



Wesley Retirement Living

Affordable retirement in a *supportive community*

We are here for you

Welcome to Wesley Retirement Living, where we strive to create affordable, vibrant and supportive communities for older Australians to enjoy independent living. Wesley Retirement Living is a service birthed over 75 years ago out of our Christian heritage and deep-rooted heart for people. Today, we remain committed in the growth of our independent living communities and helping senior Australians maintain their independent and active lifestyle for as long as possible.

Living in a Wesley Retirement Living community offers numerous benefits. Putting people first is at the core of everything we do, and it is reflected in the comprehensive care and support available onsite. Our integrated programs, such as Wesley School for Seniors, volunteering opportunities, chaplaincy services and Wesley Congregational Life, provide rich opportunities for you to stay active, social and engaged. Our mission guides every aspect of our services and facilities in 'Doing all the good we can, because every life matters'. Everyone is welcomed and valued here.

Making the move to one of our villages in Carlingford or Sylvania, you'll find safe, friendly and nurturing communities that feel like home. We understand that this is a big decision, and we are here to support you. With over 75 years' experience supporting older Australians, Wesley Mission is a trusted not-for-profit organisation that serves the needs of local communities. Each of our villages is home to a vibrant congregation, connected to the Uniting Church in Australia.

We invite you to take a look at our retirement villages and discover all that we have to offer. We would count it an enormous privilege should you choose to become part of one of our vibrant, supportive communities.



Rev Stu Cameron
CEO and Superintendent





Retirement is a wonderful chapter in life. Whether you've retired from work or are continuing part-time, enjoy having the freedom to do the things you love and explore new interests.

That's exactly what you can look forward to when living in one of Wesley Mission's vibrant and friendly retirement living villages.

Across our two Sydney villages, you'll find a supportive community of like-minded retirees who are happy they made the move for many of the following reasons:

- **No more lawns to mow or building repairs to worry about.** Let our team take care of building maintenance, lawns and gardening. You can enjoy our manicured gardens and lush surrounds, without the worry.
- **Downsize to release equity** in your home to help plan your future and live the life you want.
- Peace of mind knowing **support and select onsite care services are available** should you or your loved one need it.
- **A sense of belonging** in a supportive community where friendships can grow and new interests can be explored with onsite activities and amenities.
- Comfort of living in your **local area** that you're already familiar with, near family, friends and key connections such as social groups and doctors.
- **Security**, knowing staff and neighbours are looking out for you. You can feel confident when leaving for a holiday getaway that your home will be safe and secure.
- **Convenience** of living near public transport, shops, restaurants, doctors and amenities such as hospitals.
- **Nurture your faith** with onsite church services, chaplain support and Bible studies.

With two village locations across Sydney to choose from, you're bound to find your ideal retirement lifestyle at Wesley Mission.

Alan Walker Village

Carlingford (Hills District)

Frank Vickery Village

Sylvania (Sutherland Shire)

Stay healthy, active and social





Alan Walker Village

1 Dalmar Place, Carlingford NSW 2118



1, 2 and 3
bedroom units



215 units

Nestled in five acres of beautifully maintained gardens, this peaceful retirement community is a tranquil oasis in the heart of leafy Carlingford.

Here you can stay healthy and active with our indoor heated pool and spa. Be pampered with our onsite hairdresser in the salon. Our large auditorium hosts many functions including social gatherings, activities and interdenominational church services.

The manicured gardens and meandering pathways are perfect for a gentle stroll through the village. Entertain family and friends inside your home or outdoors at our barbeque area. Family and friends are always welcome – they can even stay the night with you or in one of our guest units*.

Browse through our village shop, borrow a good book from the library, use our computer room and enjoy a game of indoor bowls.

Want to visit Carlingford Court shopping centre? Simply hop on our village bus. Don't want to cook? We've got you covered. Visit 'The Village Café' to either dine-in or takeaway.

Our modern one-, two- and three-bedroom units offer various open-plan layouts and quality finishes throughout. Each includes the comfort of reverse-cycle air conditioning and/or fans, soft-closing draws in the kitchen and modern appliances – most include a dishwasher drawer for easy access. Ample storage has been considered, as well as easy-to-touch light



Peaceful leafy surrounds

switches. Some units include a laundry, while others have a combined laundry in your bathroom.

Enjoy the outdoors with your own alfresco area – some with generously-sized balconies. Be spoilt for choice with the option of ground or low-rise units, each with a 24-hour emergency call system to onsite staff should you need it. Select units include an allocated parking space.

Have peace of mind knowing support and care are available, should you or your loved one need it. See page 14 for details.

*Overnight accommodation in the guest unit is subject to availability and incurs a small fee to cover cleaning costs.

Conveniently located near:



Carlingford Court shops 3.1 kms



Epping train station 3.6 kms



Bus stop 0.1 kms



Ryde Hospital 3.9 kms

Onsite care and support:

- 24-hour emergency call button in your unit
- overnight staff member
- visiting allied health professionals (podiatrist, doctor, and onsite counselling)
- Flexicare services providing short-term, non-medical support should you need it (cleaning services, personal care, safety visits and more)
- café style meals at 'The Village Café' (Sunday to Friday)
- village chaplain
- receptionist (weekdays)
- village maintenance staff
- village gardener.

Warm and welcoming community



Frank Vickery Village

101 Port Hacking Road, Sylvania NSW 2224



Studio, 1 and 2
bedroom units



201 units

Situated on over 14 acres in Sylvania, our village is located close to Miranda Westfield, local restaurants and just a 10-minute drive to Cronulla Beach.

You can stay healthy and active with our small onsite gym.

Take a stroll through our manicured gardens and soak up the fresh air with a game of outdoor bowls or croquet.

Pamper yourself with our onsite hairdressing salon. Take advantage of our computer room and internet café. And with two libraries to choose from, you can relax with a good book.

Enjoy entertaining? Invite your family and friends over for a meal in either your home or in our outdoor barbeque areas. Enjoy a friendly game with your neighbours in our games room, join us for our weekly interdenominational church service or browse through our village shop.

Looking to visit your local shopping centre? We've got you covered with our village bus. Don't want to cook? You and your guests can enjoy lunch in our dining room prepared by our Wesley Catering team. And if you need an afternoon coffee, you can always relax in our onsite dining café. Should



Conveniently located near:



Southgate Shopping Centre 1 km



Miranda Westfield and cinema 2.5 kms



Walking distance to bus stations



Short drive to Sylvania restaurants and a golf course



Cronulla Beach 8 kms

Onsite care and support:

- 24-hour emergency call button in your unit
- overnight staff member
- visiting allied health professionals (podiatrist, doctor and onsite counselling)
- Flexicare services providing short-term, non-medical support should you need it (meals, cleaning services and more)
- nutritious meals cooked onsite (selected days)
- village chaplain
- receptionist (weekdays)
- village maintenance staff
- village gardener.

you need a doctor or podiatrist, we can organise a consultation in the comfort of your own unit.

Our newly renovated low-rise one- and two-bedroom units are spacious throughout and include a modern kitchen, bathroom and laundry space. All main building units have the benefit and convenience of lift access.

Have peace of mind knowing support and care are available, should you or your loved one need it. See page 14 for details.

Village voices



Bill and Maree: retiring in a warm and supportive community

From living in a large house with their daughter and two grandchildren to moving into a two-bedroom unit, Maree was shocked at how quickly she and Bill felt at home at Alan Walker Village.

“It didn’t take me long to say, ‘I’m going home’,” she says.

Since moving to the village, Bill and Maree relish their slower-paced life, which starts every day with breakfast on their large balcony.

“We wanted to take a load off our kids, so they didn’t have to worry about us,” says Bill. “We wanted to [make the decision] ourselves to take the pressure off them.”

After searching for a retirement community, Bill and Maree say there was no doubt about choosing Alan Walker Village. Five other people from their community had already moved in and they quickly made new friends. On Wednesdays, Bill heads out for a game of bowls, while Maree meets a friend for lunch. Maree also volunteers at the village shop once a month.

Along with the familiar faces, Bill and Maree say it’s the staff that make the village feel like home.

“This was a very welcoming place. We’re very comfortable living here,” says Bill. “The staff are superb, and they practise what they preach.

“We’ve got the library, the pool and the spa.”

