

Welcome to Lindisfarne Villages



By **respect**



About Respect: The Trusted Experts in Retirement Living

We offer independent homes filled with the amenities that allow retirees to love where they live.

As a proud not-for-profit organisation since 1922, Respect serves residents through our high standard of care and community. Our focus is on giving back to older Australians by fostering communities of belonging.

Our name may have changed over time, however our commitment to our residents' wellbeing is as strong as ever.

Headquartered on the northwest coast of Tasmania, our philosophy is: **everyone deserves the right to a life well-lived, with dignity and respect.**

Our organisation is constantly growing, currently with over 20 aged care homes and more than 25 independent living locations for retirees, spanning three states, and thousands of residents and employees.

We know what it takes to provide exceptional care to older Australians.

Every day we strive to better serve our residents through the homes we build, the communities we create and the services we provide. Our dedication to your comfort and happiness is our driving force.

Discover our independent homes, built for the way of life you've always imagined. Our vibrant retirement villages are where you can seize each day and savour every moment.

The Benefits of Living at Lindisfarne Villages

Like-minded community

You can live amongst people at the same stage of life as you for peace of mind.

Facilities and activities

Our retirement village offers a great range of social activities where you can be as involved as you like.

Staff support

Our team of dedicated staff put residents' needs first, from taking care of the village grounds to organising activities and social events, we've got you covered.

Safe and secure environment

Our residents at Lindisfarne Villages can feel secure with security measures to keep our residents safe.

Our Values

Respect Treat all people with fairness and dignity.

Integrity Be open, honest, and trustworthy.

Care Look after and protect older people and each other.

Innovation Think differently to solve problems.

Teamwork Encourage, cooperate, and build trust.

Excellence Drive quality to continuously improve.

Courage Do the right thing, even when it's difficult.

Welcome to Lindisfarne Villages

Are you ready to embrace a fulfilling and vibrant retirement lifestyle? Look no further than Lindisfarne Villages in the serene and convenient suburb only 15 minutes from the centre of Hobart.

Our exceptional community boasts charming villages nestled closely together, offering you the perfect blend of community spirit and personal freedom.

Resident Experience & Community Connection

At Respect, we believe in fostering a strong sense of togetherness while honouring your independence. With our villages situated in close proximity, you'll effortlessly connect with like-minded neighbours, forming meaningful friendships and creating memories that will last a lifetime. Revel in the warmth of a supportive community, all while enjoying the freedom to live life on your terms.

Immerse yourself in the beauty of Lindisfarne, where every day feels like a picture-perfect postcard.

Wander along the charming walking path that offers breathtaking views of the Derwent River and the majestic Mount Wellington. Experience the tranquility and peace that only a truly picturesque environment can provide.

Seize the opportunity to enjoy your retirement years in the company of friendly neighbors and amidst the natural wonders of Lindisfarne.

Nearby Attractions

Lindisfarne is a hub of convenience, offering an array of amenities right at your doorstep. From supermarkets, cosy cafes and great dining options to a local library, chemists and doctors, everything you need is within easy reach.

If you're looking to stay active, the nearby lawn bowls, tennis, and motor yacht clubs will keep you engaged and socialising with fellow residents. Lindisfarne Bay is a great place for a leisurely walk or picnicking. It offers scenic views of the Derwent River and Mount Wellington.

If you need to pop over to the city, it's just a short drive away! Our villages offer you the perfect balance between serene suburban living and city accessibility. Hobart's CBD is within arm's reach, ensuring you have access to a wide range of services, cultural experiences, and entertainment options whenever you desire.

MONA – one of Tasmania's most famous museum attractions – is located just a short drive or ferry ride from Lindisfarne. It houses a unique collection of contemporary art and is set within a stunning vineyard.

Indulge in retail therapy nearby with Eastlands shopping centre just a stone's throw away, offering diverse shopping choices.

Come and discover the retirement haven you've been dreaming of. Lindisfarne Villages offer you the chance to embrace an active, social, and convenient lifestyle. Your dream retirement living experience starts here!



Designed for Easy Living

Your beautiful new home will boast the features retirees want, enhanced with additional touches to make it even better.

- ✓ Open floor plan
- ✓ NBN
- ✓ Reverse-cycle heat pump
- ✓ Alfresco areas
- ✓ Stair-free living
- ✓ Pets welcome (subject to approval)

Safe & Secure Living

Experience a secure, comfortable, and scenic haven tailored exclusively for our retirees. There's more time for the things you love when there's little worry about the upkeep. The ground and gardens are kept in pristine condition, so you'll enjoy what's outside your home as much as inside.

