

# GENERAL INQUIRY DOCUMENT

Current as at: 7 July 2020

This general inquiry document is required to be given to you as a prospective resident or as a person acting on behalf of a prospective resident.

## Village details

Name of retirement village **BERRY PARK VILLAGE**

Street address **100 McFarlanes Rd Berry Park NSW 2321**

Website **www.berryparkvillage.com.au**

Residency in this village is available under *[tick one or more]*:

- |   |  |
|---|--|
| <input type="checkbox"/> strata title                 | <input type="checkbox"/> rental only           |
| <input checked="" type="checkbox"/> <b>leasehold</b>  | <input type="checkbox"/> company title         |
| <input type="checkbox"/> non-registered lease/licence | <input type="checkbox"/> other [specify] ..... |
| <input type="checkbox"/> community title              |  |

## Management details

Name of operator **BERRY PARK RETIREMENT VILLAGE PTY LTD**

**ACN 631 482 972 ABN 25 540 081 029**

How many retirement villages do we operate in NSW? **One**

We have operated retirement villages in NSW since **2019**

Are we a member of any industry association? **No**

If Yes, name of association: .....

Contact person for further information about the village:

Name: **KATIE AMBROSE**

Position: **Village Manager**

Phone: **0472 526 291**

Email: [info@berryparkvillage.com.au](mailto:info@berryparkvillage.com.au)

## Accommodation details

Has construction/development of the village been completed? **No**

Currently development consents have issued to build 162 residential premises in the village, made up of:

..... x bedsitters	..... x 1br premises
<b>64 x 2br premises (approx)</b>	<b>98 x 3br premises (approx)</b>
..... x other (specify): .....	

The residential premises in the village are: *[tick all that are applicable]*

**Self-care premises/Independent Living Units**

Serviced apartments/Assisted Care Units

Single storey and/or  Multi-storey

Is there a residential aged care facility onsite or attached? **No**

Note: Aged care facilities are not covered by the Retirement Villages Act 1999 (NSW). Entry is not guaranteed and will be subject to availability and meeting the eligibility requirements set by Commonwealth government laws.

## Financial matters

The asking price to enter the village is currently:

**\$495,000 or more depending on the size and design of the Villa**

The amount of recurrent charges payable to live in the village is currently:

**The first stage of the Village is currently under construction.**

**The initial amount of the monthly recurrent charges payment has not yet been finalised however it is estimated it will be approximately \$480.00 per month.**

Do residents pay a departure fee when they leave? **Yes**

Do residents share in any capital gains? **Yes**

(Other fees and charges may apply.)

## Village facilities and services

Facilities and services available at the village include: *[tick all that are applicable]*

**on-site manager (1)**

visiting hairdresser

**village bus (2)**

**swimming pool (3)**

**emergency call system**

tennis court

restaurant

bowling green

dining room

**gym (3)**

shop

chapel/prayer room

library

workshop

**community room/centre (3)**

**storage area for boat/caravan (4)**

arts and crafts room

**optional services (e.g. meals, laundry and home cleaning) (5)**

activities/games room

other [specify] .....

medical consultation room

(1) The onsite manager will generally be available from 9.00am to 4.00pm Monday to Friday each week, except on public holidays, at the Management section of the Community Centre.

- (2) **The Village bus will generally go to and from local shopping precincts including Thornton, Maitland and Raymond Terrace once each day on Mondays to Fridays, depending on resident demand.**
- (3) **The Community Centre will have room for resident organised crafts, activities including snooker and other games at various times. The Community Centre, gym and swimming pool will generally be open from 6.00 am to 11.00 pm daily.**
- (4) **Conditions and restrictions apply – a separate agreement needs to be entered.**
- (5) **These will be available on a user pays basis.**

## Village life

Are pets allowed in the village? **Yes (6)**

Can residents do their own gardening? **Yes (6)**

Are there organised social activities in the village? **Yes (6)**

Are there any village rules in force in the village? **Not yet**

**The village rules will be finalised before the first residence contract is issued**

Does the village have a residents committee? **No**

If yes, Name of secretary or chairperson: .....

Phone No./email: .....

**(6) Conditions and restrictions may apply.**

## More information

This document gives a basic explanation about the village. It contains general information only and may be subject to change.

If there are village rules in force in the village, a copy of the village rules can be requested from the operator of the village.

You should also read the NSW Fair Trading publication *Moving into a retirement village?* which gives an overview of the retirement village industry and contains a useful checklist for prospective residents. For more information on your rights and responsibilities, contact Fair Trading by visiting [www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au) or calling 13 32 20. A disclosure statement and village contract will provide you with more information should you decide to become a resident.