



*Retirement living
with Helping Hand*

Metropolitan Adelaide
and regional South Australia



Helping Hand
new aged care

Helping Hand offers retirement living and residential care in metropolitan Adelaide as well regional South Australia.

We also deliver exemplary home care services across metropolitan Adelaide, the Lower North, Barossa Valley, Mid North, Yorke Peninsula and Eyre Peninsula.

In preparing this publication, Helping Hand acknowledges the traditional owners of the land on where our care homes, retirement villages and services are located and pays its respects to Aboriginal and Torres Strait Islander Elders, past, present and future.

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Disclaimer: All information outlined in this publication is correct at the date of publication (February 2021). Subsequent changes may affect the accuracy of some content.





The best of both worlds

Moving into a retirement village gives older people the best of both worlds at a time when convenience, comfort and community really matter.

Helping Hand retirement living offers an independent lifestyle without the daily maintenance worries. It's an opportunity to downsize, without compromise and a chance to be part of a diverse and inclusive community.

In metropolitan Adelaide, Helping Hand has retirement units in North Adelaide, Prospect and Belair. In regional South Australia, we have retirement units in Clare, Jamestown and Port Pirie.

Helping Hand is a trusted, not-for-profit South Australian organisation. We've been around for almost seven decades and just like you, we have grown and adapted with the times. As well as retirement living, we offer help at home, allied health and wellbeing services, respite for carers and residential care.



Fee options

Fee option 1

Resident funded units (RFU)

Resident funded units are priced at market value. You purchase a license to live in the unit for as long as you wish. In addition, you pay an ongoing fee which covers the following services:

- repairs and maintenance of your unit – mechanical, electrical, plumbing, and pest control
- gardening in common areas including front gardens and clearing of pathways
- communal electricity and gas costs
- access to 24/7 emergency maintenance
- SA Water charges
- Council rates
- Emergency Services Levy
- cleaning of common areas
- staff support and administration costs.

You are responsible for household expenses including: electricity, gas, phone, internet, contents insurance etc.

The Helping Hand difference

Should your circumstances change, Helping Hand guarantees a 90 day cooling off period after you move in. Most importantly, you will receive a full refund of your entry contribution.

When it is time to vacate your unit, it will be valued by a licenced, independent valuer. The refund you receive is the amount set by the valuer, minus the amount retained by Helping Hand as stated in the licence agreement.

Unlike some other retirement villages, Helping Hand does not require the unit to be sold before the refund can be paid and you will receive your contribution refund within 30 days. Nor is your refund affected by resale charges such as marketing costs or refurbishment fees.

Fee option 2

Rental units (RU)

This is our more affordable housing option. Residents pay rent which is debited fortnightly and covers the following services:

- repairs and maintenance of your unit – mechanical, electrical, plumbing, and pest control
- gardening in common areas including front gardens and clearing of pathways
- communal electricity and gas costs
- access to 24/7 emergency maintenance
- SA Water charges
- Council rates
- Emergency Services Levy
- cleaning of common areas
- staff support and administration costs.

Rental applications are subject to standard referee checks.

You are responsible for household expenses including: electricity, gas, phone, internet, contents insurance etc.

Retirement living at a glance



| Location | Address | Bedrooms | Fee option |
|----------------|--|------------------------|--|
| North Adelaide | Childers Street and Buxton Street | 2 or 3 (RFU) 2 (RU) | Resident funded units and rental units |
| Prospect | St John's Close, 3 Bosanquet Avenue | 2 | Resident funded units and rental units |
| Belair | 25 Sheoak Road | 1 or 2 | Resident funded units and rental units |
| Clare | Essington Mews, 2 Essington Avenue | 2 | Resident funded units and rental units |
| Clare | Ngadjuri Lodge, 8 Burton Street | 1 or 2 | Rental units only |
| Jamestown | Belalie Crescent, Dunure Terrace | 1 or 2 | Resident funded units and rental units |
| Port Pirie | 128 Kingston Road | 1 | Rental units only |

Retirement living in metropolitan Adelaide

Childers Street and Buxton Street, North Adelaide 5006

Close to the Adelaide CBD, North Adelaide offers retail, sporting, cultural and entertainment experiences at your doorstep.

Fee option: resident funded units
and rental units

Features

- three bedroom units, have an ensuite, a second bathroom and a lock up garage
- two bedroom units, have a bathroom and a lock up garage or carport



Interior photographs are indicative only



- all units are decorated in a neutral colour scheme with spacious open plan living and dining areas – ready for you to move in and make your own
- access to amenities from our North Adelaide Residential Care Home on Buxton Street. These include: café, gift shop, hairdresser and library
- on-site community centre and an active Residents Committee arranging social get togethers and outings.

