

Independent Living at Crowley Care

Your guide to retirement living options
provided by Crowley Care in Ballina



Our Vision

To provide an inspirational living experience through rewarding relationships with a focus on the individual.

Our Core Beliefs

1. Living Catholic values
2. Delivering exceptional service
3. Valuing each generation
4. Leading by example

Our Services

- Independent Living
- Support at Home
- Veterans Care
- Meal Delivery Service
- Residential Care



A Ministry of St Francis Xavier Parish

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Independence is celebrated at Crowley!

Welcome to Crowley Care. Here you'll discover the lifestyle you've always wanted - the freedom to live independently with the reassurance of a caring community and the warmth of genuine connection.

Nestled along the serene banks of North Creek, just minutes from Ballina's town centre, our retirement village offers the perfect balance of privacy, connection and convenience.

Crowley Care is a ministry of the Ballina Parish of the Catholic Church and is named after Jim Crowley, who donated the land in 1976 for aged accommodation.

Our vision is to provide an inspirational living experience through rewarding relationships with a focus on the individual. What sets us apart is the way our staff connect with residents in meaningful, authentic ways.

Connection, Belonging and Community

Catch up with friends more regularly. Make time for that hobby. Connect with nature.

Be part of a neighbourhood that's big on purpose, and never short on things to do.

Join clubs and classes, catch a game or BBQ and happy hour with neighbours, our vibrant social calendar means no two days are the same.

Community spaces and leafy gardens keep the place buzzing, so it's easy to be as busy (or as relaxed) as you like.

Stay active with walking paths along the riverfront and into town. Ballina's shops, cafés, social clubs, cinemas and beautiful waterways are just minutes away, everything you need for a vibrant lifestyle is right at your doorstep.



a lifestyle
designed
for you

Freedom, Independence and Peace of Mind

Your home is your sanctuary, and we take care of the rest.

At Crowley, we believe independence should come with the freedom to enjoy life - not chores and maintenance.

Our team looks after the village garden common areas, pays the council rates, and takes care of building maintenance, so you can spend more time doing what you love.

Enjoy peace of mind with nightly security patrols and a medical alarm system monitored by INS Lifeguard. At the press of a button you can speak with healthcare professionals at an emergency response centre who can assess, triage, provide medical advice and dispatch emergency help if required.

Our Independent Living team nurture and support village residents, helping you feel at home from day one. They're your convenient link to services and are available to connect you with local community resources as your needs change - now and into the future.



your home
is your
sanctuary



Services and Facilities

Your self-contained home is surrounded by a range of first-class facilities designed to keep you active, engaged and connected:



Activity Centre
for hobbies, gatherings
and events



Education Centre
and library for
lifelong learning



Hydrotherapy Pool
and gym to support
health and mobility



Chapel
for quiet reflection and
spiritual connection



Barney's Cafe
a favourite meeting spot
open 7 days a week



Men's Shed
for creativity, craftsmanship
and camaraderie

Your Independent Living Options

Crowley's Independent Living village includes purpose-built apartments and villas designed for independent retirees. We offer accommodation options to suit every taste, and prices to suit every budget.



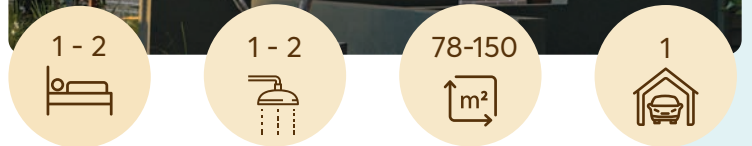
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APARTMENTS AT CROWLEY

Crowley's latest development features 26 unique apartments designed with care and built with purpose. Contemporary designs and quality inclusions with a variety of floor plans to choose from.

Ground floor and first floor apartments have 1 - 2 bedrooms, 1 - 2 bathrooms, private balconies, lift access, communal entertaining area and secure undercover parking space with remote.