With their lives now simpler, Bill has more time to read, and Maree has rekindled her love of jigsaws. Both agree that moving into Alan Walker Village was a great decision and recommend others give it a go.

“I think what needs to be [ingrained] in the minds of retiring people is that living in a two-bedroom unit is a lot easier. It’s simpler,” continues Bill. “And financially, I think we’ve done the best thing we could have done.”



Bill: a new lease on life

Retirement isn’t a time to slow down for Bill. So, when weighing up his options and priorities – affordability, flexibility, maintenance-free lifestyle, security, location and community – he was pleased to find Frank Vickery Village exceeded his expectations.

“It ticked all the boxes,” he says. “The village here is not far from my church. There’s lovely grounds here and the amenities are first class. I was very fortunate to find a home here.”

With onsite support, Bill can contact staff anytime, giving him peace of mind. Plus, he’s made many new friends.

“I’m a volunteer in the shop. I get to see people and help them,” he says. “The men here get together on Sunday afternoons [and] we hold dinners once a month at the restaurant. It’s been great!”



Gabrielle: laughing her way to 100

They say laughter is the best medicine. And for Gabrielle, resident at Alan Walker Village, it's helped her get to 100.

"My tips for living well at every stage of life is to be happy and laugh a lot," she says.

But it's not just laughter that's helped Gabrielle live well. It's also the people she's bonded with at Alan Walker Village over the last 16 years who've strengthened her life, especially her neighbour, Elwyn.

Despite their 19-year age gap, Gabrielle says they "get along like a house on fire". Gabrielle and Elwyn initially connected over their love of music and are known for dressing in elaborate costumes at village social-themed days, such as St Patrick's Day and Christmas. And in 2022, Gabrielle was consistently nominated as 'best dressed' at village social events.

Along with the friendships she's made while living at Alan Walker Village, Gabrielle says she's grateful for the supportive staff.

"Since day one, the staff have been wonderful to me," Gabrielle says.

And she truly means it. Referring to Alan Walker Village Care and Education Coordinator, Fiona, Gabrielle says, "You are my friend first, staff second."

Having lived through many challenges over the years, from World War Two to losing sight in one eye, hearing in one ear and with two artificial hips, that doesn't stop her from greeting the day with a smile and a laugh.

So, how does Gabrielle continue to have a positive outlook on life? By embracing each day by choosing to be true to herself. That's why, every morning, Gabrielle puts on her signature red lipstick. "It makes me feel as though I'm alive," she says.



Giving back gives Amelia purpose

As Amelia carefully counts IGA's stock order, she says, "I treat this very seriously."

And indeed, she does. Since volunteering to lead Frank Vickery Village's community shop, Amelia has found a new lease on life. While Amelia is meticulous about her stock orders, she's also found purpose in giving back to her retirement living community.

"I have so much fun running the shop," she smiles. And Amelia is truly dedicated to her role – she knows every customer by name and their favourite treats.

After a significant chapter caring for her late husband in residential aged care, Amelia made the move to Frank Vickery Village to live independently again and to care for her own wellbeing.

Since moving in, Amelia has regained her independence and developed new skills, thanks to her role as shop manager, but most importantly, Amelia has found community. Building friendships has been essential to her wellbeing and Amelia says she's grateful to Wesley Mission for helping foster those opportunities to build stronger connections.

Freedom with flexible financial options

All Wesley Retirement Living villages operate under a Residence and Service Contract (loan-licence agreement), which gives you the right to occupy the unit, without the onerous cost and responsibility of owning the property.

Making the move into one of our villages offers you the following financial benefits:

- no stamp duty
- you're not responsible for refurbishing or selling your unit when you leave – we look after this
- peace of mind knowing how much refund you'll receive when you leave, and the security of receiving it within six months (or sooner if the unit is resold and occupied before the six months)
- you only pay charges that relate to the operation of the village
- any additional or extraordinary charges must be approved by a majority of residents at a residents' meeting
- all residents are entitled to a 90-day settling-in period (conditions apply).

There are a few costs to consider.

