Why choose The Central?

We believe exceptional retirement living supports your independence, keeps you social and active, and saves you from home maintenance so you can spend more time doing the things you love.

It's about having the freedom to lead a fully independent life with access to support if and when you need it.

At The Central you can enjoy the convenience of having your favourite amenities right on your doorstep, plus the luxury of having nature reserves and parklands just a short stroll away.

Designed for seniors, The Central is an ideal place for you to stay independent in your own home. Built to the adaptable building code (ready for mobility aids), your apartment can be adapted to suit your needs should they change. All apartments include an emergency

call system providing peace of mind that help is only a call away.

Should you require it, Goodwin home services can be delivered into your home, allowing you to stay independent and age in place.

Apartment adaptations together with Goodwin home care services may mean that you will never have to move again.

Without the demands of home maintenance, The Central allows you to focus on the very best that life has to offer.



There are a few of us who go for walks some mornings, I do the exercise classes here and we have a group that goes to the theatre and dinner regularly. And I'm a real movie buff so I'm going to be seeing quite a few movies at the French film festival that's on at the moment.



JENNY WEIR, RESIDENT AT THE CENTRAL



- | | |
|---|----------------------------------|
| 1. Crace Recreational Park | 6. Dickson |
| 2. Crace Grasslands Nature Reserve | 7. Canberra City |
| 3. Gungaderra Grasslands Nature Reserve | 8. Belconnen Shopping Centre |
| 4. Gungahlin Lakes Golf Club | 9. Gold Creek Federation Village |
| 5. Gungahlin Shopping Centre | 10. Crace Community Garden |

Choose architecturally designed comfort

Our beautifully appointed one, two and three-bedroom apartments, and three-bedroom townhouses have been architecturally designed with luxury inclusions to create a relaxing haven.

Designed to adapt to your future needs, each of our apartments is contained on a single level with secure lift access.

- Spacious floorplans all with outdoor living space
- Quality fixtures and fittings
- Beautifully designed kitchens with clever storage
- Re-constituted stone benchtops
- Bosch appliances
- Reverse cycle air conditioning
- Gas hot water
- Disability friendly designs built to the adaptable housing code

- Single secure car space with lockable storage shed
- Energy efficiency ratings between 6.5 and 8.5

Our three-bedroom, plus study townhouses each have a double garage and have been designed over two levels, with the future in mind. The lounge and dining area, kitchen and master bedroom suite are on the ground level, while two secondary bedrooms, a bathroom and study are on the second floor. This gives you the flexibility to adjust the use of the second floor as your needs change over time.



I was living in a large house that was very comfortable but also capacious and lonely. And it took a lot of looking after.

I should have made the decision to move five years earlier but overcoming inertia is difficult physically and personally. One thing that spurred me was a realisation that if I didn't do this quickly maybe I wouldn't be able physically to do it in the future.

My life has changed for the better. I haven't regretted the decision for a single day.



RAY FUNNELL, RESIDENT AT THE CENTRAL



Lifestyle features and services

Fill your social schedule with something from our **lifestyle calendar**.

Relax in the **exclusive clubhouse** with fireplace, kitchen facilities, coffee machine and daily papers.

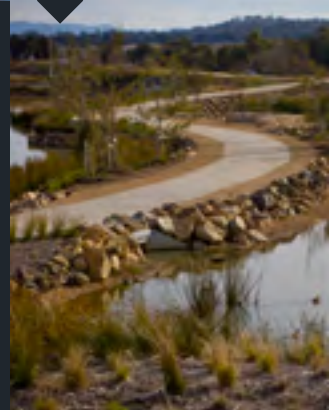


Explore pristine **nature reserves and parklands**.

Let us do the driving with **bus trips** to a variety of outings.

Join the weekly **Happy Hour**.

Rest assured, we'll look after your **home maintenance**.



Get fit and fabulous in our **gym** or one of our **regular classes**.



Stay connected using our **library and business centre**.



Get to know **Louise, our Lifestyle Officer** and **Fiona, our Village Manager**.

They know every resident by name and they enjoy getting to know about you and providing the services to match.

Louise and Fiona are here to ensure you get what you need out of your new home and community. They are on site every weekday, offering peace-of-mind and a friendly face.

