



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 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**
- Safe 'n' Sound **1300 723 367**

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 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 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

Nova Care		4940 2400 / 1300 363 654	novacare.org.au	support@novacare.org.au
Calvary Community Care	Lambton	4968 7060	calvarycare.org.au	
Summitcare	Wallsend	4944 1500	summitcare.com.au	wallsend@summitcare.com.au
Baptistcare	Morisset	4340 8100	baptistcare.org.au	ask@baptistcare.org.au
Home Care Assistance Newcastle	Newcastle	02) 4023 8590	homecareassistance newcastle.com.au	kburns@ homecareassistance.com

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

Elmore Glen	Elmore Vale	4953 8182	elmoreglen.com.au	Louise Jansen admin@elmoreglen.net.au
Jenny MacLeod Retirement Village	Wallsend	4951 6637	jennymacleod.com.au	sales@artongroup.com.au
Central Village	Mayfield East	0419 449 649	centralvillage newcastle.com.au	peterhogan@ centralvillagenewcastle. com.au
Cumberland Glen	Newcastle	0459 093 377		Tony Pali - Village Manager
Cumberland Grove	Wallsend	0459 093 377		info@cumberlandvillages. com.au
Cumberland Gardens	Shortland	0459 093 377		
Sugar Valley Lifestyle Estate	West Wallsend	4953 3322	aehretirement.com.au	Warren - wbradshaw@ aehretirement.com.au
Oak Tree Retirement Village	Cardiff	0437 522 125	oaktreegroup.com.au	Lyn Goodin-Collis vmcardiff@oaktreegroup. com.au
Aveo Newcastle	Shortland	0424 096 197 1800 316 933	aveo.com.au	Cameron Kennedy cameron.kennedy@aveo. com.au
Marmong Waters	Booragul	0410 338 367	marmongwaters.com.au	
Bay Way Village	Fern Bay	4928 2929	baywayvillage.com.au	
The Cove Village	Fullerton Cove	1800 268 384	covevillage.com.au	

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

Opal Aged Care	Cameron Park, Mount Hutton	1300 362 481	Opalagedcare.com.au	
Baptistcare Aged Care	Warabrook	4903 6800		ask@baptistcare.org.au
Maroba Waratah	Waratah	4935 0300	Maroba.com.au	enquiries@maroba.com.au Director of Care Melinda Abell - melinda.abell@maroba.com.au
Calvary Community Care	Lambton	4968 7060	calvarycare.org.au	
Wallsend Manor	Wallsend	02 4038 1800	wallsendmanor.com.au	
Woodlands Lodge	Wallsend	4965 2200	www.upa.org.au	Lez Moore reception@upahunter.org.au admin.

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

www.realestate.com.au/retire

www.seniorlivingonline.com.au

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	
Paul Gowran	Shop 2 Gallery Level, Stockland Mall Jesmond	4951 8888	

Mortgage Brokers

Amy Small - Professional Lending Solutions	professionallendingsolutions.com.au	0402 598 137	
Michael Gavin - Innovative Finance - Hamilton	innovativefinancing.com.au	0429 217 241	
John Bilous - Mortgage Choice - Wallsend	mortgagechoice.com.au/john.bilous/	0417 253 825 / 4955 7770	

Wills

Catherine Henry Lawyers	catherinehenrylawyers.com.au	4957 0006	
John Hollier	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	133 254
Aged Care Complaints Commissioner	1800 550 552
Centrelink - Income & Assets Assessment Hotline	1800 227 475
Centrelink - Age pension	132 300

Further Helpful Information

www.longliveyou.gov.au	go to 'Aged Care' for Government information/resources
www.fairtrading.nsw.gov.au	go to the 'Tenants and Home Owners' page to find Retirement Village information
www.moneysmart.gov.au	click on 'Superannuation and Retirement' or 'Life Events and You' in the menu
www.myagedcare.gov.au	/help-home/commonwealth-home-support-programme/accessing-commonwealth-home-support-programme or phone 1800 200 422
www.health.nsw.gov.au	/agedcare/Pages/HACC-transition.aspx
www.choice.com.au	/health-and-body/healthy-ageing





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 those in transition from independent living to rightsizing.

An independent family owned business, Reece Realty Newcastle is located in the Stockland Jesmond shopping Centre precinct with two street frontages. We are easily accessed from Blue Gum Road, opposite Jesmond Fruit Barn and Hirst Street, in front of Woolworths entry to shopping centre.

We look forward to hearing from you.



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John Khoury
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