Your neighbours will be like-minded people, who value safety and security as much as you do. Stepping out for a while? Simply lock up and leave. We're always exploring new ways to enhance your retirement experience. From engaging social activities to wellness programs, we strive to make every day fulfilling and enjoyable. Come and be a part of our vibrant community and truly savour "the good life."



The Cottages

Beautifully designed, inside and out, our units at The Cottage are located at the upper end of Ballawinnie Street. These units are designed with open-plan layouts, seamlessly integrating the kitchen, dining, and living areas to create a spacious and inviting atmosphere. They are in close proximity to the local IGA Supermarket.

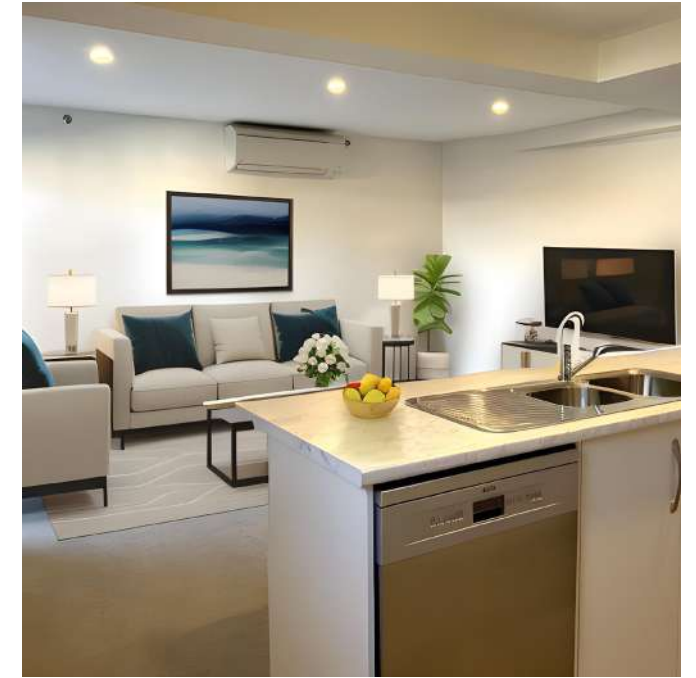
One of the standout features of each unit is the accompanying deck, providing an ideal spot to relax and unwind while enjoying a cup of your favourite beverage. Each unit has a single-car garage with internal access.



One Bedroom

These one-bedroom units are an excellent choice for downsizers or those seeking proximity to loved ones, conveniently located near the Derwent Views nursing home, offering residents a comfortable and convenient living arrangement.

These units feature meticulous, elegant design for a warm, inviting ambiance. The one-bedroom layout offers manageable living without sacrificing comfort, thoughtfully blending functionality and aesthetics, with a car space for added convenience and security.



Selbourne Place

Nestled at the serene cul-de-sac of Selbourne Place, this delightful property comprises two-bedroom units boasting cleverly crafted floorplans that place paramount emphasis on comfort and convenience.

Upon entering, you'll encounter a thoughtfully arranged interior encompassing a well-equipped kitchen, a generous living area, two well-proportioned bedrooms, and a single-car garage. Each unit also features two toilets, elevating the overall functionality of these residences. The seamless integration of these spaces fosters an inviting and connected atmosphere.

These units offer a space where you can relish both comfort and practicality, while the location offers a tranquil retreat from the hustle and bustle of daily life, making these units a truly inviting place to call home.



The Gardens

Nestled at the Esplanade end of Ballawinnie Street, our units at The Gardens offer a remarkable living experience characterised by spacious interiors, two well-appointed bedrooms, a separate laundry and single-car garage. The name "The Gardens" perfectly encapsulates the essence of these units, as they are surrounded by lush green grass and an impressive variety of plants and shrubs that create a visually captivating landscape.

Each unit boasts spacious living areas for relaxation and socialising, including two comfortable bedrooms, creating inviting living spaces. The Gardens units blend design, amenities, and nature for delightful living.

With its convenient location and scenic surroundings, The Gardens truly offers a unique and fulfilling place to call home.



The Anchorage

The Anchorage, a modern complex completed in 2019, offers a range of two or three-bedroom units to suit various living preferences. Each unit is meticulously designed with a keen attention to detail, ensuring a distinctive and efficient layout that optimises space and fosters a seamless living experience.

Nestled at the end of Wellington Street, The Anchorage enjoys a prime location with picturesque waterfront views. These stunning vistas elevate the overall living experience, providing residents with a tranquil and captivating backdrop to savour.

