

Frequently Asked Questions



Beulah Terraces

Clayton Church Homes Inc.

1. Who is Clayton Church Homes Inc.?

Clayton Church Homes is a not-for-profit Aged Care provider who has been operating in Adelaide since 1968.

Clayton Church Homes comprises of three residential facilities located at:

43 Fisher Street, Magill 95 room Low Care

156 Main North Road, Prospect 61 bed High Care

30 Shillabeer Road, Elizabeth Park 60 room Low Care

Plus retirement living accommodation at:

26-28 Queen Street, Norwood 6 units

43 Fisher Street, Magill 30 units

144-148 Beulah Road, Norwood 33 apartments

2. If I sign a Residents Agreement am I protected by the Retirement Villages Act 1987?

Beulah Terraces is a retirement village for the purposes of the Retirement Villages Act, and the certificates of title on which Beulah Terraces is located have been noted to that effect.

Consequently all of the protections provided by the Act will apply to Beulah Terraces residents.

3. Who is the operator of Beulah Terraces?

The operator of Beulah Terraces is Clayton Church Homes Inc, which is the "administering authority" for the purposes of the Retirement Villages Act. Clayton Church Homes Inc is a not for profit aged care and retirement provider.

4. Is the price fixed?

Yes, the price is fixed and agreed at the time of signing a Residents Agreement.

5. Is there a cooling off period?

Under the Retirement Villages Act a cooling off period of 15 business days applies from the signing of your contract.

6. If I cool off do I get all of my deposit refunded?

Yes

7. When does the Settling in Period begin and expire?

The Settling in Period is a period of 90 days after you commence occupation.

8. Am I entitled to a refund if I terminate during my Settling in Period?

If you terminate during the Settling in Period you will be entitled to a full refund less the cost of re-licensing your unit and a rental amount of \$450 for each week of occupation.

9. Who is responsible for maintaining Residences within Beulah Terraces?

Clayton Church Homes Inc. is responsible for providing the "Standard Services" as identified in the Residents Contract. Included within these services is general maintenance of Beulah Terraces and of individual residences (with the exception of smoke detector batteries and light globes).

10. What are the Standard Services which are included within the Maintenance Fee?

The Standard Services include general maintenance of Beulah Terraces, rates and taxes, building insurance and general administration.

11. Who is responsible for costs such as contents insurance and utilities?

The Resident is responsible for contents insurance, electricity, telephone and gas.

12. What are the features of Residences within Beulah Terraces?

The features include timber flooring, stainless steel European kitchen appliances, stone bench tops, 2 pac joinery, ducted reverse cycle air-conditioning, emergency phone call system, built-in robes, security access and intercom. All dwellings are pre-wired for Foxtel, television and broadband internet.

13. When I move into Beulah Terraces will all of the fixtures and fittings be new?

Yes

14. Will there be a Residents Committee at Beulah Terraces?

This will be a matter for the residents to decide. The formation of such a committee will be encouraged by Clayton Church Homes Inc.

15. Will Residences within Beulah Terraces be fitted with an emergency phone call system?

Yes. The system is available to all residents, recognising that some may not require or want the system immediately.

16. Is Beulah Terraces located in close proximity to shops, banks, cinemas, restaurants, cafes, public transport, medical facilities and professional services?

Yes, it is approximately 200 metres from The Parade, Norwood.

17. Do I need to pay stamp duty on the Occupation Amount detailed in the Residents Agreement?

No

18. On vacating the apartment, how would my refund be calculated?

Refunds are calculated on the market value of the apartment at the time of vacating.

A deduction of 6% per year for 5 years is retained by Clayton Church Homes. Therefore, at the 5th year the refund would be 70% of the market value.

19. Who determines the market value?

Clayton Church Homes engages an independent valuer to determine the market value. This occurs at approximately 30 June each year and the valuation stands for the period 1 July to 30 June following the valuation.

For further information contact Stephen Collins, Manager Property on 8342 2588.