

Henry Brooks Estate IRT Kanahooka



Pricing Options

Deferred Management Fee (DMF)

When you leave IRT the ingoing contribution will be refunded, less a DMF. This fee is calculated on a daily basis at a rate of 5% p.a. of the ingoing contribution up to a maximum of 6 years. If you stay for 6 years or longer, the DMF is 30% and the refund will be 70% of the ingoing contribution.

Fully Refundable

You pay a higher ingoing contribution on entry to an IRT villa. The full amount of this contribution will be refunded to you or your estate on departure from IRT.

Recurrent Fees*

- \$301.21 per fortnight for a two-bedroom villa
- \$363.27 per fortnight for a three-bedroom villa

The recurrent fees cover the cost of operating the village, including water and council rates, waste, electricity in common areas, building insurance, maintenance management, assistance from the Retirement Village Manager, village security and your personal Emergency Response System. IRT does not profit from these fees.

*Correct as at 11 November 2020. Recurrent fees are indexed to the pension.



Call 134 478 or visit irt.org.au/henrybrooksestate

Stage 2 villa pricing

Villa number	Floor plan	Internal colour scheme	External colour scheme	Bedrooms	Bathrooms	Garage	Total sqm	DMF**	Fully refundable*
44	F.4	Woodlands	2	3	2	1.5	140	\$665,000	\$947,500
45	A.1	Urban	1	2	1.5	1	105	\$555,000	\$791,000
46	F.2	Woodlands	2	3	2	1	128	\$645,000	\$919,000
47	A.2	Urban	1	2	1.5	1	104	\$535,000	\$762,500
48	F.2	Woodlands	2	3	2	1	128	\$645,000	\$919,000
49	D.1	Urban	1	2	1.5	1	112	\$585,000	\$833,500
55	D.1	Urban	1	2	1.5	1	112	\$555,000	\$791,000
56	B.1	Woodlands	2	2	1.5	1.5	116	\$585,000	\$833,500
57	A.2	Urban	1	2	1.5	1	104	\$535,000	\$762,500
58	B.2	Woodlands	2	2	1.5	1	105	\$535,000	\$762,500
59	A.2	Urban	1	2	1.5	1	104	\$535,000	\$762,500
60	B.3	Woodlands	2	2	1.5	1	105	\$555,000	\$791,000
61	D.1	Urban	1	2	1.5	1	112	\$585,000	\$833,500

*These prices are correct for Henry Brooks Estate Stage 2 villas as of 11 November 2020 and are subject to change.