Summary of costs

Our plain English contracts lay out three simple costs for your new home with Goodwin.

Residents enter into a Deed of Loan and Licence with Goodwin. The Deed gives you the right to occupy your apartment and it sets out all of your and Goodwin's rights and obligations.

Aside from your personal expenses, there are three forms of payment you make when you live at The Central:

- an Ingoing Contribution when you enter the village (the "purchase price")
- Recurrent Charges paid monthly for the duration of your occupancy
- a Departure Fee.

These payments cover all the costs associated with the facilities, services and benefits you receive including a licence to occupy your apartment; access to and use of the clubhouse; repair, maintenance and replacement of all inclusions; planned activities; emergency call monitoring; building insurance; sales and marketing; and executive management services to name a few.

Entering The Central

The first step is to join the Register of Interest. This is as simple as completing and submitting the Goodwin form.

Registration is free, and is in your best interests as you will be advised of units as they become available and of events at The Central.

Once you have made the decision to purchase an apartment at The Central, Goodwin will prepare a Deed of Loan and Licence.

You are required to have the Deed for at least 14 days, before returning it to Goodwin signed, with a \$10,000 deposit.

The Ingoing Contribution is paid by way of an interest-free loan to Goodwin. Goodwin endeavours to keep the Ingoing Contribution at 80–90% of the median house price in the local area.

The Central offers two financial options so you can choose the option that best suits your personal circumstances.

Option 1:

- 10% discount on purchase price, pay only 90% at Deed commencement
- 3.6% per annum Departure Fee (calculated daily, on the reduced purchase price)
- 10-year cap on Departure Fee
- 27% share of any capital gain or loss, payable on departure

Option 2:

- Full purchase price paid at Deed commencement
- 3.0% per annum Departure Fee (calculated daily on the purchase price)
- 10-year cap on Departure Fee
- 30% share of any capital gain or loss, payable on departure

You pay no stamp duty.

If you change your mind at any time prior to settlement, Goodwin will refund any money paid. However, you may incur reasonable costs directly associated with your withdrawal.

If you change your mind about living at The Central within six months of the commencement of your Deed of Loan and Licence, your Ingoing Contribution will be returned to you and no Departure Fee will be charged. You will however pay fair market rent for the period that you held the Deed.

Before entering into the Deed, we recommend you seek independent legal and or financial advice. We also suggest you speak with your immediate family about your intentions.

Living at The Central

Residents take part in determining monthly services and associated fees at the village. In fact, it is a requirement under the *Retirement Villages Act 2012* that the village budget and monthly fees must be approved by residents.

Prior to the commencement of each financial year Goodwin consults with representatives of the village residents (the residents' committee) to prepare an annual village budget and determine the monthly Recurrent Charges.

The Recurrent Charges cover:

- village staff
- building insurance premiums
- village communal utilities
- maintenance and repairs to your apartment and common areas and gardens
- social and wellbeing activities
- clubhouse facilities and services
- safety and security features
- emergency response
- village administration costs.

These services are charged on a cost-recovery basis only. Also in line with the *Retirement Villages Act 2012*, Goodwin does not and cannot profit from Recurrent Charges.

Any surplus at the end of each financial year is returned to the residents. If the village accounts show a deficit at the end of a financial year, Goodwin will generally be required to make good that deficit.

You are responsible for your own utilities (all apartments are separately metered), data usage and contents insurance.

Another benefit of living at The Central is that there are no rates payable.

Leaving The Central

When you leave The Central, Goodwin will usually repay your ingoing contribution, minus the Departure Fee, within three weeks of you permanently vacating your apartment.

The maximum timeframe for your repayment if there's an unusual circumstance which prevents us from repaying within three weeks, is six months from your Deed expiry date.

Under the *Retirement Villages Act 2012* a village operator must pay: at the earlier of six months from the Deed expiry, or, 14 days after Goodwin has received a Deed from a new resident for the apartment.

Your capital gain share

Your share of the capital gain will be paid to you six months after you vacate the apartment, or at the time the apartment is resold if that occurs earlier than six months after you vacate the apartment.

