

# Jasmine Grove

## Unit Details



| Unit number | Layout | Bedroom | Bathroom | Internal size (sqm) | Parking allocation | Additional storage |
|-------------|--------|---------|----------|---------------------|--------------------|--------------------|
| 67          | G2     | 1       | 1        | 46                  | 1 space            | 1 external locker  |
| 68          | H2     | 1       | 1        | 48                  | 1 space            | 1 external locker  |
| 69          | H1     | 1       | 1        | 47                  | 1 space            | 1 external locker  |
| 70          | H1     | 1       | 1        | 47                  | 1 space            | 1 external locker  |
| 71          | G2     | 1       | 1        | 46                  | 1 space            | 1 external locker  |
| 72          | H1     | 1       | 1        | 47                  | 1 space            | 1 external locker  |
| 73          | G1     | 1       | 1        | 46                  | 1 space            | 1 external locker  |
| 74          | G3     | 1       | 1        | 46                  | 1 space            | 1 external locker  |

**Please note:**

All units come with access to the Jasmine Grove shared living room and full kitchen (54 sqm internal; 110 sqm terrace), plus access to the broader Henry Brooks Estate facilities including the community clubhouse, pocket gardens and more.

# Pricing Options

Correct as at 15 April 2021

Select one of three payment options to suit your circumstances.

I'd prefer to pay the minimum upfront payment and then weekly instalments until the ingoing contribution is paid. The upfront payment will be refunded to me when I leave.

I'd prefer to pay most of the purchase price upfront and then a departure fee when I leave. Part of the upfront payment will be refunded to me when I leave.

I'd prefer to pay the full purchase price upfront, which will be refunded to me when I leave.

## PAYMENTS AT ENTRY (one-off)

- Upfront ingoing contribution payment

## PAYG Option

\$199,000

## Departure Fee Option

\$260,000

## Upfront Option

\$366,000

## PERIODIC PAYMENTS (per week)

- Initial recurrent charges

\$127.58 <sup>1</sup>

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- Ingoing contribution instalments

\$230.00 <sup>2</sup>

\$0.00

\$0.00

Initial accommodation costs

\$357.58

\$127.58

\$127.58

REFUND UPON DEPARTURE\*

\$199,000

\$182,000 - \$247,000 <sup>3</sup>

\$366,000

### Please note:

**Note 1:** The recurrent charges cover the cost of operating the village and the Jasmine Grove shared spaces and may include Council rates and waste, water, electricity in common areas, building insurance, access to the Retirement Village Manager, maintenance management including internal and external unit repairs, village security, personal emergency response system. These charges will be varied annually according to a fixed formula linked to the Aged Pension. IRT does not profit from these charges.

**Note 2:** Under the PAYG Option the ingoing contribution is based on a fixed formula and consists of a minimum upfront payment (refundable) plus instalments (non-refundable). If you default on the ingoing contribution instalments, IRT may deduct the amount owing from your minimum upfront payment. Any amounts deducted will not be refunded when you leave.

**Note 3:** This option includes an exit payment or departure fee (DMF) which accumulates at 5% per annum for a maximum of 6 years. Therefore, the maximum possible exit payment is 30% of your upfront payment.

\*Any fees, costs or charges owed to IRT upon departure will be deducted from the refund amount shown.

Call 134 478 or visit [irt.org.au/jasminegrove](http://irt.org.au/jasminegrove)