



# Independent Living Information



October 2024

Cooinda is a vibrant community in Benalla, which offers a range of accommodation options. These include independent living in a small community of modern units, respite care for people who visit for a short break and residential care for people requiring all levels of full time care.

Cooinda is an award winning aged care service, committed to constant improvement by continually seeking feedback through quality surveys which benchmarked against over 100 similar facilities across Australia and New Zealand. Our surveys consistently achieve outstanding results in our independent living, resident, relative and staff satisfaction surveys.

### **Why consider Cooinda for your retirement living**

- Cooinda independent living units are modern, of a high quality and well maintained
- trained care staff are accessible for emergency support 24 hours a day
- you pay one maintenance fee payment per month which covers most of your financial outgoings, making living more affordable
- Heavy maintenance and lawn mowing is included
- increasing level of care can be accessed on the one site if yours or your partners care needs increase
- you will be welcomed into a supported, secure, safe, and vibrant community environment, where you can choose from a variety of social activities if you wish to participate
- Cooinda Community meals and in-home care services are delivered by our friendly, trained and qualified staff
- close access to Benalla via car, bus that stops outside Cooinda, scooter or walk
- live in a secure community with similar aged like minded people

## **Nurse Call System**

Cooinda has trained nursing staff available 24 hours a day to respond to emergency calls made by residents. Support can be accessed via the dedicated nurse call system.

Each unit has a call bell for you to press in an emergency. The call is registered on the nurse call system and care staff will most usually ring you and then come to see you if required.

## **Home Care Package provision**

Cooinda supports the provision of care through Home Care Packages in the community. These packages provide the opportunity for independent living unit residents to access additional services with a view to remaining at home longer. A case manager works closely with the package recipient to ensure package choices are maximized.



## **Cooinda in the Home - Fee for Service**

Cooinda also provides home care services to residents who are not eligible for a subsidized Home Care Package. These recipients pay for the services and supports as required.

## **Continuum of care**

One of the great benefits of Cooinda is that it provides different levels of care on the one geographical site. Therefore, if the care needs of a person or one member of a couple increases there are options (following assessment) to move into a higher level of care.



# Long-term lease Independent Living Units

Cooinda currently offers 49 independent living units under a long-term lease agreement. This model is not subject to stamp duty, strata titles or body corporates fees. For more information on long-term lease visit [www.consumer.vic.gov.au/retirementvillages](http://www.consumer.vic.gov.au/retirementvillages)

All are modern 2-bedroom units and 2-bedroom units with a study come with a garage, open plan kitchen, dining and living room, accessible bathrooms, separate laundry and built-in wardrobes in all bedrooms. Individual plans can be viewed on our website.

## **In Coming Costs**

Upon entering one of our long-term lease independent living units, you will pay an ingoing lease premium. This 'lease premium' equates to the cost of the unit of your choice.

This lease agreement gives you exclusive use of your unit for as long as you wish to stay or 99 years, as well as access to all the facilities the village has to offer.

Cooinda's long-term lease units range from \$291,000 through to \$360,000



## Ongoing Costs

Residents pay a monthly maintenance fee as the resident's contribution towards the operating costs. Increases in the maintenance fees are in accordance with the Retirement Village Act. The current monthly service fee is **\$589.00** for a couple, **\$570.00** for a single person, including electricity use for the month.

Under the terms of the lease, Coinda will pay all municipal and water rates, insurance (other than personal contents), provide heavy maintenance (i.e. repair heaters, stoves, air conditioners etc.) and maintain and repair common areas and common facilities including lawn mowing.

## Additional Costs

All long-term lease units have instant gas hot water or storage gas hot water systems. Gas connection and usage charges are the responsibility of the resident.

Discretionary items such as telephone, internet and personal contents insurance are the resident's responsibility.

## Departure Costs

When the time comes you will not have the worry or stress of selling your unit. At Coinda, you simply give us four weeks' notice, then hand back the keys.

For each unit at Coinda there is a "deferred payment" deducted from your ingoing lease premium at the time of departure. The deferred payment is a percentage of your lease premium based on the length of time you occupied the unit. Please make an appointment to discuss in detail based on the unit you are interested in.



