Murray Bridge Lutheran Villages

Retirement Living

Owl Drive Village
Murray Heights Village
The Owl Village is the culmination of some 25 years of development and has now reached its capacity with 73 independent living units. It is a pleasant environment that enjoys the benefit of a mature landscape and the various homes are grouped in small clusters that give a sense of privacy the belies the scale of the village.

The village is serviced by a variety of local shops and service businesses in the area and a medical centre is close by. A community bus service is available on a regular basis, Monday to Friday. The Owl Drive Village is nestled between the Junior and Middle/Senior Campuses of Unity College allowing many grandparents the opportunity to see their grandchildren regularly.
MURRAY HEIGHTS VILLAGE
Murray Heights Village—7 Duldig Road, Murray Bridge

Originally a development of Southern Cross Homes, this village was purchased in 2005 and is undergoing a major expansion and redevelopment that will eventually encompass some 117 units. Currently the village consists of 42 independent living units (27 two bedroom and 15 three bedroom). The village is situated on approximately 7 hectares to the elevated north west of the town overlooking Murray Bridge and the general River Valley. The Village is serviced by the community bus service.

The original units in the acquired development are progressively being upgraded and improved. New community facilities are currently in planning and/or developmental stages and we have recently seen the completion of our Village Centre which has been a great addition to the Village. Some 16 new homes have been built and further homes will be available on an ongoing basis. Again, the format of the village design will create a good balance of privacy with easy access to communal facilities.
Murray Heights Village

Building project

New two bedroom, two bedroom with a study and three bedroom homes are continually being built. A choice of designs with single or double garages are available with the 3 bedroom plans. All floor plans feature large open living areas with access to a covered outdoor area. Bright fresh décors feature easily maintained finishes and ample storage space is provided including built-in robes to bedrooms. All homes are insulated and include reverse cycle air-conditioning.
MURRAY HEIGHTS BUILDING PROJECT

3 BEDROOM UNIT

2 BEDROOM + STUDY UNIT

Other unit styles are available
Community Centres

Both villages have a “Village Centre” that forms the focus of communal activities and events. Each village also has an independent Residents Association which organises luncheons, sausage sizzles, happy hours, cards, meetings etc in their respective Village Centre. These facilities are also available to residents for private family functions such as birthday and anniversary celebrations.

Lifestyle and Activities

A variety of activities are on offer to suit all interests with events being initiated by residents sharing like interests such as card playing, pool table, craft, card marking, workshop, croquet, library, morning tea gatherings and gardening.
Murray Bridge
Situated in the heart of the Murraylands tourist region and only 45 minutes via freeway from Adelaide, Murray Bridge enjoys a sunny climate with cool breezes from the south in the summer. This regional city is well serviced by a full range of government agencies, medical and professional service providers.

Activities in Murray Bridge

There are many activities and clubs available in Murray Bridge. Lawn bowls, croquet, golf club, heated pool, Senior Citizens, Probus Club, University of the Third Age, besides Church groups.

Building Maintenance

The care and maintenance of the homes and grounds is undertaken by permanent staff with the support of licensed tradesmen as required. A staff member is available on call 24 hours to deal with any maintenance emergency and all such services are covered by the nominal weekly levy.

An on-going program of development and improvement ensures that the village sites and amenities continue to improve and meet the needs of all residents.
Village Management

The Board of Management of Murray Bridge Lutheran Homes Inc. is an arm of the Murray Bridge Lutheran Parish. It is run by local people to benefit the local community. Importantly, the project has the total backing and blessing of the Lutheran Church of Australia (South Australia District). As can be appreciated, the scale of the villages both developed and planned requires substantial financial support. We are a not for profit organisation, any operating surplus is reinvested into the on-going development of the villages.

The day to day running of both villages is under the direction of an experienced CEO appointed by the Board and supported by caring office staff.
Any person/s aged 55 years or over and retired / semi-retired is eligible to become a resident. (at least one of a couple must be over 55 years of age). Applicants need to be able to cope with the day to day running of their residence. In keeping with the whole concept of the Lutheran Homes you will be living in a Christian environment.

Application Form
Depending on demand, units/homes may be available for immediate occupation or applicants may be placed on our “waiting list” until a vacancy occurs. The initial step is to complete an application form and pay an administration fee of $50 (non-refundable). Your application is then processed and you will receive a letter to confirm approval via post and advising of the next steps.

Payment of Funds

DEPOSIT
Sign an “Offer of Interest” and pay $1000 deposit to secure your unit. This is either refunded should you not proceed or forms part of your premium when you take up residence.

PREMIUM
Existing Residence — When you purchase an existing residence, the premium is payable when you occupy your unit.
New Residence — Once a contract is signed with a builder, the applicant is required to forward 10% of the cost of the completed Residence, less the $1000 already paid. This payment can be negotiated, according to individual circumstances and the final amount is due when your unit is available for occupation.

