



# Mackellar Village Information



# Mackellar Village

I love a sunburnt country.....Dorothea Mackellar

Mackellar Village is a community owned and operated retirement village in Gunnedah, NSW. In 1984, the local community commenced fundraising to establish Gunnedah Village Homes to support the seniors in the Gunnedah region. Mackellar Care proudly continues this tradition with 48 independent living units that have been refurbished to contemporary standards. The village is surrounded by gardens and green spaces in a community that is welcoming and provides a low maintenance lifestyle.

Each resident of Mackellar Village has a private self-contained unit that has been refurbished to contemporary standards. Some of our units are open planned with generous spaces including dining rooms, kitchens, bathrooms, laundries and garages. Mackellar Village is a warm and welcoming community, with areas designed for visitors both within your own home and in the village grounds. Mackellar Village is also welcoming to most pets, feel free to contact us to discuss matter relating to your pets.

With the general day to day maintenance of your home taken care of by Mackellar Care, everyone in the village has more time to enjoy life. Mackellar Village has a community hall that is the center of village life and is the meeting point for several local community groups and activities. Several activities and outings are scheduled for the village residents to enjoy including regular shopping trips. We understand that security is a key priority for our residents and our community is tight knit and supportive as well as having access to 24 hour emergency support. In addition, Mackellar Village is collocated with our residential aged care services and Mackellar Care also provides home care services to our residents in our retirement village.



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As a community owned and operated retirement village operator, Mackellar Care is committed to providing cost effective independent living solutions in our retirement village. As a resident you enter into a loan - licence agreement with Mackellar Care, which is governed by the Retirement Villages Act of NSW. The entry contribution (price of village unit) you pay to Mackellar Care is an interest free loan to the organisation. The licence agreement provides the flexibility of living in your own home but you don't own the unit in the traditional sense. If you decide to move out you have greater flexibility. The system means you avoid paying stamp duty, real estate agent commissions and don't have the hassles of selling your home.

One of the many benefits of moving into an independent living community is that most aspects of maintenance is looked after by Mackellar Care. To help cover these costs residents are charged a recurrent fee on a fortnightly basis. This fee covers the following expenses:

- Cleaning and maintenance of common areas
- Care of gardens
- Building insurance
- All rates
- Reasonable maintenance of fixtures, fittings and other equipment provided by Mackellar Care

Recurrent fees are reviewed on an annual basis and agreed with residents as part of the annual budget review process. Each resident is able to choose the services and providers that suit their budget and lifestyle including telephone, internet, electricity and home contents insurance.

*Live, Laugh & Enjoy the Journey*

