

GARDENS TRIUMPH OVER HARSH ELEMENTS

We all know that it has been one of the driest summers on record, and that water restrictions remain unabated. It is also unfortunate that many of the gardens in Adelaide have not survived. The gardens at The Glenbrook and Leabrook Place have fared a little better, but some lawns, shrubs, and Silver Birch trees have perished.

For our residents at The Glenbrook and Leabrook Place, picturesque gardens are very important as they provide a wonderful setting for our residents and our buildings. It is for this reason that we have taken positive steps to make sure The Glenbrook and Leabrook Place gardens not only survive, but also thrive in increasingly harsh conditions.



Michael Keelan master gardener and Horticultural Advisor

With this in mind, we have enlisted the services of master

gardener and Horticultural Advisor Michael Keelan, of Keelan Horticultural Services to completely review our gardens

and advise on the upgrade of the irrigation systems at both locations.

Michael was selected because of his intuitive understanding and expertise for what works best in the eastern suburbs of Adelaide. It also helps that he is a local of the eastern suburbs, and his green thumb stems from many years of experience creating some of Adelaide's most admired gardens.

Michael's designs and plant selection for The Glenbrook and Leabrook Place take advantage of the latest offerings in drought resistant plants and irrigation. The new, state-of-the-art watering system, which includes drippers and subsurface irrigation, has been installed by Chapman & Rivett, and is one of the best that money can buy. Combined with the right varieties of plants, the



State-of-the art dripper system and subsurface irrigation

gardens can now be both water efficient and drought tolerant.

But drought tolerant does not mean the absence of lush green lawns. Hardy Kikuyu lawns will again proudly adorn the gardens at The Glenbrook and Leabrook Place. Akers of Lawn have been tasked with taking care of rejuvenating our lawns and we look forward to a great result.

It won't be too long before the residents of The Glenbrook and Leabrook Place can once again enjoy the beauty and tranquility of our gardens. And now with the upgraded infrastructure in place, the gardens will again become lush and verdant, as they have been in the past.

IN A GLOBAL FINANCIAL CRISIS... A FRIEND IN NEED IS A FRIEND INDEED!

There has been plenty of talk about the Global Financial Crisis and its impact on the property market in Australia. This has caused some concern among retirees regarding the future value of their homes and their ability to sustain their lifestyle.

The good news is that Adelaide's property market is holding up well. According to the Real Estate Institute of SA, "the property market has responded well to five consecutive interest rate cuts".

In particular, the property values in Adelaide have continued to rise or have remained steady. Contrary to all the media hype, now is probably a good time to achieve the things that matter most as we age.



Adelaide's property market is holding up well

We must remain steadfast in our pursuit of the important things like lifestyle, health, security, companionship and care when it is needed most.

At Omega we understand this and that is why we have created FamilyCare Apartments like The Glenbrook and Leabrook Place.

Here our residents are with like-minded people and are secure in

the knowledge that they have access to support if they need it. In other words, each resident has a friend at Omega.

During these turbulent economic times, our support can also extend to financial assistance. We have been happy to provide some of

our residents with flexible solutions tailored on an

individual basis, in the strictest of confidence.

In our 20 plus years of retirement apartment experience, we have seen many changes, but one thing has never changed... and that is our culture where age is supported and celebrated.

For more assistance, please call our Information Line on 8351 5223.

PAY NO STAMP DUTY ON RETIREMENT APARTMENTS

Did you know Omega FamilyCare Apartments are exempt from Stamp Duty? And did you know that this was not always the case?

During the 1990's the SA government decided to charge Stamp Duty on all sales of retirement accommodation. Our Managing Director, Bill McClurg, as part of a larger lobby group representing the Retirement Village industry, successfully lobbied the government and had the decision reversed.

At the time, this was a win for common decency, but today it translates to thousands of dollars in the pockets of our residents and retirees of

Retirement Villages in general. For example, if you were to purchase a \$400,000 (non-retirement village unit in the suburbs), you would have to pay **\$16,330** in Stamp Duty. For a \$200,000 unit, the Stamp Duty charge would be **\$6,830**. As you can see these amounts translate to a lot of extra saving for you.

Because you pay no Stamp Duty on an Omega FamilyCare Apartment, this money stays firmly in your pocket! So instead of putting it into government coffers you can put it to better use or in fact do with it as you please.

How about that trip you have been dreaming of, or new furniture to complement your new apartment? Alternatively, you can choose to put it away for a rainy day! For more information, just call our Information Line on 8351 5223.

