

GENERAL INQUIRY DOCUMENT

Current as at: November 2017

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 Palm Lake Resort Tea Gardens

Street address 50 Spinifex Avenue, Tea Gardens NSW 2324

Website <http://www.palmlakeresort.com.au>

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

- | | |
|---|--|
| <input type="checkbox"/> Strata title | <input type="checkbox"/> Rental only |
| <input checked="" type="checkbox"/> Leasehold | <input type="checkbox"/> Company title |
| <input type="checkbox"/> Non-registered lease/licence | <input type="checkbox"/> Other [specify] |
| <input type="checkbox"/> Community title | |

Management details

Name of operator **WALTER ELLIOTT HOLDINGS PTY LTD ACN 005 277 038**

How many retirement villages do we operate in NSW? 2

We have operated retirement villages in NSW since 2013

Are we a member of any industry association? Yes No

If Yes, name of association:

Contact person for further information about the village:

Name: Manuel Lang **Phone:** (07) 5552 1300

Position: CEO **Email:** manuell@palmlake.com.au

Accommodation details

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

There are planned to be 277 residential premises in the village, made up of:

- 0 x **bedsitters**
- 0 x **1br premises**
- 51 x **2br premises**
- 63 x **3br premises**
- 81 x **other (specify):** 2 bedroom / plus study.
- 82 x **other (specify):** 3 bedroom / plus study/living.

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 **\$613,000** to **\$833,000**

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

\$..... per..... or ranges from **\$303.06 per fortnight** to **\$368.01 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.)

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"/> Visiting hairdresser |
| <input checked="" type="checkbox"/> Village bus | <input checked="" type="checkbox"/> Swimming pool |
| <input checked="" type="checkbox"/> Emergency call system | <input checked="" type="checkbox"/> Tennis court |
| <input type="checkbox"/> Restaurant | <input checked="" type="checkbox"/> Bowling green |
| <input checked="" type="checkbox"/> Dining room | <input checked="" type="checkbox"/> Gym |
| <input type="checkbox"/> Shop | <input type="checkbox"/> Chapel/prayer room |
| <input checked="" type="checkbox"/> Library | <input checked="" type="checkbox"/> Workshop |
| <input checked="" type="checkbox"/> Community room/centre | <input checked="" type="checkbox"/> Storage area for boats/caravans |
| <input checked="" type="checkbox"/> Arts and crafts room | <input checked="" type="checkbox"/> Optional services (e.g. meals, laundry and home cleaning) |
| <input checked="" type="checkbox"/> Activities/games room | <input checked="" type="checkbox"/> