



Frequently Asked Questions

What is Blue Haven Bonaira?

Blue Haven Bonaira, sister Village to Blue Haven Terralong, is located at 14a Bonaira Street, Kiama. Blue Haven Bonaira contains 59 modern Independent Living Units, a 134 bed Residential Aged Care Home, a multi-purpose Community Hall, a charming coffee shop open to the public, called Barroul House Café, a hairdressing salon, consultation room, chapel, wellness centre with gym equipment, a children's playground for those visits from the grandchildren and lovely green open spaces.

How many Independent Living Units are at Blue Haven Bonaira?

A total of 59 Independent Living Units are spread across the following four buildings:

Building 1:	1 single bedroom unit and 16 two-bedroom units
Building 2:	1 single bedroom unit (caretaker) and 16 two-bedroom units
Building 3:	1 single bedroom unit and 16 two-bedroom units
Building 4:	8 two-bedroom units on top two floors of the Community Hall

What are the unit designs?

A complete set of unit designs with floor space ratios are available at www.bluehavenvillage.com.au.

Is car parking provided?

Each unit comes with a secure underground car space, that can be accessed safely from the internal lift.

Is there lockable storage cage in the carpark?

No there isn't but there is large storage space in every unit.

How do I view a unit?

To book your viewing please visit www.bluehavenillawarra.com.au or phone (02) 4203 4055.

How are the units allocated?

The 22 units that have been sold as at time of writing, were allocated by Ballot system. After the initial ballot allocation, remaining units are offered on a first come first served basis.

What are the prices of the units at Blue Haven- Bonaira?

Prices start at \$540,000 for one bedroom and range up to the most expensive priced at \$1,050,000 for a two-bedroom unit with views, view our pricing list on our website for individual unit prices.

What facilities will be provided at Blue Haven Bonaira?

A large Community Hall with kitchen and adjacent smaller meeting rooms are available to book for use by all Blue Haven Bonaira residents.

The Community Hall, which has been officially named The Matterson Hall (named after long-standing Blue Haven board member and patron Tony Matterson) is predominantly used by Blue Haven Community Services team to implement client programs and groups for Blue Haven clients. The schedule of events and activities will be displayed around the Village.

A residents' lounge area is provided in the village's onsite café, in the historic Barroul House, access via keypin.

The Barroul House Café is open to the public with opening hours Mon to Sun 7.30am -3.30pm.

Blue Haven Customer Service counter is also located within Barroul House.

Village residents also have access to large outdoor observation deck and BBQ facilities with panoramic coastal and mountain views, located on the top floor of building 4 above The Matterson Hall and fully accessible by internal lift.

What else does the Village contain?

A hairdressing salon is located inside the main entrance to the Residential Aged Care Home and has two basins and three hair cutting stations and is wheelchair accessible. The salon also has nail technician table and chairs. There is also a café adjacent to the hairdressing salon and a Wellness Centre fitted out with gym equipment including treadmill and weights all within the ground floor of the Residential Aged Care Home and is available to all residents.

Will bus transport be available?

It is intended that the existing Blue Haven Bus will also service the Independent Living Units, however the extent will depend upon the need for this service. As the service would not be financially subsidised, it may need to rely on usage fees or inclusion in

the overall maintenance levy budget for the Independent Living Units, which would require the agreement of a majority of residents.

There is a public bus stop directly outside Blue Haven Bonaira. *Premier Bus Service* currently provide eight services daily (Mon-Fri) & four services on Saturday. This service has a stop directly outside Blue Haven Bonaira, then travels to Stockland Shellharbour via the Kiama Leisure Centre in Havilah Place, North Kiama Drive & Minnamurra Public School.

Some residents may also be eligible to access community transport, visit the Community Services staff at The Matterson Hall to find out if you're eligible or visit Blue Haven's website.

What happens to the money I pay for my unit?

Units at Blue Haven Bonaira & Blue Haven Terralong are occupied under a loan-licence agreement. The price of the unit is an interest free loan to Kiama Council in return for which residents receive a licence to occupy their unit. This arrangement is widely used in not-for-profit Retirement Villages.

There is no refurbishment charge upon leaving your unit and maintenance levies cease upon vacation. Stamp duty also does not apply.

Residents are able to choose between the following two financial options:

- **Standard Price Option**

When the unit is eventually handed back to Council, the resident (or their estate) receives a refund which is based upon the original purchase price, minus a Departure Fee of 6% per annum for each of the first five years of occupancy. This deduction, commonly known as a Departure Fee, is capped at 30%. Under the standard price, the amount of the loan paid by the next unit occupant does not influence this refund.

- **Capital Gain Sharing Option**

Incoming residents may select the Capital Gain Sharing Option. Under this Option, residents pay an extra 25% above the Standard Price Option (listed in our pricing guide) which entitles residents to receive a half share of any Capital Gain. Capital Gain is defined as the difference between the Standard Price which applies when the unit is occupied by the current resident and the Standard Price which applies when the unit is occupied by the next resident.

Should either the current or next resident select the Capital Gain Sharing Option, the additional 25% paid by either will not affect the calculation of Capital Gain, as this is based on the Standard Price which applied at the time of both occupancies.

The calculation of the Departure Fee is the same under both the Standard Price Option and Capital Gain Sharing Option. This means that the additional 25% paid under the Capital Gain Sharing Option is fully refundable.

Please note:

- No part of the amount paid under either of the above two options is refundable until after the unit is vacated.
- A decision as to which option to choose can be delayed up until two weeks prior to settlement.

What Disclosure Statements are required under the Retirement Villages Act 1999

- *You will have to pay a departure fee when you leave this village.*
- *You will have to share any capital gains received with the operator of this village.*

What are the on-going costs for my unit?

Weekly maintenance levies, also known as recurrent charges, are the only ongoing costs.

This levy covers Council & Water Rates, the maintenance of all the items supplied with the unit (except the carpet) & unmetered hot water.

Residents are responsible payment of their individual electricity, telephone or internet and contents insurance.

The maintenance levy ranges between \$99.00 and \$109.00 per week.

Can I also place my name on the waiting list for Blue Haven Terralong?

It is possible to place your name on the waiting list for Terralong by phoning (02) 4203 4055 or emailing enquiries@bluehavencare.com.au

Note: this cannot currently be done via Blue Haven's website.

How can I find out more information?

For more information and register your interest in Blue Haven Bonaira visit www.bluehavenillawarra.com.au

Or you can contact our Customer Service team on (02) 4203 4055 or email enquiries@bluehavencare.com.au

The Manager of Blue Haven Village, Steve Dawson or one of his staff will be in touch with you to arrange inspections and discuss your needs or any concerns.

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