“BRICKS AND MORTAR” DO NOT MAKE A LIFESTYLE

A large number of people sincerely believe that buying a smaller and more manageable independent unit in the suburbs will give them a rich and fulfilling lifestyle during retirement.

The truth of the matter is that bricks and mortar make the unit, not the lifestyle.

As time passes we come to realise that it is the people who share in our lives that make life what it is.

Living in an Omega

FamilyCare Apartment like The Glenbrook or Leabrook Place grants you the opportunity to surround yourself with like-minded people. People who are positive about getting older and who can offer so much in the way of support, friendship and community.

Omega’s FamilyCare Apartment villages really do feel like your own private and secure neighbourhood.

We understand that as you get older you may need assistance in times when your family is not available. Even more so when



People contribute to a rich and fulfilling lifestyle

family move away or when you simply do not want to feel like a burden to them. That is why our FamilyCare Apartments have a 24 Hour FamilyCare Service that offers prompt assistance and support whenever you need it.

Trained Omega

staff are on site 24 hours a day, 365 days a year. The best part is that they are only a push of a button or phone call away. The 24 Hour FamilyCare Service includes assistance in cases of emergency, meals and dining, housekeeping, and personal and private care. Every service is optional, so you can have as much, or as little, done for you as you like – it’s all about choice.

The 24 Hour FamilyCare Service offered at our FamilyCare

Apartments provide the peace of mind you deserve, and the type of care your family would want for you. Living in an Omega FamilyCare Apartment is the natural choice when considering your retirement. It also proves that people, not bricks and mortar, contribute to a rich and fulfilling lifestyle.

For more information on Omega FamilyCare Apartments, call our Information Line on 8351 5223.



Award Winning Senior Retirement Apartments From Only \$415,000

The Ashbrook FamilyCare Apartments have been given the tick of approval by the MBA and of course our happy residents. Created with you in mind, live the life you want at The Ashbrook!

- ✓ Superb 5 Star Quality.
- ✓ 2 and 3 bedroom plus sensational outdoor living.
- ✓ High Security.
- ✓ Independence.
- ✓ 24 Hour FamilyCare Services.
- ✓ Close to Ashford Hospital.
- ✓ City fringe location.
- ✓ Secure car parking.
- ✓ Pets welcome.

Display apartments
Open for Inspection
Tues & Thurs 1pm to 3pm
or by appointment.



THE ASHBROOK
Omega FamilyCare Apartments

www.theashbrook.com.au Syme Street, Ashford SA 5035

Call 8351 5223 today!

OPPORTUNITY KNOCKS AT THE GLENBROOK AND LEABROOK PLACE

Who says opportunity only knocks once! Granted, in our sought after locations, supply is always limited but a select number of one-bedroom and two-bedroom Omega FamilyCare Apartments are available at The Glenbrook and Leabrook Place.



1 bedroom apartment Leabrook Place

The one-bedroom apartment at Leabrook Place is ideally suited for those who like being out-and-about, either socialising or enjoying the great outdoors, and don't like spending a lot of time at home.

Moderately priced at only \$230,000, the money you can save can be put towards a holiday or simply set aside for a rainy day.

But if you are the type of person who prefers the privacy of your own space, with a bit more room, then a two-bedroom apartment at The Glenbrook is just for you.



2 bedroom apartment The Glenbrook

The Glenbrook is located in the leafy suburb of Glenside, overlooking the landscaped Symonds & Symonds Reserve.

With the Burnside shopping precinct on Greenhill and Portrush Roads, and all that you could need, only a stone's throw away.

Leabrook Place is in the heart of the premier eastern suburb of Leabrook. It is adjacent to the recently redeveloped Marryatville Shopping Centre and within easy walking distance to other facilities and buses on Kensington Road.

Both The Glenbrook and Leabrook Place offer a unique blend of independent living and FamilyCare. If you are at all interested, we encourage you to give us a call. If our current availability doesn't suit, you can let us know what you are looking for and we'll keep in touch to allow you to get ahead of the pack.

Simply call our Information Line on 8351 5223.

Like to know more about The Glenbrook, Leabrook Place or The Ashbrook?

To be kept informed, please mail the slip below to (no postage stamp required):

Omega SeniorCare
Reply Paid 83052
ASHFORD SA 5035

Please provide more information about The Glenbrook, Leabrook Place, The Ashbrook (please circle)

Name: Mr/Mrs/Ms
Address:
P/code: Phone:

I am interested for myself Male Female Couple DOB / /

I am interested for a family member Male Female Couple DOB / /

I would like to make a time to view an apartment