Modern kitchens feature stone benchtops, dishwashers, plenty of storage and laundries include heat pump dryers. All bedrooms have spacious built-in wardrobes and quality inclusions throughout.



Independence celebrated.





Florence Price and St Pauls Apartments



Each apartment is thoughtfully designed for comfort, convenience and style with ground floor and first floor options with lift access.

Spacious 2, 2.5 and 3 bedroom options with floor areas of 110 - 130m² feature:

- Modern kitchens with stainless steel appliances and single drawer dishwasher
- Luxury bathrooms with floor-to-ceiling non-slip tiles, separate shower, full bath and ensuite
- Built-in wardrobes
- Private balconies or courtyards
- Fully air-conditioned living areas with 9-foot ceilings
- Separate internal laundry
- Lock-up garage with remote control access
- Crimsafe security screens and intercom security access
- 24/7 INS emergency call system.





Villas at Crowley



Our accessible one and two bedroom ground floor villas offer comfortable, open plan living.

Each villa features a modern kitchen with a wall oven, hot plates, rangehood and pantry.

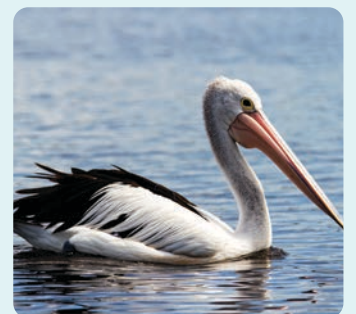
There are built-in wardrobes and ceiling fans in every bedroom.

The bathroom and laundry area includes non-slip floor tiles and a heat lamp for added comfort.

Villas also have a lock-up garage with remote control, a front covered patio plus front and rear courtyards. Some villas enjoy picturesque water views.

For your comfort and security, all windows and exterior doors are fitted with security screens.

Each villa also includes a medical alarm system monitored by INS Lifeguard for your peace of mind.





Your Financial Peace of Mind

With all costs upfront from the day you move in, there are no surprises.

Our retirement village contract is a Licence to Occupy arrangement where an entry payment is made at market value and residents have the right to live in their apartment or villa but do not own the property.

A weekly recurrent charge contributes to the running of the village, and residents have access to Crowley facilities, lifestyle and wellbeing programs.

Stamp Duty and Capital Gains Tax do not apply to Independent Living arrangements at Crowley.

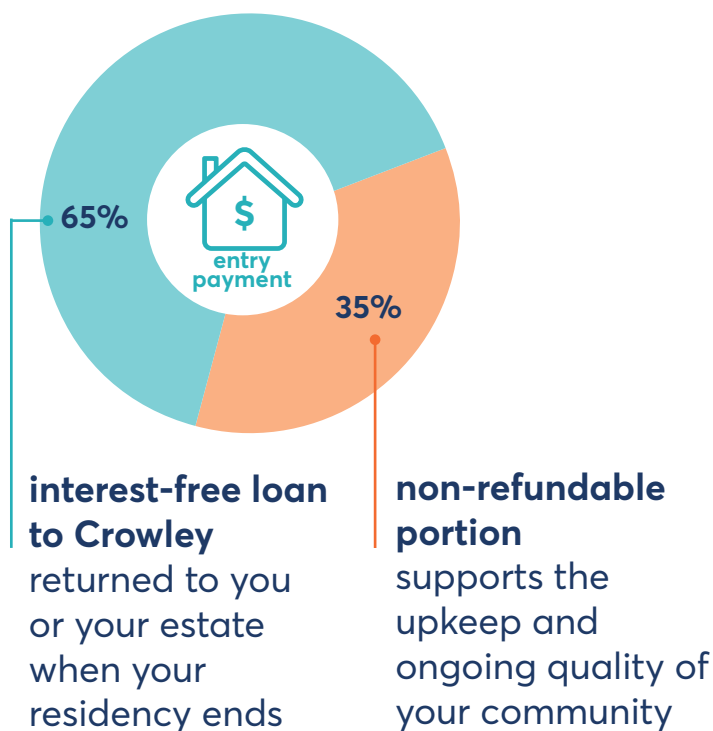
What does Licence to Occupy mean?