You pay no refurbishment or resale costs.



Summary of village details

In compliance with the *Retirement Villages Act 2012*, this general inquiry document is required to be given to you as a prospective resident or as a person acting on behalf of a prospective resident.

Village details

Name of retirement village:
The Central by Goodwin.

Street address:
20 Galore street, Crace ACT 2911.

Website:
centralbygoodwin.org.au

Residency in this village is available under a Deed of Loan and Licence.

Management details

Name of operator:
Goodwin Aged Care Services Limited.

How many retirement villages do we operate in ACT?
4.

We have operated retirement villages in ACT since:
1954.

Contact person for further information about the village:
**Sales Officer
02 6175 5057
thecentral@goodwin.org.au**

Accommodation details

Has construction/development of the village been completed?
Yes.

There are 134 residential premises in the village, made up of:

- **1br premises x 25**
- **2br premises x 68**
- **3br premises x 41.**

In addition to these,
there is a Lifestyle Clubhouse.

The residential premises in the village are:
Independent Living Units in a multi storey development plus 8 double story attached townhouses.

Is there a residential aged care facility on-site or attached?

No. Goodwin operates 4 facilities at other sites.

Note: Aged care facilities are not covered by the *Retirement Villages Act 2012* (ACT). Entry is not guaranteed and will be subject to availability and meeting the eligibility requirements set by Commonwealth Government laws.

Home care services can be accessed by
residents through Goodwin or through their nominated provider.

Note: Conditions and restrictions may apply.

Financial matters

The asking price to enter the village currently ranges from:
\$351,180 to \$880,000.

The amount of recurrent charges payable to live in the village at time of printing is:
\$483.36 per month, per residence.

Do residents pay a departure fee when they leave?
Yes.

Option 1
The departure fee is 3.6% per annum (calculated on a daily basis) on the Ingoing Contribution of the outgoing resident, capped at 10 years. This option applies only when a reduced Ingoing Contribution is agreed to.

Option 2
The departure fee is 3% per annum (calculated on a daily basis) on the Ingoing Contribution of the outgoing resident, capped at 10 years.

Do residents share in any capital gains?
Yes, 27% or 30% of any capital gain depending on financial option.

Village facilities and services

Facilities and services available at the village include:

- **Village Manager and Lifestyle Officer**
- **activities/games room**
- **lounge**
- **gym**
- **library and business area**
- **kitchen and bar area**
- **outdoor barbecue area**
- **designated community gardens**
- **alfresco dining area**
- **croquet lawn**
- **village bus for arranged outings**
- **visitor parking**
- **emergency call system.**

Village life

Are pets allowed in the village?
Yes, pets are allowed*.

Can residents do their own gardening?
Yes*.

Are there organised social activities in the village?
Yes.

Does the village have a Residents' Committee?
Yes.

* Conditions and restrictions may apply.

