

Independent Living Units Cost Calculator

	1	2	3	4	5	6	7	8
	Classic White Cottage		Classic Style / Forest 1		Contemporary/28 Lording / Forest 2			28 Lording & 34 Hutton
	55	8	20	28	8	3	9	4
	1 Bedroom	2 Bedroom	2 Bedroom Carport	2 Bedroom Garage	2 Bedroom Carport	2 Bedroom Garage	2 Bedroom Garage	2 & 3 Bedroom Garage (3BR only)
Entry Contribution	\$ 225,000	\$ 400,000	\$ 450,000	\$ 495,000	\$ 525,000	\$ 550,000	\$ 550,000	\$ 580,000
Deferred Fee (over 7 years)	\$ 77,175	\$ 137,200	\$ 154,350	\$ 169,785	\$ 180,075	\$ 188,650	\$ 188,650	\$ 198,940
Max Maint Refurbishment	\$ 20,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Maintenance Fund Cont.	\$ 2,250	\$ 4,000	\$ 4,500	\$ 4,950	\$ 5,250	\$ 5,500	\$ 5,500	\$ 5,800
Min Refundable Balance	\$ 127,825	\$ 232,800	\$ 265,650	\$ 295,215	\$ 314,925	\$ 331,350	\$ 331,350	\$ 351,060
Service Charge (fortnightly) - CPI adjusted	\$ 176.50	\$ 240.50	\$ 240.50	\$ 240.50	\$ 240.50	\$ 240.50	\$ 240.50	\$ 240.50
Plus Carpark (fortnightly)	\$ 6.00	\$ 6.00	\$ 6.00	-	-	-	-	-

Please Note:

- * The above costs are effective July 2019 and are reviewed at least annually.
- * Glengollan's responsibility - Insurances (excluding contents), Council and Water Rates. Refer to Fact Sheet for Glengollan's maintenance responsibilities.
- * Resident's responsibility - gas, electricity, telecommunication services and contents insurance. Refer to Fact Sheet for further information re: Maintenance replacement responsibilities.
- * Depending on availability, a carpark may be allocated at an additional cost
- * Glengollan Village encourages prospective residents to seek advice on the costs shown from their legal and/or financial advisor.

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1				
1 Bedroom	Cottage	\$ 225,000		
Year	Deferred Fee	Maint Refurb	Total Cost	Balance
1	\$ 11,025	\$ 9,000	\$ 20,025	\$ 204,975
2	\$ 22,050	\$ 10,000	\$ 32,050	\$ 192,950
3	\$ 33,075	\$ 12,000	\$ 45,075	\$ 179,925
4	\$ 44,100	\$ 14,000	\$ 58,100	\$ 166,900
5	\$ 55,125	\$ 16,000	\$ 71,125	\$ 153,875
6	\$ 66,150	\$ 18,000	\$ 84,150	\$ 140,850
7	\$ 77,175	\$ 20,000	\$ 97,175	\$ 127,825
8+	-		\$ 97,175	\$ 127,825

Figures exclude deduction of 1% Maintenance Fund Contribution

2				
2 Bedroom	Cottage	\$ 400,000		
Year	Deferred Fee	Maint Refurb	Total Cost	Balance
1	\$ 19,600	\$ 12,000	\$ 31,600	\$ 368,400
2	\$ 39,200	\$ 15,000	\$ 54,200	\$ 345,800
3	\$ 58,800	\$ 18,000	\$ 76,800	\$ 323,200
4	\$ 78,400	\$ 21,000	\$ 99,400	\$ 300,600
5	\$ 98,000	\$ 24,000	\$ 122,000	\$ 278,000
6	\$ 117,600	\$ 27,000	\$ 144,600	\$ 255,400
7	\$ 137,200	\$ 30,000	\$ 167,200	\$ 232,800
8+	-	\$ 30,000	\$ 167,200	\$ 232,800

Figures exclude deduction of 1% Maintenance Fund Contribution

3				
2 Bedroom	Classic Style	\$ 450,000		No Garage
Year	Deferred Fee	Maint Refurb	Total Cost	Balance
1	\$ 22,050	\$ 12,000	\$ 34,050	\$ 415,950
2	\$ 44,100	\$ 15,000	\$ 59,100	\$ 390,900
3	\$ 66,150	\$ 18,000	\$ 84,150	\$ 365,850
4	\$ 88,200	\$ 21,000	\$ 109,200	\$ 340,800
5	\$ 110,250	\$ 24,000	\$ 134,250	\$ 315,750
6	\$ 132,300	\$ 27,000	\$ 159,300	\$ 290,700
7	\$ 154,350	\$ 30,000	\$ 184,350	\$ 265,650
8+	-	\$ 30,000	\$ 184,350	\$ 265,650

