

General inquiry document

Current as at (insert date): 01/07/2026

This general inquiry document must be provided to you as a prospective resident or as a representative acting on their behalf.

Village details

Name of retirement village:

John Paul Village by St Vincent's Care

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 | ☐ community title |
| ☐ leasehold | ☐ rental only |
| ☒ non-registered lease/licence | ☐ company title |
| ☐ other (specify) | |

Management details

Name of operator:

St Vincent's Care Services Limited

Number of Retirement Villages in NSW:

2

Year the village started operating:

1993

(insert year)

Is the operator a member of an industry association?

☒ Yes

☐ No

Ageing Australia and Catholic Health Australia

Contact person for further information about the village:**Name:****Nichole Dickson****Position:** **Sales Consultant****Phone:** 02 8508 3357**Email:** nichole.dickson@svha.org.au

Accommodation detailsHas construction/development of the village been completed? ☒ Yes ☐ No**Total number of homes (existing or planned) in the village, made up of:**

Bedsitters:	1	One bedroom home:	33
Two bedroom home:	29	Three bedroom home:	1
One bedroom home plus den:	103	Two bedroom stand-alone cottage:	1

The residential premises in the village are: (tick all that are applicable)

- ☒ Independent living units (self-care)
- ☐ Assisted care units (serviced apartments)
- ☐ Single-storey homes
- ☒ Multi-storey buildings

Is there an aged care facility on-site or connected to the village? ☒ Yes ☐ No**Note:** Aged care facilities are not covered by the *Retirement Villages Act 1999* (NSW). Entry is subject to availability and eligibility.

Financial matters

The asking price to enter the village is currently:

\$ or ranges from \$ 490,000.00 to \$ 760,000.00

The ongoing fees to live in the village: \$ 20.72 per day (but billed monthly)

or ranges from: \$ per to \$ per

Do residents pay a departure fee when they leave? ☒ Yes ☐ NoDo residents share in any increase in the property's value (capital gains)? ☐ Yes ☒ No

(Other fees and charges may apply.)

Village facilities and services

Facilities and services available at the village include:

- | | |
|---|---|
| ☒ On-site manager | ☒ Village bus |
| ☒ Emergency call system | ☐ Restaurant |
| ☐ Dining room | ☐ Shop |
| ☒ Library | ☒ Community room/centre |
| ☒ Arts and crafts room | ☒ Activities/games room |
| ☒ Medical consultation room | ☒ Visiting hairdresser |
| ☐ Swimming pool | ☐ Tennis court |
| ☐ Bowling green | ☒ Gym |
| ☒ Chapel/prayer room | ☒ Workshop |
| ☐ Storage area for boats/caravans | ☒ Optional services (e.g. meals, laundry and home cleaning) |
| ☐ other (specify) | N/A |

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 currently in effect in the village? | ☒ Yes | ☐ No |
| Does the village have a residents committee? | ☒ Yes | ☐ No |

If yes, name of secretary or chairperson: Brian Fitzgerald

Phone number or email: b-fitzgerald@bigpond.com

* Conditions and restrictions may apply.

More information

This document gives a current and general overview of the village. Some information may change over time.

Before you decide to move into a retirement village, it's a good idea to read NSW Fair Trading's guide 'Moving into a retirement village'. It explains how retirement villages work and includes a helpful checklist for new residents.

To estimate the costs of moving in, use the Retirement Village Calculator at rvcalculator.fairtrading.nsw.gov.au

If you move into a village, you will receive a disclosure statement and village contract. These documents explain your rights, responsibilities, and the details of your agreement. For more information, visit nsw.gov.au/fair-trading or call 13 32 20.