



GENERAL INQUIRY DOCUMENT

Current as at September 2019

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 St Vincent's Care Services Heathcote

Street address 15 The Avenue, Heathcote NSW 2233

Website www.svcs.org.au

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

- strata title
 leasehold
 non-registered lease/licence
 community title
 rental only
 company title
 other [specify]

Management details

Name of operator St Vincent's Care Services Limited

How many retirement villages do we operate in NSW? 2

We have operated retirement villages in NSW since 2019

Are we a member of any industry association? Yes No

If Yes, name of association: LASA

Contact person for further information about the village:

Name: Peter Wells **Phone:** 8508 3320

Position: ILU Manager **Email:** peter.wells@svha.org.au

Accommodation details

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

There are currently 165 residential premises in the village, made up of:

1 x bedsitters

32 x 1br premises

28 x 2br premises

1 x 3br premises

103 x 1br & Den

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? Yes 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:

\$..... or ranges from \$420,000 to \$695,000

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

\$494.68 per month

Do residents pay a departure fee when they leave? Yes No

Do residents share in any capital gains? Yes No

(Other fees and charges may apply.)

Village facilities and services

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> on-site manager | <input checked="" type="checkbox"/> village bus |
| <input checked="" type="checkbox"/> emergency call system | <input type="checkbox"/> restaurant |
| <input type="checkbox"/> dining room | <input type="checkbox"/> shop |
| <input checked="" type="checkbox"/> library | <input checked="" type="checkbox"/> community room/centre |
| <input type="checkbox"/> arts and crafts room | <input checked="" type="checkbox"/> activities/games room |
| <input checked="" type="checkbox"/> medical consultation room | <input checked="" type="checkbox"/> visiting hairdresser |
| <input type="checkbox"/> swimming pool | <input type="checkbox"/> tennis court |
| <input type="checkbox"/> bowling green | <input checked="" type="checkbox"/> gym |
| <input checked="" type="checkbox"/> chapel/prayer room | <input checked="" type="checkbox"/> workshop |
| <input type="checkbox"/> storage area for boats/caravans | <input checked="" type="checkbox"/> optional services (e.g. meals, laundry and home cleaning) |
| <input checked="" type="checkbox"/> other [specify] | |

Undercover car-parking is available on application (separate agreement)

Catholic Church on site

Small resident operated Kiosk (for basics)

Servicing of apartments available (subject to separate agreement)

Heathcote Railway Station approx. 1klm from village

Local bus service operates within the suburb

Sutherland Hospital 13klms from village.



Village life

- Are pets allowed in the village?** Yes* No
- Can residents do their own gardening?** Yes* No
- Are there organised social activities in the village?** Yes No
- Are there any village rules in force in the village?** Yes No

Does the village have a residents committee?

Yes No *If yes, Name of secretary or chairperson: Ian Smith*

Phone No./email: *jasmith2507@gmail.com.*

* 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 or calling 13 32 20. A disclosure statement and village contract will provide you with more information should you decide to become a resident.