

# Your future property wishlist



Welcome to Armstrong Green,  
by RCA Villages.

# Thank you for downloading your future property wishlist.

If you have downloaded this guide, you are probably considering a big change in your life. Finding the right abode could well be high on your priority list.

When looking for your next home, it is critical to think about what you would like your future lifestyle to look like, as well as the property features you desire.

These features may include the location, and kind of amenities in the area; all deciding factors that may influence your health and wellbeing.

Following is a useful checklist so that you can create your next property 'Wishlist'. This list will identify your requirements and distinguish between your real needs and your wants or 'must haves'.

Complete this checklist with your family, life partner or trusted friends. What may be important to them, may not be as important to you and vice versa. The happier they are with your next move, and the more they have been considered, the more comfortable you everyone will be.

This checklist will also help you clarify where you are headed and help you feel more positive about your next move.

Congratulations! Your downsizing journey begins here.

# My future property wishlist

## YOUR HOME

Name:

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Budget:

Min:

Max:

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Preferred location:

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Property type:  House  Villa  Townhouse  Apartment

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Bedrooms: Bathrooms: Car spaces:  Garage  Workshop

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Garden:  Courtyard  Front garden  Vertical / indoor garden

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Condition of property:  Brand new  Preloved  Unimportant

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Level access (no stairs):  Preferred  Unimportant

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Visitors Parking:  Preferred  Unimportant

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Write your own criteria:

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# My future property wishlist

## LIFESTYLE

What is the most important criteria for you to purchase?

- |   |   |
|---|---|
| <input type="checkbox"/> Proximity to family / friends        | <input type="checkbox"/> Secure / Gated at night    |
| <input type="checkbox"/> Walk to supermarket, local cafes etc | <input type="checkbox"/> Friendly neighbours        |
| <input type="checkbox"/> Transport links                      | <input type="checkbox"/> Maintenance-free garden    |
| <input type="checkbox"/> Pet friendly                         | <input type="checkbox"/> Library                    |
| <input type="checkbox"/> Pool in complex                      | <input type="checkbox"/> Games room                 |
| <input type="checkbox"/> Room for guests                      | <input type="checkbox"/> Courtesy bus               |
| <input type="checkbox"/> Clubroom                             | <input type="checkbox"/> Activities / functions     |
| <input type="checkbox"/> Grandchild friendly                  | <input type="checkbox"/> Dining room                |
| <input type="checkbox"/> Lawn bowls green                     | <input type="checkbox"/> Dancefloor                 |
| <input type="checkbox"/> Gymnasium                            | <input type="checkbox"/> Community vegetable garden |
| <input type="checkbox"/> Walking tracks                       | <input type="checkbox"/> Leisure vehicle parking    |

**The most common remark we hear from our residents regarding their downsize is, "We wish we'd done it sooner."**

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ANDREW PHILIP MANAGING DIRECTOR,  
RCA VILLAGES

# From Andrew Philip

## About Armstrong Green, by RCA Villages.

There's more to RCA Villages than meets the eye. Sure, we build beautiful homes in terrific locations. But there's more to it than that. RCA doesn't only build villages, we build communities, much like country towns.

While our residents lead their own lives, those lives are significantly enriched by the sense of fellowship and belonging that each village community helps to create.

The RCA team understands that a truly fulfilling retirement means we need to accommodate both your aspirations and your budget, so we've invested our time and passion into creating award-winning villa designs and resort style facilities that will be the foundation for a fulfilling retirement

Founded in 2008, RCA has grown from strength to strength. We are a privately owned, family oriented company. Retirement living runs in our veins. Because we build our own villages, we can offer you the ability to tailor your new home to suit your personality and your way of life.

Being part of an RCA Village means there are lots of opportunities to enjoy an active life. With less home maintenance taking up your time, you will have the freedom to enjoy your new home, new interests and new friends.

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ANDREW PHILIP MANAGING DIRECTOR,  
RCA VILLAGES

# We have a different way of doing things

## No deposit

No deposit is required when you reserve your villa. That's right, there's no need to draw on your savings or organise bridging finance before the sale of your home. When you reserve your villa there's nothing to pay and it's reserved exclusively for you. You simply settle on the day you move in

## Nothing to sign

When you reserve your villa, we provide you with an example contract to look over, but there is nothing you need to sign then and there. We send your contract to you for signing only when you've sold your existing house

## Personalise your villa

Your home is an extension of your personality. It should function according to your lifestyle, so we offer a range of variations to personalise new villas prior to settlement. And even after you move in, we will approve any reasonable refurbishments you have in mind.

## No sales or legal costs

No commission, no advertising fees, no hidden legal costs to pay – ever. When your villa is ready for re-sale, the sales and legal work conducted by RCA in the sales process is a complimentary service to you

## You set your fees

The levy that covers things like maintenance, staff and insurance can be increased only by CPI once a year or, in accordance with the Retirement Villages Act (1986 amended), when the majority of residents vote to increase the levy beyond CPI at a General Meeting. This means that you have the final say in setting levy fees

## Getting involved in your village

Every RCA village is managed by a Committee of Management; seven of the ten committee members are democratically elected residents of the village. This means you can have a direct involvement in setting the direction, the budget and the operational management of your village. Your involvement isn't just welcomed, it's actively encouraged.

## When you leave, you're in control

Your villa is your home, so you set the asking price if you ever decide to leave. Once you vacate your villa and vacant possession has been returned to the village, the maximum time you will continue to pay the levy is three months regardless of whether your villa is sold in that time or not

## Stamp of approval

RCA villages all undertake accreditation after completion through the Australian Retirement Village Accreditation Scheme. These accreditation standards have been devised to ensure that your village is operated at the highest standard with independently audited quality controls

## Thinking ahead

RCA operates nine retirement villages, so we've learned a thing or two about anticipating our residents' needs. It is comforting to know an Active Living Coordinator is on staff and can help you to arrange short or longer term support in your own home as the need arises. Each villa also features an INS 24 hour emergency call system.

You only live once,  
but if you do it well,  
once is enough.

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MAE WEST

For more information, or to make an appointment, please contact 1800 777 898  
Display suite open seven days. 10am-4pm

Armstrong Green Village. 722-742 Barwon Heads Road Armstrong Creek 3217 1800 777 898  
[info@armstronggreen.com.au](mailto:info@armstronggreen.com.au) [armstronggreen.com.au](http://armstronggreen.com.au)

**rca.**  
VILLAGES