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|--|--|-------------------------------------|--|
|  | <b>Retirement Living Form</b>                                    |                                     |  |
|  | <b>General Inquiry Document – Forestville Retirement Village</b> |                                     |  |
| <b>Version</b><br>19.0   | <b>Implementation date</b><br>November 2020                      | <b>Review date</b><br>November 2021 |  |

Current as at: Friday, 27 November 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.

\*The financial information contained in this General Inquiry Document is true and accurate as at the date of this document and may change from time to time.

| <b>Village Details</b>   |   |
|--|---|
| Name of retirement village   | <b>Forestville Retirement Village</b>   |
| Street address   | 51-73 Cook Street, Forestville, NSW 2087  |
| Website  | <a href="http://www.freshhopecare.org.au/services/retirementvillages/forestville/">http://www.freshhopecare.org.au/services/retirementvillages/forestville/</a> |
| Residency in this village is available for:<br><i>[tick one or more]</i> | <input type="checkbox"/> strata title   |
|  | <input type="checkbox"/> leasehold  |
|  | <input type="checkbox"/> rental only  |
|  | <input type="checkbox"/> company title  |
|  | <input checked="" type="checkbox"/> non-registered lease/licence  |
|  | <input type="checkbox"/> community title  |
|  | <input type="checkbox"/> other (specify)  |

| <b>Management Details</b>                                |  |
|--|--|
| Name of operator   | Fresh Hope Care (a ministry of Churches of Christ in NSW) on behalf of The Churches of Christ Property Trust                   |
| How many retirement villages do we operate in NSW?       | 8  |
| We have operated retirement villages in NSW since        | 1973   |
| Are we a member of any industry association?             | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  |
| <i>If yes, name of association</i>                       | <ul style="list-style-type: none"> <li>Property Council of Australia</li> <li>Leading Age Services Australia (LASA)</li> </ul> |
| Contact person for further information about the village | Village Manager  |
| Contact Number   | (02) 8350 8221   |



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#### Accommodation Details

Has construction/development of the village been completed?

Yes  No

There are currently **31** residential premises in the village, made up of:

|           |                           |
|-----------|---------------------------|
| 0         | bedsitters                |
| <b>30</b> | <b>1-bedroom premises</b> |
| <b>1</b>  | <b>2-bedroom premises</b> |
| 0         | 3-bedroom premises        |
| 0         | other (specify):          |

The residential premises in the village are:

|                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Self-care premises/Independent Living Units |
| <input type="checkbox"/>            | Serviced apartments/Assisted Care Units     |
| <input checked="" type="checkbox"/> | Single storey                               |
| <input checked="" type="checkbox"/> | Multi-storey                                |

Is there a residential care service onsite or attached?

Yes  No

**Note:** Residential care services 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 Matter

The asking price to enter the village:

ranges from \$430,000.00 to \$850,000.00  
\*based on standard departure fee calculation option of 30% over 7 years. Further options available on request.

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

Ranges between \$249.86 to \$275.00 per villa, per fortnight

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)



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#### Village Facilities and Services

Facilities and services available at the village include: *(tick all that are applicable)*

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

#### Village Life

- |   |  |
|---|--|
| Are there Village Rules enforced in the village?      | <input checked="" type="checkbox"/> Yes* <input type="checkbox"/> No |
| Are pets allowed in the village?                      | <input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No |
| Can residents do their own gardening?                 | <input checked="" type="checkbox"/> Yes* <input type="checkbox"/> No |
| Are there organised social activities in the village? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  |
| Does the village have a residents committee?          | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |

\* *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.