Disclaimer: Temporary visitor restrictions may be in place in residential care homes due to COVID-19 or similar circumstances.

St John's Close 3 Bosanquet Avenue, Prospect 5082

Conveniently located near Prospect Road,
a major retail and entertainment precinct.

Fee options: resident funded units
and rental units

Features

- north facing units in a quiet residential street
- full size kitchen
- carport with lock up roller door
- private garden area
- easy access to bus services
- close to Prospect Road for shopping, entertainment, cinema and medical offices
- access to amenities from North Adelaide Residential Care Home on Buxton Street, including a café, gift shop, hairdresser and library.



Interior photographs are indicative only

Barryne 25 Sheoak Road, Belair 5052

Located in the Adelaide foothills with
easy access to all metropolitan services.

Fee options: resident funded units
and rental units

Features

- one bedroom units, some with balconies, with city or hills views and allocated parking
- two bedroom resident funded units have fully enclosed rear yard and attached lock up garage
- most rental units at Barryne are 'cottage style' accommodation, with shared garden areas and allocated car parks
- neutral colour scheme and open plan living and dining area – ready to move in and make your own
- landscaped community gardens
- on-site community centre for residents and for entertaining visitors
- close to local shopping centre in the heart of Belair
- access to weekly community bus (Mitcham Council)
- close to public transport, including trains.

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Retirement living in regional South Australia

Helping Hand offers retirement units in Clare, Jamestown and Port Pirie.

Essington Mews 2 Essington Avenue, Clare 5433

A community of 10 units offering a 'boutique' lifestyle and contemporary amenities.

Fee options: resident funded units and rental units

Features

- two bedrooms
- study area
- open plan living and dining
- reverse cycle air conditioner
- neutral contemporary décor
- private rear courtyards
- lock up garage with direct house access
- Mews style layout with a central shared 'street'
- communal landscaped gardens.

Special features

- access to a community centre where morning teas, BBQs and movie afternoons are regularly held and which residents can use for private events and get together with families and friends
- conveniently located near Helping Hand's Carinya Residential Care Home, residents living in Essington Mews are welcome to join in some of the home's activities and access some of its services.

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Interior photographs are indicative only





Ngadjuri Lodge 8 Burton Street, Clare 5433

Ngadjuri Lodge is Helping Hand's affordable retirement living option. Located in the heart of Clare, Ngadjuri Lodge is located within walking distance to the Town Centre.

Fee option: rental units

Features

- Ngadjuri Lodge comprises six units with one bedroom and two units with two bedrooms
- all units have small rear courtyards and access to communal garden areas
- Ngadjuri Lodge has six carports, between the eight residences.

Special features

- walking distance to the main street and shopping and cultural precinct of the Township
- conveniently located near Helping Hand's Carinya Residential Care Home, Ngadjuri Lodge retirees are welcome to join in some of the home's activities and access some of its services.



Ngadjuri Lodge

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Belalie Crescent Dunure Terrace, Jamestown 5491

Belalie Crescent comprises six independent units, with a selection of one to two bedrooms.

Fee options: resident funded units and rental units

Features

- self-contained kitchen
- separate laundry
- built-in wardrobes
- private rear garden
- attached garage, with remote controlled roller door
- reverse cycle air conditioning.

Special features

- walking distance to the main street and shopping and cultural precinct of the Township, including local Church, Belalie Creek, parks and shops
- located across the road from Helping Hand's Belalie Lodge Residential Care Home, residents are welcome to join in some of the home's activities and access its services.



128 Kingston Road, Port Pirie 5540

A group of 10 one bedroom units set amongst a traditional country rose garden.

Fee option: rental units

Features

- separate kitchen
- built-in wardrobes
- reverse cycle air-conditioning
- carport
- some units have private rear gardens.

Disclaimer: Temporary visitor restrictions may be in place in residential care homes due to COVID-19 or similar circumstances.



Find out more about retirement living with Helping Hand

We'd love to talk to you about retirement living and answer any of your questions. To start the conversation, call our friendly staff on **1300 653 600**. Our website has floorplans, virtual tours and lists the units that are currently available. You can also submit an online expression of interest form.

Help at home

If you choose to retire with Helping Hand and find yourself needing additional help at home, we hope you will consider Helping Hand as your home care service provider.

We can provide as little, or as much, support as you need.

To find out more about our home care services contact Helping Hand on 1300 653 600 or go to www.helpinghand.org.au

Aged Rights Advocacy Service (ARAS)

Free, confidential and State-wide service to people living in a retirement village.

1800 700 600
www.sa.agedrights.asn.au



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