No capital gain or loss.
You are not affected by market value changes.

No need to sell property when you leave.
Crowley refunds 65% on departure (providing premises are in good order).

Simple budgeting.
Crowley handles building maintenance and major repair decisions.

How much will I pay?



weekly recurrent charge*
contributes to the running of the village and your carefree lifestyle

* weekly fee is subject to change from 1 July each year

What's **included** in the recurrent charge?

- Council land rates
- Council water rates (where applicable)
- Building insurance
- Garden maintenance of common areas
- Internal and external building maintenance
- Remote control garage door (where applicable)
- Intercom system (where applicable)
- Nightly security patrols
- Rubbish removal
- Lift maintenance
- Access to Crowley facilities, lifestyle and wellbeing programs
- 24/7 emergency help via INS Lifeguard console or personal pendant.



What's **not** included?

- Electricity
- Phone connection and internet (wifi available in common areas)
- Home contents insurance
- Cleaning
- Meals (Barneys café is open 7 days for breakfast, lunch and snack purchases and Crowley meal delivery service available on a user pays basis)
- Gardening in private courtyard areas
- Nursing care
- Onsite staff 24/7
- Transport (we can assist in connecting you to local providers)
- Our independent living retirement village does not provide supported or assisted living accommodation.

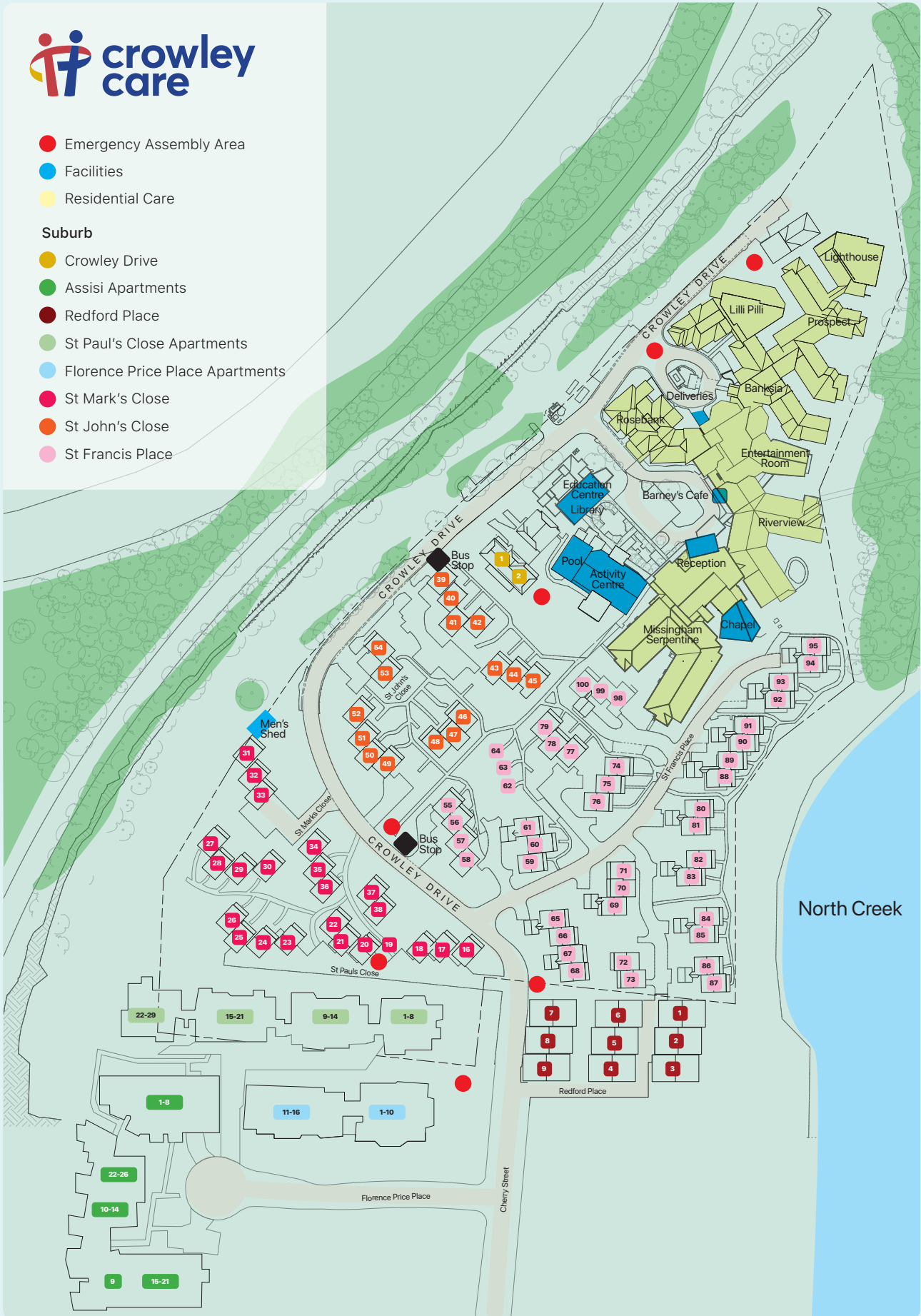
Site Map



- Emergency Assembly Area
- Facilities
- Residential Care

Suburb

- Crowley Drive
- Assisi Apartments
- Redford Place
- St Paul's Close Apartments
- Florence Price Place Apartments
- St Mark's Close
- St John's Close
- St Francis Place



Bring your own style to your new home

At Crowley, you have the freedom to bring your own furniture and style to make your apartment or villa truly feel like home. Residents enjoy maintaining their own private garden areas, including balconies and courtyards, adding a personal touch to their own outdoor spaces.

At the same time, maintaining the community spirit and the amenity of the village is a shared responsibility between residents, visitors, staff, and stakeholders. All residents are expected to follow the Village Rules to ensure a harmonious environment for everyone.