1. **Ingoing Contribution** – You pay this to secure your new home. The amount depends on the size and location of your new unit. This cost is made up of a five per cent non-refundable component and 95 per cent licence agreement. Part of this Ingoing Contribution will be refunded when you leave.
2. **Fortnightly Recurrent Charges** – These ongoing costs cover the operation and maintenance of the village including rubbish removal, council and water rates and staff costs. These are reviewed annually in consultation with the resident committee. To protect you, this fee can only be varied once in any 12 month period (as per current legislation*). These charges begin when you move in (date of occupancy) and cease when you move out (date of vacant possession), plus a maximum of 42 days after the date you move out (deducted on refund of balance of the Ingoing Contribution). This is cut short if a new resident moves in during that time.
3. **Deferred Management Fee (DMF)** – This is often referred to as an 'exit fee'. This fee is calculated as a percentage for every year you live in the village, up to a maximum of five years. Most retirement village operators offer a 30 per cent DMF option, which means you'll receive a 70 per cent refund when you leave. However, at Wesley Mission we understand everyone's financial situation is different. That's why we go beyond just the 30 per cent DMF option and allow you to choose a percentage that suits your finances (conditions apply). Be sure to ask us about our flexible pricing options.
4. **Telephone, electricity and gas services** – These are directly charged to you from your chosen provider.





Security, freedom and peace of mind

5. **Contents and/or possessions insurance** – Based on your individual circumstances, you may wish to personally obtain this insurance. Wesley Mission will cover all other associated building insurance costs.
6. **Garage deposit fee** – If you'd like to make use of a garage (subject to availability), you'll need to pay a deposit. When you no longer need the garage, we'll refund your deposit, minus a retention fee, when the garage is no longer required.
7. **Maintenance** – We look after the maintenance of units, gardens, common and external areas. You're only responsible for maintaining any additional fixtures and fittings you install in your unit.

8. **Flexicare** – To help you live independently, our short-term Flexicare support services (explained on page 14) are available at an additional cost.

Ask us about rental accommodation in select villages. To find out more, contact our team on 1800 931 107.

You may need to pay a departure fee when you leave the village. To request our 'Disclosure Statement and General Enquiry Document', call us on 1800 931 107 or email retirementliving@wesleymission.org.au

The decision to move into a retirement village is an important financial decision. You're encouraged to obtain independent legal and financial advice to ensure the choice is right for you.

Ongoing support and care

Have peace of mind knowing onsite care and support is available, should you or your loved one's health needs increase.

24-hour emergency system

Each unit is fitted with an emergency button, should you need it. This will connect you with a staff member who can call an ambulance or family member for you. It's peace of mind for you and your family.

Visiting Allied Health Professionals

All our villages offer clinic rooms for visiting health professionals for your convenience and to help keep you healthy and active, including doctors, onsite counselling, physiotherapists and podiatrists. Some services can be conducted in the comfort of your home, if you choose. Services at each village vary.

Flexicare support

We offer a range of Flexicare services to help you continue living independently in your unit for as long as possible, or when recovering at home from a hospital visit.

Because we understand that everyone's circumstances are unique, with Flexicare you can access short-term support that's tailored to your needs.

Choose from a range of services, such as:

- personal care
- cleaning
- meals to your unit
- medication support
- mental and emotional support.

Our village staff are qualified to carry out assessments to assist you with accessing Flexicare.

Home care

As a retirement living resident you are entitled to access home care in your unit, which is designed to assist with daily living activities or tasks that have become too difficult to manage. Services can include:

- domestic assistance (for example, housework and shopping)
- personal care
- social support
- devices and equipment
- transport and travel arrangements
- home and garden maintenance.

Additionally, we also offer the following services for carers, who also need support:

- counselling
- pastoral care.

There are several ways to pay for home care services. You can either pay privately or apply for government-funding assistance. Often the wait-time for government-funding can be lengthy. It's worth having the conversation sooner, than later. To learn more, call our home care team on 1300 086 906.

Wesley School for Seniors

Keep your mind stimulated, learn new skills, socialise and forge new friendships through the variety of activities offered at each of our villages. You can choose from our many

courses offered by Wesley School for Seniors, which you can do either online or in-person at Wesley Centre. It's up to you; you can be as involved as much or as little as you want.

Volunteering opportunities

For over 200 years we have been committed to supporting and advocating for the most vulnerable members of our society.

