



Affinity Village


Settlers Hills

Enjoy an active and independent retirement

When it comes time to retire, we know how hard it can be to find the security and support you need, without compromising the active and independent lifestyle you're accustomed to. That's why we created Affinity Village, a modern and feature-rich retirement village in the heart of Settlers Hills, Baldivis.

Located within the established Settlers Hills residential community, this friendly village allows you to stay close to family and friends, while building new friendships within the village. It also means everything you need is close by – from the specialty shops and medical centre at Baldivis, to the community facilities on-site.

The Village itself is the result of extensive research and master-planning. We've taken the time to consider what makes a great retirement village, and incorporated features and facilities that promote a spirit of community, as well as a sense of security. Set within 9 hectares of landscaped grounds, Affinity Village offers a range of two and three bedroom designs to suit all lifestyles and budgets.

A photograph of three elderly people walking a dog on a paved path in a park-like setting. On the left, a man in a dark vest and light trousers walks towards the center. In the middle, a woman in a striped shirt and grey pants walks towards the right. On the right, a woman in a red jacket and dark pants walks towards the right, holding a leash for a small black and white dog. The background features lush green trees and a clear blue sky.

Enjoy an active lifestyle



Welcome to Affinity Village

At Stockland, we are proud to have 10,000 residents in over 60 Retirement Villages across Australia and Affinity Village in Baldivis is a great example of the very best of Retirement Living.

Our modern villas are smartly designed with a focus on low maintenance and comfortable living. This means you can spend less time on upkeep and more time doing the things you enjoy.

With a range of health and wellbeing facilities and leisure activities on your doorstep, you'll be able to maintain your healthy lifestyle, as well as your social life.

Affinity Village is an established, vibrant community. If you've been thinking about retirement living, I encourage you to take the time to visit the Village and get to know the team, facilities and surroundings; we'd love to show you around.

We look forward to welcoming you soon.

A handwritten signature in black ink, appearing to read 'Stephen Bull'. The signature is fluid and cursive, with a large initial 'S'.

Stephen Bull
CEO, Stockland Retirement Living

Conveniently located to suit your lifestyle

Affinity Village is situated in the Settlers Hills Residential Community of Baldivis, just 35 minutes south of Perth's CBD along the Kwinana Freeway. The area has all of the essential facilities, so you'll never have far to travel.

The Stockland Baldivis shopping centre is just minutes from the Village. It includes a Coles supermarket and a selection of specialty stores. The centre is due for expansion as well, and will include a new Woolworths supermarket, Kmart, indoor and outdoor dining precinct and up to 75 new specialty stores.

There are medical facilities close by too, with Baldivis Medical Centre located just opposite the Village. If you like to get outdoors, you're spoilt for choice. There are nature reserves and wetlands in the area to explore, as well as a number of local golf courses including Rockingham Golf Course and The Links Kennedy Bay.

Travelling further afield is easy too. Warnbro Station and regular bus services connect you to Rockingham, Perth CBD, Mandurah and beyond.



Settlers Hills Residential Community



"I can enjoy the security of living within a village community while still being connected to the local Settlers Hills neighbourhood."

Elsie Dodd, Affinity resident

5 minutes to
Warnbro Train Station

15 minutes to
Rockingham City Centre



Stockland Baldvis Shopping Centre

Settlers Hills
Residential Community

Affinity Village

Settlers Hills

Stockland Baldvis
Shopping Centre



Baldvis Medical Centre

Medical
Centre

35 minutes to Perth
via Kwinana Freeway

Everything you need is at your doorstep

Whether you want to learn something new, invite your friends around for a BBQ, or just keep fit and active, Affinity's extensive facilities are there for you to use as much, or as little, as you like.

Keep active with the heated pool and gymnasium in the Clubhouse, challenge the neighbours to billiards or enjoy the library and craft room. There's also a cafe and bar where you can catch up with friends, a barbeque area and a children's playground outside to entertain family and friends.

If you have any questions about any of the facilities, our Village Manager is on hand to help. Plus there's a 24 hour Nurse Call Alert system for added peace of mind.



