



# Rightsize your way to freedom



## YOUR NEXT STEP..

### Rightsizing / Residential Care

Apart from your first home purchase this could possibly be one of the largest financial decisions you will make in your lifetime. You are embarking on a new adventure and it should be brimming with possibilities. Our aim is to help make this a pleasant and stress free experience. We hope to make the exercise so simple you will wish you had done it sooner.

'Downsizing' is the term used for moving from a larger or more expensive home into a smaller or more affordable residence. We prefer 'Rightsizing', which is more a reference to adjusting your current circumstances to suit your future plans. The idea is to arrange your assets for a more economically and emotionally comfortable relocation so it makes sense to ensure this move is the right move. Reece Realty can assist you by getting the best current selling price for your home to allow you optimum choices for your planned move. We advise you consult a registered professional for legal and/or financial advice.

There are many things to consider when preparing for your next move. By taking the time to research and plan effectively you are more likely to be enjoying the products of your earlier labour rather than feeling the trauma and financial stress of poor decisions.

## Be Inspired

For inspirational downsizing stories view [www.reecerealty.com.au/About/Videos](http://www.reecerealty.com.au/About/Videos) and hear what Elma, Gail & John and Annette & Tony have to say.



## Considerations for your next step...

### Logistics

- **Distance from family and friends:** access to transport
- **Entertaining:** If there will be less room to entertain in your new home ensure there are suitable places in your area such as parks, cafes, clubs etc
- **Access to health care & support:** medical facilities, services and hospitals
- **Space:** Storage may be an issue in your new residence. Give yourself time to think carefully about some of those much loved treasures you've accumulated over the years (Do you pass on to family? Garage sale? Give to charities?).

There are local storage facilities you can use if you need more time.

- 2 x options include - Kennards Self Storage **1800 658 855 (Sandgate 4960 2751)**
- Safe 'n' Sound **1300 723 367 (Local 4956 3600)**

### Financial

- Moving costs money (stamp duty, legal fees for conveyancing etc) and you may have other assets that require re assessment. Seek advice from a financial planner or advisor.
- In your budget you should also consider any future ongoing costs (rates/utilities / corporate body fees /insurances etc).
- Will downsizing impact your pension or entitlements? Check [www.moneysmart.gov.au](http://www.moneysmart.gov.au) for information, particularly regarding the new legislation for non concessional contributions from the sale of your principle residence. What other entitlements are there?

### Emotional

When you've built your family life in a place emotional ties can be difficult to let go. Be mindful of your support network and stay connected.

- We've captured experiences of some of our wonderful clients on video. View [www.reecerealty.com.au/About/Videos](http://www.reecerealty.com.au/About/Videos) and hear what Elma, John & Gail, Annette & Tony have to say about leaving their family homes.

*“ If you're brave enough to say goodbye,  
life will reward you with a new hello.”*

Paulo Coelho, Author

# Options & Accommodation Types

Whether you are looking at buying a smaller home (over 55's village or not), or have decided to move where there are various care options, below are some local contacts to help you in your initial search.

## 1 Rightsizing to a smaller home

Search property websites such as Realestate.com.au, Domain.com.au, Reecerealty.com.au. You can ask for specifics such as Villa/Townhouse, House etc. We can assist you in your search.



## 2 Home Care - stay at home: some options available

<b>Nova Care</b>		4940 2400 / 1300 363 654	novacare.org.au	on line form on website
<b>Calvary Community Care</b>	Lambton	4968 7060 / 1300 797 522	calvarycare.org.au	on liine form on website
<b>Summitcare</b>	Wallsend	4944 1500 / 1300 685 548	summitcare.com.au	wallsend@summitcare.com.au
<b>Baptistcare</b>	NSW	1300 275 227	baptistcare.org.au	ask@baptistcare.org.au
<b>Home Care Assistance Newcastle</b>	Newcastle/ Lake Macqurie	02) 4089 3000	homecareassistance newcastle.com.au	support@hcanewcastle.com.au

Explore the options in the many 'communities' ranging from total independent living to fulltime care. Visit the villages and see what they have to offer. Have your accountant/solicitor go through contracts to ensure it will suit your budget. Also check your possible entitlements through ACAT - Newcastle & Hunter local Aged Care Assessment Team - (02) 4985 5700

### 3 Over 55's Lifestyle Communities

<b>Elmore Glen</b>	Elmore Vale	4953 8182	elmoreglen.com.au	admin@elmoreglen.net.au
<b>Jenny MacLeod Retirement Village</b>	Wallsend	4951 6637	jennymacleod.com.au	sales@jennymacleodretirement.com.au
<b>Central Village</b>	Mayfield	0419 449 649	centralvillage newcastle.com.au	peterhogan@centralvillagenewcastle.com.au
<b>Cumberland Glen</b>	Newcastle	0459 093 377		Tony Pali - Village Manager
<b>Cumberland Grove</b>	Wallsend	0459 093 377		info@cumberlandvillages.com.au
<b>Cumberland Gardens</b>	Shortland	0459 093 377		
<b>Sugar Valley Lifestyle Estate</b>	West Wallsend	4953 3322	aehretirement.com.au	Gerry - gkilby@aehretirement.com.au
<b>Oak Tree Retirement Village</b>	Newcastle/Lake Macquarie	1300 367 155	oaktreegroup.com.au	Lyn Goodin-Collis vmcardiff@oaktreegroup.com.au
<b>Aveo Newcastle</b>	Shortland	13 28 36 1800 820 260	aveo.com.au	Cameron Kennedy cameron.kennedy@aveo.com.au
<b>Marmong Waters</b>	Booragul	0410 338 367	villages.com.au/booragul	
<b>Bay Way Village</b>	Fern Bay	4928 2929	hampshirevillages.com.au	
<b>The Cove Village</b>	Fullerton Cove	1800 268 384	covevillage.com.au	