If you are considering any modifications to your villa or apartment, such as shade structures or other changes, prior approval must be sought to ensure the safety and aesthetic harmony of the village.



Visitors, Family and Pets

Crowley is a place where family, friends and grandchildren are always welcome. Visitors and children are encouraged to enjoy our open spaces, with plenty of grassed areas, shaded walkways, and a kids corner in Barney's Café.

Family and visitors can stay with you for up to four weeks in any 12 month period. For everyone's safety, please let your Independent Living Coordinator know if you have guests staying overnight.

We know pets are part of the family too. Pets are welcome to visit the village, provided they are well trained, on a leash at all times and do not disturb others or stay overnight.

Life in the Crowley Community

At Crowley, life is full of connection, laughter, and moments that make every day special.

Whether you prefer to join in with community activities or enjoy quiet time in our gardens and café, you'll find plenty of ways to make life your own.



Events, Activities and Social Connections

There's always something happening at Crowley! Our monthly activities calendar is designed exclusively for Independent Living residents and we deliver it straight to your letterbox, so you'll never miss a thing.

'What's On' posters are on display to keep you up to date with what's happening around the village each week. Join in as much or as little as you like - the choice is yours.

Popular activities include BBQs, art and craft mornings, bingo, book clubs, mahjong, card games, snooker, meeting at the men's shed, pilates and happy hour gatherings. There's something for every interest and energy level.

A highlight of the year is our annual Crowley Show Day, a joyful celebration that brings the whole Crowley community together in the Plaza. Expect market stalls, arts and crafts, live entertainment, children's activities, farm animals, a jumping castle, and plenty of laughter.





Shared Spaces

Crowley's shared spaces are designed to make life easy, social, and enjoyable.