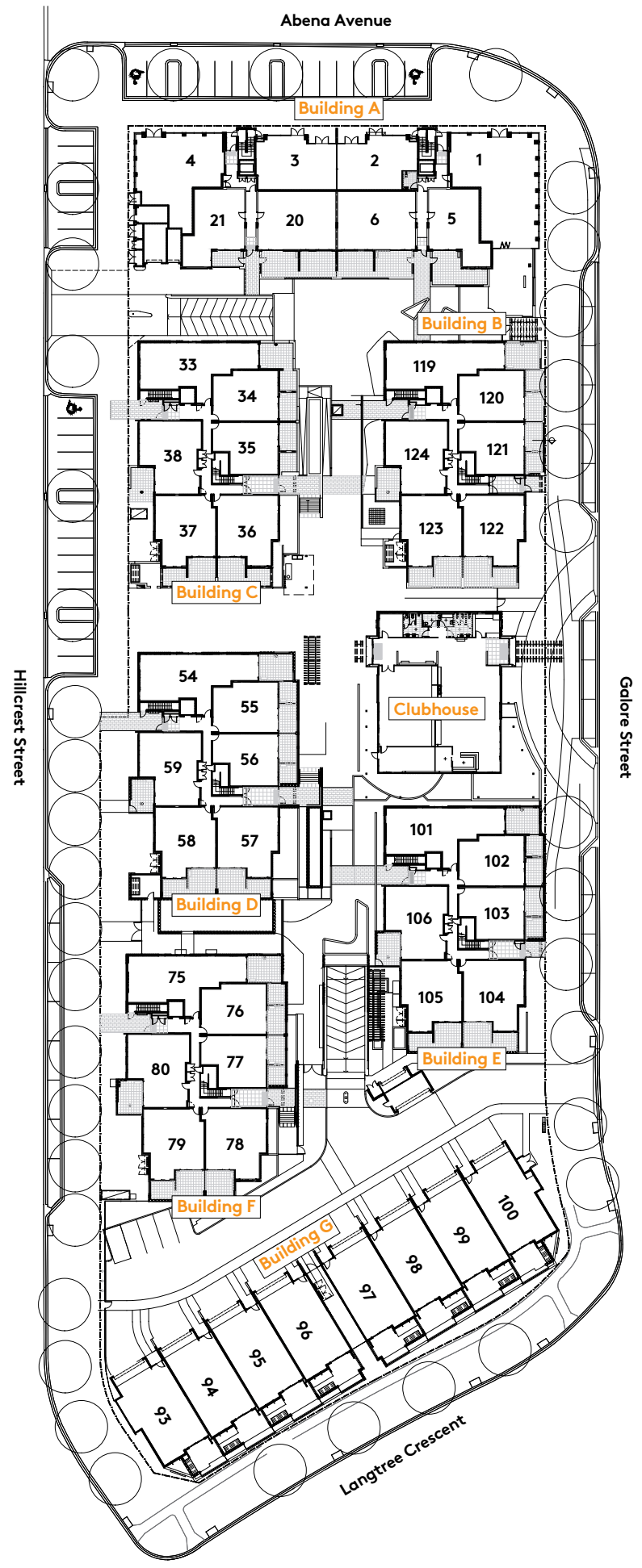
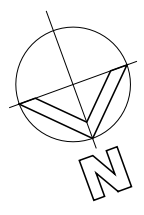
This document gives a basic explanation about the village. It contains general information only and may be subject to change. You should also go to ACT Office of Regulatory Services website which gives an overview of the retirement village industry and also guidance material. It also contains useful information regarding the responsibilities of retirement villages. For more information on your rights and responsibilities, contact ACT Office of Regulatory Services by visiting www.accesscanberra.act.gov.au or by calling 6207 3000. A disclosure statement and village contract will provide you with more information and are available by request.