Figures exclude deduction of 1% Maintenance Fund Contribution

4				
2 bedroom	Classic Style	\$ 495,000		Garage
Year	Deferred Fee	Maint Refurb	Total Cost	Balance
1	\$ 24,255	\$ 12,000	\$ 36,255	\$ 458,745
2	\$ 48,510	\$ 15,000	\$ 63,510	\$ 431,490
3	\$ 72,765	\$ 18,000	\$ 90,765	\$ 404,235
4	\$ 97,020	\$ 21,000	\$ 118,020	\$ 376,980
5	\$ 121,275	\$ 24,000	\$ 145,275	\$ 349,725
6	\$ 145,530	\$ 27,000	\$ 172,530	\$ 322,470
7	\$ 169,785	\$ 30,000	\$ 199,785	\$ 295,215
8+	-	\$ 30,000	\$ 199,785	\$ 295,215

Figures exclude deduction of 1% Maintenance Fund Contribution

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5				
2 bedroom	Forest 2 & Contemporary	\$ 525,000	Carport	
Year	Deferred Fee	Maint Refurb	Total Cost	Balance
1	\$ 25,725	\$ 12,000	\$ 37,725	\$ 487,275
2	\$ 51,450	\$ 15,000	\$ 66,450	\$ 458,550
3	\$ 77,175	\$ 18,000	\$ 95,175	\$ 429,825
4	\$ 102,900	\$ 21,000	\$ 123,900	\$ 401,100
5	\$ 128,625	\$ 24,000	\$ 152,625	\$ 372,375
6	\$ 154,350	\$ 27,000	\$ 181,350	\$ 343,650
7	\$ 180,075	\$ 30,000	\$ 210,075	\$ 314,925
8+	-	\$ 30,000	\$ 210,075	\$ 314,925

Figures exclude deduction of 1% Maintenance Fund Contribution

6				
2 bedroom	Forest 2 & 28 Lording	\$ 550,000	Garage	
Year	Deferred Fee	Maint Refurb	Total Cost	Balance
1	\$ 26,950	\$ 12,000	\$ 38,950	\$ 511,050
2	\$ 53,900	\$ 15,000	\$ 68,900	\$ 481,100
3	\$ 80,850	\$ 18,000	\$ 98,850	\$ 451,150
4	\$ 107,800	\$ 21,000	\$ 128,800	\$ 421,200
5	\$ 134,750	\$ 24,000	\$ 158,750	\$ 391,250
6	\$ 161,700	\$ 27,000	\$ 188,700	\$ 361,300
7	\$ 188,650	\$ 30,000	\$ 218,650	\$ 331,350
8+	-	\$ 30,000	\$ 218,650	\$ 331,350

Figures exclude deduction of 1% Maintenance Fund Contribution

7				
2 Bedroom	Contemporary	\$ 550,000	Garage	
Year	Deferred Fee	Maint Refurb	Total Cost	Balance
1	\$ 26,950	\$ 12,000	\$ 38,950	\$ 511,050
2	\$ 53,900	\$ 15,000	\$ 68,900	\$ 481,100
3	\$ 80,850	\$ 18,000	\$ 98,850	\$ 451,150
4	\$ 107,800	\$ 21,000	\$ 128,800	\$ 421,200
5	\$ 134,750	\$ 24,000	\$ 158,750	\$ 391,250
6	\$ 161,700	\$ 27,000	\$ 188,700	\$ 361,300
7	\$ 188,650	\$ 30,000	\$ 218,650	\$ 331,350
8+	-	\$ 30,000	\$ 218,650	\$ 331,350

Figures exclude deduction of 1% Maintenance Fund Contribution

8				
3 Bedroom	28 Lording	\$ 580,000	Garage	
2 & 3 Bedroom	34 Hutton	\$ 580,000	Garage	
Year	Deferred Fee	Maint Refurb	Total Cost	Balance
1	\$ 28,420	\$ 12,000	\$ 40,420	\$ 539,580
2	\$ 56,840	\$ 15,000	\$ 71,840	\$ 508,160
3	\$ 85,260	\$ 18,000	\$ 103,260	\$ 476,740
4	\$ 113,680	\$ 21,000	\$ 134,680	\$ 445,320
5	\$ 142,100	\$ 24,000	\$ 166,100	\$ 413,900
6	\$ 170,520	\$ 27,000	\$ 197,520	\$ 382,480
7	\$ 198,940	\$ 30,000	\$ 228,940	\$ 351,060
8+	-	\$ 30,000	\$ 228,940	\$ 351,060

Figures exclude deduction of 1% Maintenance Fund Contribution