Lawn bowl with friends



"I like to take part in activities which are offered in the new, beautiful clubhouse. The village offers a lovely lifestyle for residents and everyone is very friendly."

Lorraine Jacobs, Affinity resident

Catch up at the Clubhouse

The Clubhouse is Affinity Village’s social hub – a place to meet the neighbours, share stories over a coffee, entertain family and friends and maintain your active lifestyle.



Features at a glance

INDOOR FACILITIES

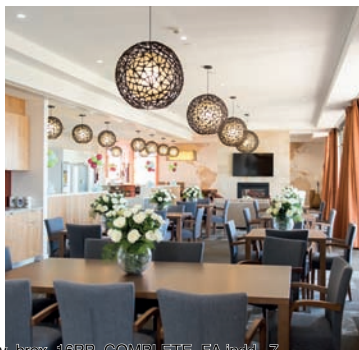
- Lounge and dining room
- Town hall
- Craft room
- Library
- Multimedia room
- Gym and pool
- Well-being centre
- Salon
- Billiards room

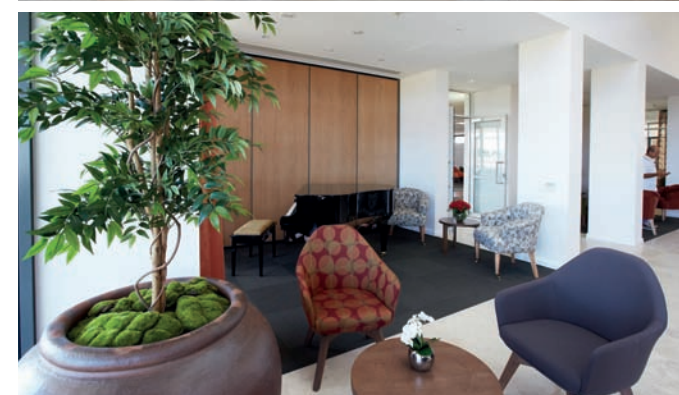
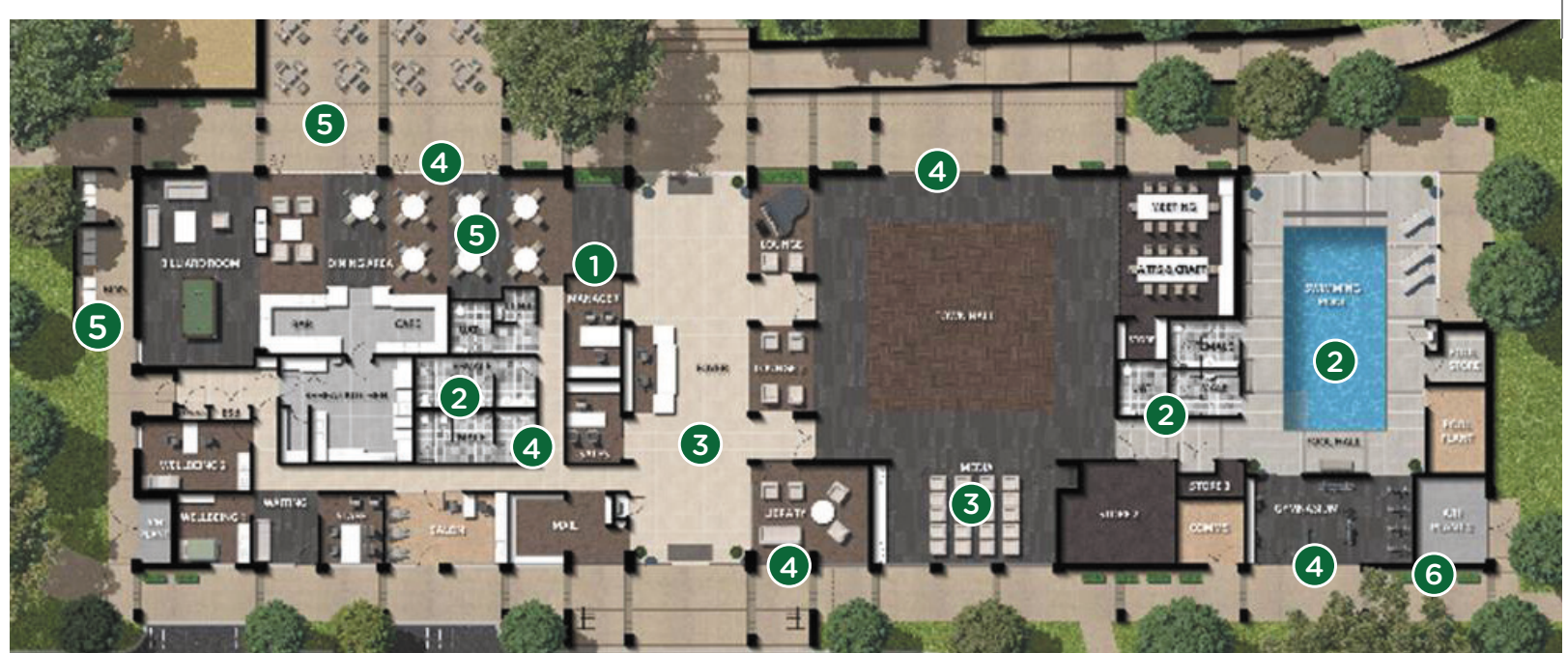
OUTDOOR FACILITIES