A notable feature of The Anchorage is its on-site community centre, serving as a central hub for social interactions and activities. This space fosters a sense of community, where residents can come together for card games, casual gatherings, and various communal events, enhancing the sense of belonging and camaraderie within the village.



Village Haven

Nestled just a few minutes' stroll from the charming Lindisfarne shops and cafes, this is the perfect place to call home.

The units comprise of two bedrooms and have inviting open-plan living spaces, where you can entertain guests or simply relax. The courtyards are private spaces and are low-maintenance. Perfect for those who love to enjoy outdoor space without the upkeep.



Victoria Court

Victoria Court, a delightful complex near Lindisfarne shops, boasts picturesque views of the Derwent River. Its convenient proximity to these shops allows residents easy access to essential amenities and services, all within a short walk.

The village consists of 12 units, offering both one-bedroom and two-bedroom options. The units have been thoughtfully designed to prioritise ease of living both inside and out.

Features include well-organised interiors, accessible layouts and amenities that enhance comfort.

Residents can relish a meticulously maintained outdoor environment without the need for demanding gardening work due to the low-maintenance grounds and gardens.



Beltana

Our Beltana Units, constructed in the late 1970s, are conveniently situated adjacent to The Anchorage, which features a charming community centre. Our units offer residents the chance to partake in social engagements and various activities.

The units themselves boast open-plan living areas and kitchens, practical bathrooms, and separate laundry facilities, all complemented by well-kept, low-maintenance courtyards.



We understand that there are many other questions you may have when relocating to a retirement living village and a new home.

If you would like to arrange an appointment to discuss your requirements and receive more information including placement on our Expression of Interest register, please contact Respect on 0455 933 440.

An Overview of Joining our Community

- Applicants must be over 65 years
- Units are 'sold' on a 49-year lease and are non-transferrable
- A deferred management fee and weekly service fee applies
- Home care assistance is available on a fee for service arrangement
- Village rules apply
- Financial costs associated with purchasing a unit
- Retirement living units are sold on a 49-year right to occupy, non-transferrable lease
- Our lease agreement complies with the Retirement Villages Act of TAS 2004. An independent registered valuer assesses the value of the property when a unit becomes vacant
- Properties do not incur stamp duty

Deferred Management Fee:

Often referred to as a departure fee or exit fee, the Deferred Management Fee (DMF) is an amount that becomes payable when you permanently vacate your village unit.

The deferred management fee gives you the right to occupy your unit and enjoy the village amenities. It is calculated as a percentage of the entry payment that you pay when you move into your unit. Under the DMF model, you defer payment of your management fees until after you leave the village. This means you can buy your retirement home at a more affordable price and defer part of the cost of living in the village until after you leave.

The deferred management fee can vary significantly depending on your chosen provider, with some charging as much as 40% of the entry payment. Therefore, it pays to check this percentage with each village on your shortlist as well as clarifying whether the deferred management fee is capped.

The DMF at our Lindisfarne Villages is a maximum of 30% of the ongoing contribution that you pay for the unit. It is calculated at 6% per year for a maximum of 5 years. This is drawn down on a pro-rata monthly basis from the original lease purchase price and withheld by Respect.

Weekly Service Fee:

As a retirement living resident, you will be required to pay a weekly service fee. This service fee covers the property expenses and service costs incurred by Respect and for the scheduled maintenance and garden services provided to each unit. This fee is

calculated daily and paid monthly in advance. Fees are reviewed annually.

Examples of Items Covered by the Weekly Service Fee:

- Management of the village, including staff salaries
- Maintaining the facilities and common areas available to all residents, such as gardens and recreational facilities
- Providing additional services available to all residents, such as emergency call system monitoring and night security patrols

- Council storm water and waste rates and taxes, water rates, building insurance and public liability insurance

- External building maintenance and external pest control

NOTE: Please refer to the resident contract for a complete listing of items covered by the Weekly Service fees.

A note from Jason Binder – Respect's Managing Director & CEO

I've always said it's people and communities that make a place truly special. So while the buildings and structures are obviously important, it's the sense of community and culture – and the people who make it tick – that are the most significant.

That's why community sits at the heart of Respect and everything we do. We pride ourselves on our connections – the relationships we foster between staff and residents and their families, and the grassroots engagement we build between our spaces and places and the wider community.

As a not-for-profit organisation, we remain proudly connected with our own origins – a history of caring for older Australians for 100 years. It's this legacy that forms our core purpose and drives our ambition and growth: always to care for older Australians in our communities in an environment of respect, value and belonging.



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We would love to talk to you about our retirement living options at Lindisfarne Villages and to answer any questions that you may have.

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Get in touch with our friendly team on 0455 933 440 or visit our website: respect.com.au