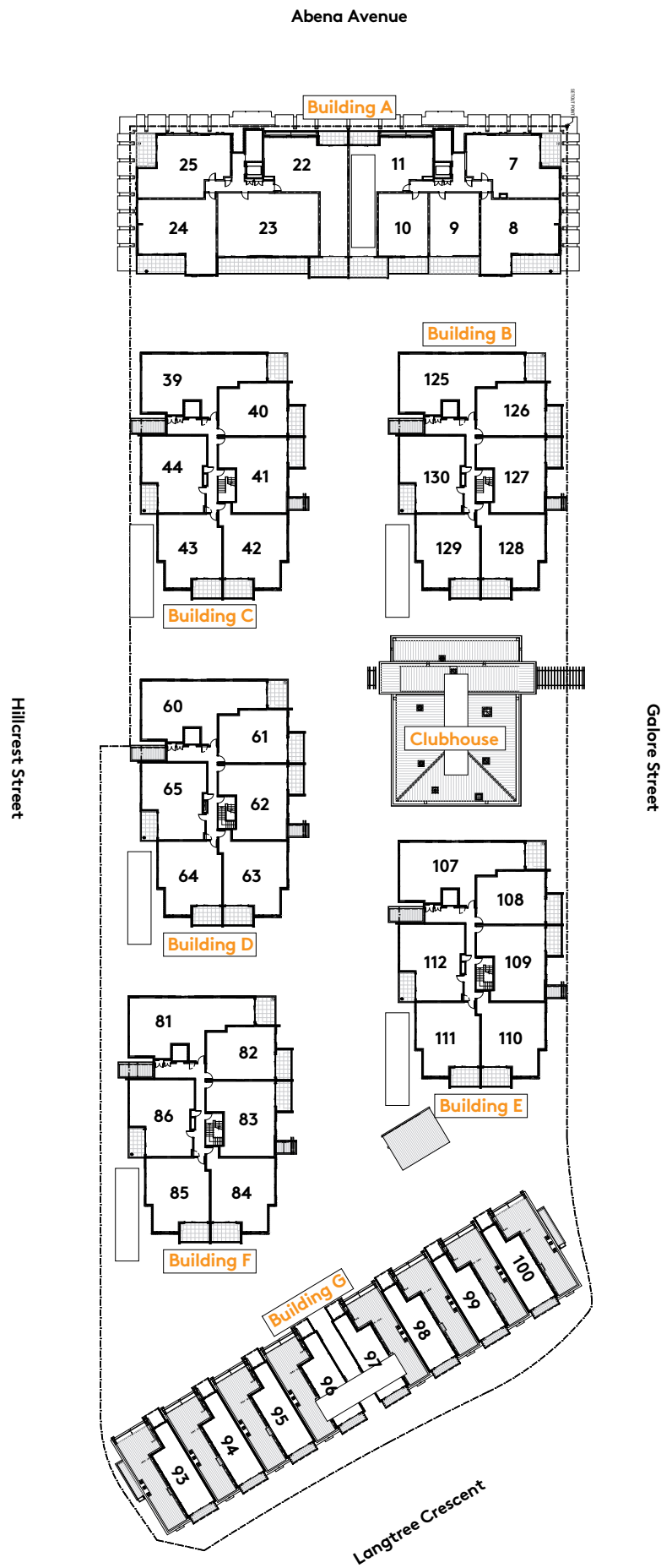
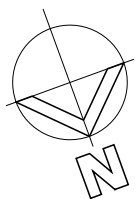


Site Plan

Ground Floor

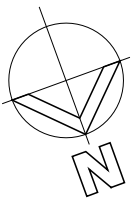
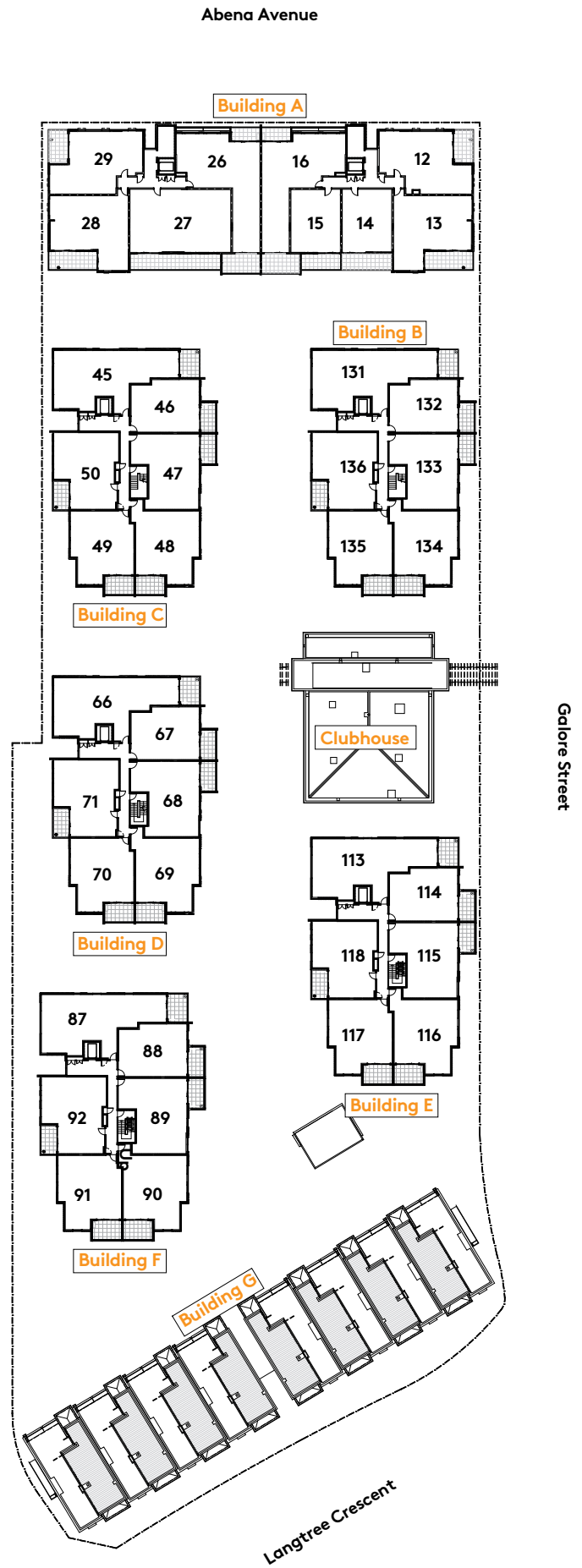