- Bowling green
- Alfresco BBQ
- Entertaining area
- Children's playground

SERVICES

- Full-time Village Manager
- Social program
- Lifestyle and Well-being Coordinator
- Visiting health professionals
- Prescription pick-up/delivery





A commitment to sustainability

We're serious about using our resources wisely and taking into account the long-term impact of everything we do. Which is why all of our retirement villages focus on three distinct areas of sustainability: community development, designing for an ageing population and the sustainable use of natural resources.

Affinity Village embodies these attributes. In particular, the state of the art Clubhouse has been designed to meet the most stringent environmental standards, and is the first and only retirement living building in Australia to be awarded a prestigious 5 Star Green Star Public Building Design PILOT certified rating from the Green Building Council of Australia.



"We like the security Affinity Village offers. We feel secure and safe within the village. At Affinity everyone looks out for everyone."

Jeff and Jo Dunsire, Affinity residents

Here are some of the initiatives that we used in our design, to achieve such a high standard.



1 MANAGEMENT

A computer-based management system automatically monitors where and how we use energy and water in the building. It means we can take steps to reduce usage and fine-tune the building's performance for the future.



2 WATER

We've carefully selected fittings and fixtures that ensure the most efficient use of water. Toilets are 4 star rated – using just 4.5 litres for full flush and 3 litres for half-flush – and urinals are waterless. Most taps are 6 star rated, meaning they use just 4.5 litres a minute (compared to up to 9 litres per minute for 3 star rated alternatives).



3 INDOOR ENVIRONMENT QUALITY

Inside we've incorporated features that reduce our impact on the environment, while also creating a more comfortable and healthy space for our residents.

Sensors inside the air conditioning continually monitor the quality of air, and adjust the amount of fresh air pumped into the building. Windows and skylights have been cleverly designed to allow in ample natural light. And Volatile Organic Compounds (VOCs) in the carpets, paint and furniture, reduce the release of toxins into the indoor environment.



4 ENERGY EFFICIENCY

Extra insulation in the walls and ceilings as well as high performance glazing means the Clubhouse retains heat in winter and stays cooler in summer.

The use of natural light, orientation, highly efficient light fittings and metering and motion sensors helps us to use only the lighting energy we need. In fact, the Clubhouse design uses 62 per cent less lighting energy, when compared with a standard building of a similar size.



5 MATERIALS

Insulation to the roof and thermal mass to the walls contribute to the temperature control of the building, keeping it warmer in winter and cooler in summer.

The waste storage area has been specifically designed to cater for recycle bins and provide equal access to recycling. This will help the community cut down on the waste foot print.



6 TRANSPORT

Cycling is not only good for your health, it helps reduce greenhouse gas emissions, congestion and noise pollution too. That's why we've incorporated facilities like bike racks, showers and storage lockers, to enable staff and visitors to cycle to and from the Clubhouse.