# Rental Independent Living Units

Cooinda currently offers 18 independent living units under a rental lease agreement. This model is ideal for those not looking to purchase, and you may be eligible for rent assistance through Centrelink.

These one bedroom and two bedroom units all have an open plan kitchen, dining and living room, accessible bathroom, and built-in wardrobes in all bedrooms.

## **In Coming Costs**

Upon entering one of our rental Independent living units, you will pay a bond, equivalent to four weeks rent. You will also pay the first four weeks rent in advance.

This Rental lease agreement gives you exclusive use of your unit as well as access to all the facility's the Village has to offer. All rental leases are for 12 months, continuing on a monthly basis thereafter.

Cooinda's rental lease units start from \$345 per week.







### **Ongoing Costs**

Under the terms of the lease, Cooinda will pay all municipal and water rates, insurance (other than personal contents), provide heavy maintenance (i.e. repair heaters, stoves, air conditioners etc.) and maintain and repair common areas and common facilities including lawn mowing.

### **Additional Costs**

Discretionary items such as telephone, internet and personal contents insurance are the responsibility of the resident.

### **Outgoing Costs**

Upon exit of the unit, professional carpet cleaning costs will be deducted from the bond prior to being refunded.





# Meet our Team

Cooinda has over 150 professional and dedicated staff working across a wide, diverse range of areas within the organisation. This is a brief introduction to the people you are initially likely to meet.



## **Daniel Whipps – Independent Living Unit Administrator**

Daniel is responsible for inspections, sales, contracts and management of the Independent Living Retirement Village. He also oversees any renovations or alterations of the independent living units and common facilities.



## **Alex McKenna - Chief Executive Officer**

Alex provides strong leadership to the organisation, ensuring high accreditation standards are maintained at all times. He liaises with the Cooinda Board and is responsible for human services and staff management, community engagement, oversees building projects and the management and leasing of the independent living units.





**Karli Cox, Clinical Care Coordinator**

Karli is a Registered Nurse who is responsible for resident clinical care. She will be a point of contact to answer any questions you may have.

**Cooinda Garden and Maintenance Team**







For all sales and Independent living enquiries contact:

Daniel Whipps

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email: [danielwhipps@cooinda.org.au](mailto:danielwhipps@cooinda.org.au)

Office hours: 9am to 5pm Monday to Friday

Cooinda Office:

1-35 Kilfeera Rd Benalla Vic 3672

Ph: (03) 5761 3300

email: [admin@cooinda.org.au](mailto:admin@cooinda.org.au)

Office hours: 9am to 5pm Monday to Friday





# Application for Admission to Cooinda Independent Living Units

Please answer all questions: all information is CONFIDENTIAL

## **Applicant 1**

Mr  Mrs  Miss  Other.....

Surname: ..... Given Names: .....

Address ..... Suburb:..... P/code:.....

Email: .....

Telephone No: ..... Date of Birth: ...../...../.....

Signature.....Date:...../...../.....

## **Applicant 2**

Mr  Mrs  Miss  Other.....

Surname: ..... Given Names: .....

Address ..... Suburb:..... P/code:.....

Email: .....

Telephone No: ..... Date of Birth: ...../...../.....

Signature.....Date:...../...../.....



Please Give Particulars Of Your Next Of Kin Or Point Of Contact:

<b>Name:</b> .....
Email: .....
Address: ..... P/Code: .....
Relationship: ..... Phone No: .....
<b>Name:</b> .....
Email: .....
Address: ..... P/Code: .....
Relationship: ..... Phone No: .....

**Please tick your preference:**

2 Bedroom unit .....

2 Bedroom unit with study .....

1 Bedroom unit (Rental) .....

2 Bedroom unit (Rental) .....

When will you be ready:                      Now       1-2 Years       3 + years

Have you previously resided in a home for the Aged or a similar establishment?

If YES please state name of establishment and reason for leaving:

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Entered on Waiting List	Signature	Name	Date
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