



Cowra Retirement Village

Known locally as "Bilyara"



INDEPENDENT LIVING UNITS PRICING STRUCTURE

Current as @ 1st January 2026

BUY IN UNITS

Kalyan Court & Kiah Place - Cowra

Kalyan Court and Kiah Place both operate on a buy in basis. The buy in price/entry payment for each unit is as follows:

Kalyan Court (One Bedroom), starting from	\$280,000
Kalyan Court (Two Bedroom), starting from	\$340,000
Kiah Place (Two Bedroom), starting from	\$340,000

A daily interest rate (set by the Government) will be charged from the entry date until the bond is paid in full, which is due on entry date and in full, 6 months from the entry date.

Each unit has a recurrent charge for general services of:

- \$569.45 per month (single), invoiced and payable monthly.
- \$858.54 per month (couples), invoiced and payable monthly.

This fee increases in July every year by CPI.

General Services

General services include:

- Council rates – land & water
- Waste disposal (Council bin service)
- Electricity in common areas, ie, lighting around Village
- Building insurance
- Maintenance
- Village common area garden maintenance & landscaping
- Village management
- Village security



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Optional Services

Optional services are additional services that you may choose to use for an additional fee. If you choose to use any optional services, these will be invoiced separately to the recurrent charges for general services and payable monthly.

The following optional services are available on request:

- **Lunch time meals**
 - \$10.65 weekday lunch (Hot Meal or Salad)
 - \$ 7.00 weekday lunch (Sandwich)
 - \$13.30 weekend & public holiday lunch (Hot Meal or Salad)
 - \$ 9.65 weekend & public holiday lunch (Sandwich)
 - *Meal prices are subject to change, based on CPI increases.*
- **Rosie nurse call system**
 - You have the option to take up the nurse call system called 'Rosie' or you can use another one of your choosing. Cowra Retirement Village will pay for the start up cost of the Rosie system with the ongoing monthly fee payable by the occupant of the unit, if you choose to take this option.
- **Activities**
 - Bilyara will host various special events and happy hour events throughout the year. These events will be planned by our Leisure and Lifestyle team. Invitations will be sent out with dates and times as they are arranged. These events will require you to RSVP so we can plan seating and any food preparation. Some of these events may incur a charge to help cover the cost of entertainer's travel and appearance fee. If you would like to stay for lunch after these events, you are welcome to book in at the same cost as the above lunch time meal prices.
- **Bilyara Home Care Services**
 - This service is available on a fees for service basis or can be provided for residents who have been assigned a Home Care Package. For more information, please contact our Home Care Co-Ordinator on 02 6341 1666 or homecare@bilyara.org.au.

Departure Fees

A Departure Fee is payable monthly. This amount is deducted from the entry payment, on a monthly basis and ceases at 6 years. The balance of the entry payment is refunded on exit of the unit, *as per the terms and conditions within the contract*. The Departure Fee is a total of 30% of the entry payment, payable over 6 years:

Year 1 – 10%	Year 4 – 2%
Year 2 – 8%	Year 5 – 2%
Year 3 – 6%	Year 6 – 2%