

GENERAL INQUIRY DOCUMENT

Current as at: 19 September 2022

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]*:

strata title

rental only

leasehold

company title

non-registered lease/licence

other [specify]

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? **Yes**

If Yes, name of association: **Aged & Community Care Providers Association**

Contact person for further information about the village:

Name: **KATIE AMBROSE**

Position: **Village Manager**

Phone: **0472 526 291**

Email: 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

64 x 2br premises (approx)

98 x 3br premises (approx)

..... x other (specify):

The first stages of the Village are currently under construction.

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:

\$595,000 or more depending on the size and design of the Villa

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

\$501.00 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)

village bus (2)

village emergency system

restaurant

dining room

shop

library

community room/centre (3)

arts and crafts room

activities/games room

medical consultation room

visiting hairdresser

swimming pool (3)

tennis court

bowling green

gym (3)

chapel/prayer room

workshop

storage area for boat/caravan (4)

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

other [specify] **electricity supply services (4) (5)**.....

(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, gym and swimming pool is generally open from 6.00 am to 11.00 pm daily.**
- (4) **Conditions 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? **Yes**

A copy of the current village rules is attached to this General Inquiry Document

Does the village have a residents committee? **Yes**

If yes, Name of secretary or chairperson: **Bernadette Jasper**

Phone No./email: 0407 908 026

(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.

You can use the calculator for retirement villages published by NSW Fair Trading to calculate certain costs relating to moving into a retirement village by visiting www.rvcalculator.fairtradingnsw.gov.au.

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. A copy of that publication is attached to this General Inquiry Document.

For more information on your rights and responsibilities, contact Fair Trading by visiting 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.