

	Retirement Living Form		
	General Inquiry Document – Dalpura Retirement Village		
Version 21.0	Implementation date July 2022	Review date July 2023	

Current as at: Tuesday, 12 July 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.

*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.

Village Details	
Name of retirement village	Dalpura Retirement Village
Street address	9 Bray Street, Coffs Harbour, NSW 2450
Website	http://www.freshhopecare.org.au/services/retirementvillages/dalpura/
Residency in this village is available for: <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)
Management Details	
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?	9
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"> • Property Council of Australia • Leading Age Services Australia (LASA)
Contact person for further information about the village	Community Co-ordinator
Contact Number	(02) 6600 9849



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Accommodation Details

Has construction/development of the village been completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
There are currently 24 residential premises in the village, made up of:	0 bedsitters
	24 1-bedroom premises
	0 2-bedroom premises
	0 3-bedroom premises
	0 other (specify):
The residential premises in the village are: <i>[tick all that are applicable]</i>	<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 type="checkbox"/> Multi-storey
Is there a residential care service onsite or attached?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 is currently:	\$225,000 *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:	\$274.20 per fortnight
Do residents pay a departure fee when they leave?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do residents share in any capital gains?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

(Other fees and charges may apply)



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Village Facilities and Services

Facilities and services available at the village include:

<input checked="" type="checkbox"/> on-site manager (Restricted Hours)	<input type="checkbox"/> visiting hairdresser
<input checked="" 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 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: 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 or calling 13 32 20. A disclosure statement and village contract will provide you with more information should you decide to become a resident.