### 4 Residential to Full Care: many offer various levels of care

<b>Opal Aged Care</b>	Cameron Park / Tingira Hills	1300 603 670	Opalhealthcare.com.au	+ Raymond Terrace / Maitland Grange/ Rutherford Park
<b>Baptistcare Aged Care</b>	Warabrook	4903 6800 1300 275 227	Baptistcare.org.au	ask@baptistcare.org.au
<b>Maroba Waratah</b>	Waratah	4935 0300	Maroba.com.au	enquiries@maroba.com.au
<b>Calvary Community Care</b>	Lambton General	1800 222 000 1300 797 522	calvarycare.org.au	
<b>Wallsend Manor</b>	Wallsend	02 4038 1800	wallsendmanor.com.au	
<b>Woodlands Lodge</b>	Wallsend/ Maryland/ Maitland	4965 2200	www.upa.org.au	Woodlands@upa.org.au

# Information to get you started

Take the first step to get the current market value of your property then consult with your bank/ financial advisor for all other aspects including superannuation, pension and assets.

**Call Reece Realty to make an appointment for your free property appraisal**

**Find a property - you can start your search at these websites** (you can define by area)

[www.villages.com.au/retirement-villages/nsw-act](http://www.villages.com.au/retirement-villages/nsw-act)

[www.realestate.com.au/buy/property-retire/list-1](http://www.realestate.com.au/buy/property-retire/list-1)

<https://www.domain.com.au/retirement>

You may require the services of solicitors, conveyancers, mortgage brokers and other professionals for advice. Speak to family & friends for referrals or look online or yellow pages for local practitioners. Below is a list taken from local advertising. This is not a recommendation from Reece Realty & we do not have any mutual agreements.

## Solicitors / Conveyancers

Kerry Martin Conveyancing	4 Cotemode Close, Jewells	4947 2207 M: 0434 621 868
East Coast Conveyancing & Law	Offices in Maitland, Newcastle, Edgeworth & Charlestown	02 8985 7154

## Mortgage Brokers

Amy Small - Professional Lending Solutions	smalllocalbrokers.com.au E:amy@smalllocalbrokers.com.au	0402 598 137
Michael Gavan - Innovative Finance - Maitland / Cessnock	innovativefinancing.com.au E:michael@innovativefinancing.com.au	0429 217 241

## Wills

Catherine Henry Lawyers	catherinehenrylawyers.com.au	1800 874 949
John Hollier	jwhlaw.com.au Email: john@jwhlaw.com.au	0414 502 144

## Government Resources

National Aged Care Advocacy Services, Seniors Rights Services	1800 424 079
Translation/Interpreting Services	131 450
ACAT - Newcastle & Hunter Local Aged Care Assessment Team	4985 5700
Department of Veterans Affairs	1800 838 372
Aged Care Complaints Commissioner	1800 951 822
Centrelink - Income & Assets Assessment Hotline	1800 227 475
Centrelink - Age pension	132 300
Community Planning - Seniors Services	4974 2863

## Further Helpful Information

<a href="http://www.opan.org.au">www.opan.org.au</a>	Older Persons Advocacy Network & Support - 1800 700 600
<a href="http://www.fairtrading.nsw.gov.au">www.fairtrading.nsw.gov.au</a>	go to the 'Housing & Property' page to find Retirement Village information
<a href="http://www.moneysmart.gov.au">www.moneysmart.gov.au</a>	click on 'Super and Retirement' or 'Life Events and You' in the menu
<a href="http://www.myagedcare.gov.au">www.myagedcare.gov.au</a>	<a href="http://www.myagedcare.gov.au/where-start">www.myagedcare.gov.au/where-start</a> or phone 1800 200 422
<a href="http://www.health.nsw.gov.au">www.health.nsw.gov.au</a>	Health and Care services information
<a href="http://www.choice.com.au">www.choice.com.au</a>	/health-and-body/healthy-ageing



# ReeceRealty

## Newcastle and Maitland

Allen and our Reece Realty support network will guide you through every step of the selling process and will make time to answer your questions. We have the expertise to assist you in your 'rightsizing' transition.

Being an independent agency allows us to give our clients across the whole of Newcastle and Hunter region, Port Stephens and beyond, tailored and personalised service. We have maintained our success through discipline, persistence, a genuine care for what we do and respect for the people we assist.

Located in the Stockland Jesmond shopping Centre precinct we are easily accessible and have plenty of free parking.

We look forward to hearing from you.

Allen Reece  
Owner & Licensee  
0409 814 400



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