A place to call home

Affinity homes have been beautifully designed for modern, comfortable living.

There are seven different styles of homes to choose from, offering 2 or 3 bedrooms so you're sure to find an option to suit your budget and lifestyle. Each home offers front landscaping, a private undercover alfresco entertaining area and plenty of space for BBQs or dinner parties. But it's the attention to detail in our fittings and fixtures – like stone benchtops, deep drawers and spacious garages – that really makes living in an Affinity home so enjoyable.

Features include:

- Deep kitchen drawers
- Stone benchtops in kitchens
- Wall oven (at a sensible height)
- Wide corridors, hallways and doors
- Carpets and blinds
- Plenty of storage space
- Linen and broom cupboard
- Spacious built-in wardrobes
- Spacious garage
- Security screens on external doors
- 24 hour Nurse Call Alert system
- No steps to enter the house or shower

Alfresco entertaining area



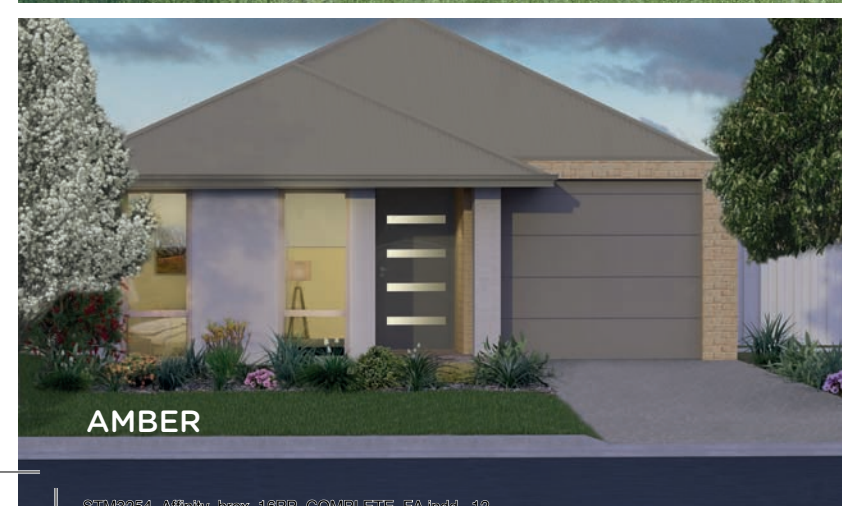
"Peter and I are so glad we made the decision to move here. We love the lifestyle Affinity offers and have made so many great friends."

Peter and Karin Hansen, Affinity residents





AFFINITY VILLAGE STREETScape



AMBER



DIAMOND



JADE



Internal images based on the Aquamarine design. The illustrations shown are indicative visual aids only. Stockland makes no warranty in relation to the accuracy of the information supplied. Furniture and plants are not included.

The Stockland Difference

In 1952 Ervin Graff founded Stockland with a vision to make “a worthwhile contribution to our cities and our great country”.

Since then, along with retail sites, office buildings, and industrial complexes, we’ve developed over sixty retirement villages across Australia. Along the way, we’ve learnt a great deal about what distinguishes a good retirement village from a great one.

We know that our residents want to take the time to enjoy life with like-minded, independent people. We understand that they’re eager to build new friendships and learn new things.

We also recognise that they want to feel safe and secure and connected to their community.

While each of our villages is unique, they’re all based on our intimate understanding of what makes retirement communities work.

Today, over 10,000 people call our retirement villages home. We look forward to welcoming you to our community.



“My husband and I moved into Affinity just recently. We couldn’t be happier.”

Noelene and Arthur Venables, Affinity residents



Call us now to speak to a Sales Professional

Visit Affinity Village today and speak to a Sales Professional. They will give you clear and easy to understand information about how the village works and assist you in finding the perfect home for your particular lifestyle needs.



Sales office (located in the Clubhouse) and displays are open Monday to Saturday, 10am to 4pm.



Stockland

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Visit **retire.com.au**

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