Licence Agreement
Our units are resident funded which means that residents pay a premium to occupy a selected residence. When your application for a residence is accepted and a unit allocated, you will need to sign a Licence Agreement. The Licence Agreement sets out your legal rights in relation to your occupancy of the selected residence and the processes involved at the conclusion of that occupancy. Importantly, it details the structure of the refund to the resident, or their estate, of a significant proportion of the premium based on the premium paid when entering the residence.
The Licence Agreement is a legal document and as such you are encouraged to seek independent professional advice regarding the details to ensure a full understanding.
There is a ‘cooling off’ period of 15 business days after signing the Licence Agreement when you may choose to withdraw from the arrangements, by giving written notice.
Investment Details

When a resident vacates a residence, the interest-free loan (premium) made to Murray Bridge Lutheran Homes will be proportionally refunded to you or your estate on the basis of the rates set out below. Such payment is made within 25 working days of settlement for the re-licensing of the unit involved to a new resident or if not re-licenced within 12 months, payment will be made within 25 working days of the first anniversary of you vacating.

| Residence vacated during settling-in period          | 100% of loan |
| Residence vacated in first year                     | 95% of loan  |
| Residence vacated in second year                    | 90% of loan  |
| Residence vacated in third year                     | 85% of loan  |
| Residence vacated in fourth year                    | 80% of loan  |
| Residence vacated in fifth year                     | 75% of loan  |
| After the fifth year it will remain at              | 75% of loan  |

Maintenance Fees

A maintenance fee is payable on the 16th of each month and is automatically debited from your nominated bank account. The maintenance fee is reviewed and adjusted each year in line with current market conditions.

The fee is levied to meet the cost of:

- Rates and taxes
- Insurance (excluding contents)
- Public lighting
- Repairs, painting and maintenance of buildings, plant and equipment.
- Maintenance of grounds
- Maintenance of community facilities
- RAA Emergency Medical Alert system
- Administration costs – wages for administration, gardening and maintenance staff

Residents are responsible for internal cleaning, general housekeeping and the maintenance of the rear garden area. Each resident is responsible for payment of their utility accounts such as power, telephone, contents insurance etc.

Periodic Refurbishment of a Residence

Units may undergo a major refurbishment of décor and appliances when they become available for re-licensing. Periodic replacement of such items as hot water services, air-conditioners, carpets etc are also undertaken to occupied homes and units to ensure they continue to provide pleasant and efficient accommodation.
MEDICAL EMERGENCIES

Phoning 000 is the first preference option, however: both Villages are serviced with an RAA Emergency Medical Alert system, where each unit is connected via a land line phone line (resident responsibility) to the RAA Call Centre which individually monitors each unit, understanding the residents’ medical history and family contacts in cases of emergency. The RAA Emergency Medical Alert unit and pendant system covers individuals to a range of 300 metres from their unit and residents have the ability to communicate with an operator via the microphone and speaker built into the system.

PETS

Due to the greater density of homes/units in village locations, the keeping of pets is not desirable or practical. Therefore it is the Policy of Murray Bridge Lutheran Homes not to allow pets in the villages. The keeping of a small bird may be considered.

VACATING

A person may vacate a residence at any time by giving written notice to Murray Bridge Lutheran Homes Incorporated. Subject to the provisions of the Retirement Villages Act, Murray Bridge Lutheran Homes Incorporated may also terminate the Licence, but only if the person is in breach of any of the terms of the licence or if, in accordance with medical advice, the residence is no longer appropriate for the daily living requirements of the resident.

FAMILY & FRIENDS STAYING OVER

There is nothing to prohibit family and friends staying with you in the same manner that you are accustomed to, but there are always the other residents to consider, of course. Just as you do not want your privacy upset; your guests will need to respect others.

ABSENCES FROM THE VILLAGE

We acknowledge that the residence is your home and you may come and go at will however we would appreciate receiving advice from you for security reasons if you intend to be absent from your residence for an extended period.

HIGHER CARE

Our objective is to assist in ensuring that the residents enjoy a normal, healthy, independent living life style. For those in need of a little extra support, there is a range of domiciliary care services, Meals on Wheels and Community Aged Care packages that can be accessed within the local community. Murray Bridge also has two high care nursing facilities in Lerwin and Resthaven.
Murray Bridge Lutheran Homes Inc

Owl Drive Village  51 Owl Drive, Murray Bridge  SA 5253
Office Hours  9—1 Monday to Friday

Murray Heights Village  7 Duldig Road, Murray Bridge SA 5253
Office Hours  9-12 Monday to Friday

For more information, please contact:

CEO  Delton Schiller
Admin Office  51 Owl Drive
           Murray Bridge SA 5253
Phone:  (08) 8532 4260
Fax:  (08) 8532 4210
Mobile:  0407 780 260
Email:  admin@murraybridgelutheranhomes.com.au
Website:  murraybridgelutheranhomes.com.au
(please note website is currently under construction, therefore, some links are not working)