First Floor

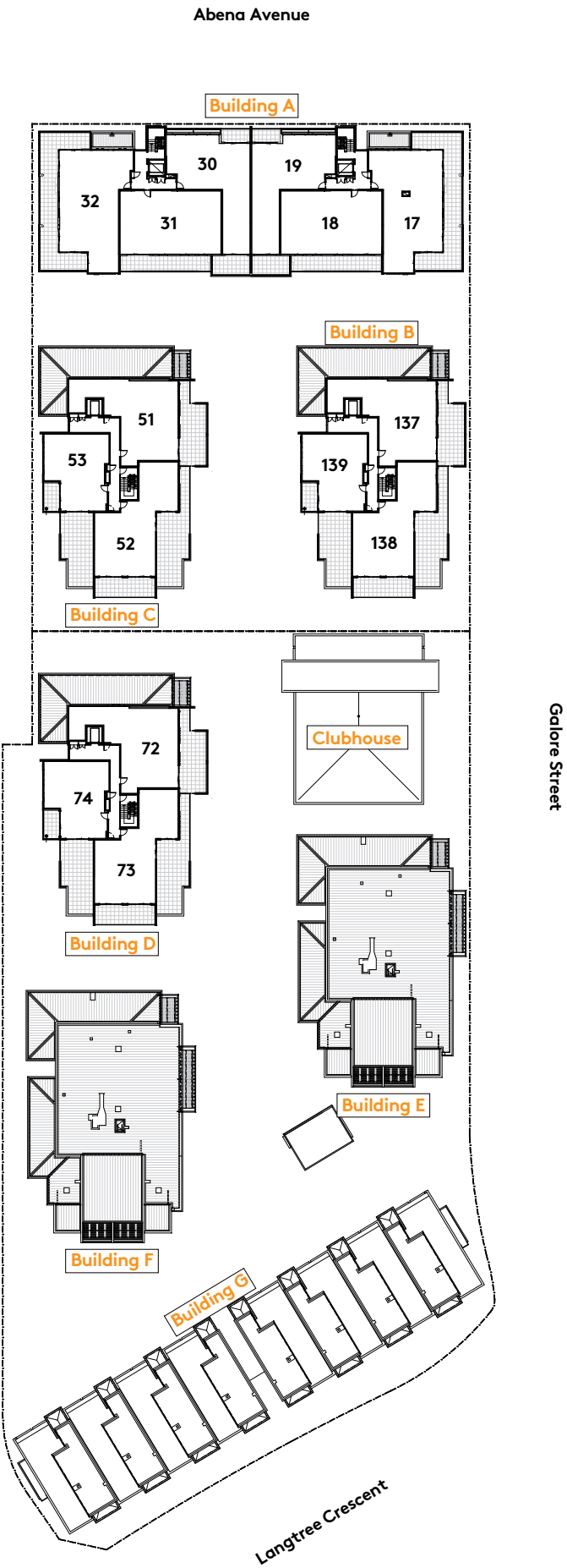
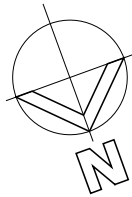


Site Plan

Second Floor



Third Floor







“ My goal as Village Manager was to build a vibrant and interactive community. This task has been relatively easy as our residents are all very welcoming, engaging and have established a great community. It is really wonderful to be a part of. ”

FIONA NILSSON, THE CENTRAL VILLAGE MANAGER



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