As a volunteer with us, you'll become an essential part of this work.

Making the move

When you decide to make the move to one of our vibrant retirement communities, you'll be invited to secure your preferred village with a holding deposit of \$2,500. This will reserve your chosen unit for up to 42 days.

Our friendly team will guide you through the next steps to support your move and keep you informed along the way.

Subscribe to our newsletter

If you're not quite ready to make the move just yet, we encourage you to join our newsletter to stay up-to-date with our latest community news and available units. We'll share tips and information about making the move in to retirement living and more. Visit wesleyretirementliving.org.au/newsletter to join.



Frequently asked questions

Can I sell or assign my unit?

When you become a resident, you take on the responsibility of a licensee and the unit remains the property of Wesley Community Services Limited (or the Property Trust). The unit is granted to you personally and cannot be sold or assigned to another. In the event that your partner or spouse needs to leave or dies, your license remains in place.

Can my Residence and Service Contract be terminated?

Yes, as a resident your rights are protected by current legislation*. Section 20 of the Residence and Service Contract (which is compliant with the provisions of the Act), describes the conditions under which you may terminate the contract. You may at any time vacate the unit upon giving one month's notice in writing.

Can I move or be moved from one part of the village to another?

When choosing your unit, we encourage you to take the time you need to discuss your choice with us and your family, to make sure your accommodation meets your needs and preferences. If you'd like to move to another unit within the village, we would encourage you to discuss this with the village manager. Transfer between units are generally due to medical or care needs and at the discretion of management.

If your care needs change and you're permanently transferred to a residential aged care home, the Ingoing Contribution due under your Residence and Service

Contract will be repaid to you, minus any Deferred Management Fee and outstanding Recurrent Charges as referred to in the Contract, except where:

- it's your express wish that the money remain on loan or as a gift to Wesley Mission.

If you've transferred to another unit at the village, a new contract will be drawn up for you.

Will I be responsible for selling my unit when I leave?

No. Wesley Mission will take care of all the administration, cleaning and renovation of the unit.

*Current legislation referred to in this document includes the Retirement Villages Act (1999), Amendments Act (2008) and Retirement Village Regulations (2009).

For more information on how Wesley Mission manages your personal information, visit: wesleymission.org.au/privacy





Wesley School for Seniors

Keep your mind stimulated, learn new skills, socialise and forge new friendships in a safe and supportive environment with Wesley School for Seniors. With a variety of courses on offer, you can participate in a range of learning experiences for all levels, from beginner to advanced. To find out about our complete range of services, and how they may be able to help you, visit wesleymission.org.au/schoolforseniors

Wesley Home Care

Live independently and safely in your own home with the support of our services. From personal care, cleaning, transport, home and gardening maintenance and social activities, we can help you choose the support and services you need to live comfortably in your own home.

Wesley Disability Services

If you're living with disability, our team of qualified and caring staff can provide you with a range of support services to help you live a life filled with opportunity. We're a registered NDIS provider and we can provide you with all levels of care and support to suit your needs.

Wesley Congregational Life

At Wesley Mission we love God and we love people. Our chaplains and congregations seek to share the love and compassion of Jesus Christ with our communities through prayerful encouragement and practical engagement. We're here for you and welcome you to join us for worship and spiritual support.

Wesley Mission

We are here for you

With over 75 years' experience supporting older Australians in every stage of life, Wesley Mission is a trusted not-for-profit organisation committed to putting people first at every stage of life, because every life matters.

To find out about our complete range of services, and how they may be able to help you visit wesleymission.org.au



Connect with us on social media

Doing all the good we can
because every life matters



Contact us

1800 931 107

wesleyretirementliving.org.au

retirementliving@wesleymission.org.au

Get involved

To volunteer, donate or leave a gift in your Will
visit wesleymission.org.au

Wesley Mission

220 Pitt Street, Sydney NSW 2000

PO Box A5555, Sydney South NSW 1235

(02) 9263 5555

communications@wesleymission.org.au

wesleymission.org.au

CEO and Superintendent: Rev Stu Cameron

ABN 42 164 655 145 Wesley Mission is a part of the Uniting Church in Australia.