The **Activity Centre** is the heart of social life for Independent Living residents and community groups. It features a fully equipped kitchen, snooker table, and an adjoining BBQ area, conveniently located near Crowley's administration building. The centre can also be booked for private functions, with gourmet catering available from Crowley's renowned chefs.

Barney's Café is an inviting hub where coffee comes with connection. Open 7 days, it's the perfect spot to grab a cuppa and catch up with friends, or enjoy weekly lunch specials like the popular Wednesday roast. Outdoor service is available in the Plaza, surrounded by lush gardens.

Stay active in our onsite **gym** and indoor **hydrotherapy pool** heated to a cosy 34 degrees year round.

Coco's Hair & Beauty Salon, located onsite, offers hair and beauty services to help you look and feel your best.

Our well-stocked **library** offers a peaceful retreat for book lovers. Residents can enjoy books, magazines, DVDs, and even work on a jigsaw while visiting. Computers with internet access are also available for your convenience.

For those who enjoy hands-on activities and camaraderie, drop in to the **Men's Shed** on Tuesday and Thursday mornings.



Crowley also has a **chapel** for quiet reflection and spiritual connection. Catholic services are held on each week on Wednesday and Sunday mornings, with regular non-denominational services at other times.

The area surrounding Crowley offers plenty to explore. Take a stroll along the picturesque riverfront paths, or head into Ballina's town centre, just 3.5km



away. You'll find local clubs, main street shopping, Ballina Central and Ballina Fair shopping centres all within easy walking, biking, or scooting distance.

The Crowley village shuttle bus runs every Tuesday morning, and local bus services pass through the village multiple times daily. Additional transport can be arranged through Community Transport or local taxi services.



The Purchase Process



1

Book a tour

Book a tour today and experience first-hand the vibrant, welcoming lifestyle that awaits you.

2

Join our waitlist

If you decide Crowley feels like home, complete an Independent Living Residency Application indicating your accommodation preferences. Return the form to us along with the application fee, which is fully refundable.

3

When a suitable home becomes available

Submit an Expression of Interest for approval. When approved, we issue a Disclosure Statement outlining entry costs, ongoing fees, and the village facilities. You have 14 days to review this document before deciding to proceed.

4

Review and sign the contract

We will issue you a Retirement Village Contract with a settlement period of up to 90 days. We strongly recommend you seek independent legal and financial advice before signing.

5

Settlement and move in

Full payment is made on the settlement date and this is when you will receive keys to move in and start enjoying your new home and community.

Please note that our waiting list can be lengthy, so we encourage you to apply early to secure your place.

Moving In

When the big day arrives, our friendly team will meet you onsite and personally welcome you to the village. We'll take you on a guided tour of your new home and community, making sure you feel comfortable and supported from the very start.

You'll also receive a Welcome Pack, which includes your Resident Handbook, outlining community guidelines, resident information, and how to make the most of Crowley's facilities and services.

Next Steps

Discuss your plans with family and friends and come in any time for a cuppa or lunch at Barney's Cafe - we'd love to see you!

In the meantime, stay connected with the Crowley community - follow us on Facebook and read our monthly Chatterbox newsletter.

Other Services we can offer

Crowley Care is also a registered provider of government-funded aged care services, including Support at Home, CHSP, and Residential Aged Care for eligible recipients.

If at any stage you wish to explore additional services or supports, our Independent Living Coordinator can connect you with the appropriate Crowley staff to discuss your needs in more detail.

Although our village is co-located with our Residential Aged Care facility, it is important to note that Independent Living residents do not have an automatic right to transfer into Residential Aged Care, nor can they access nursing care from Residential Care staff. Transfers are based on assessed need and government eligibility requirements.



Contact us!

Have any questions or ready to make the next step? Our team is here to help every step of the way.

Call us on **1300 139 099** or visit **crowley.org.au** to book a tour. Let's talk about how we can celebrate your independence.





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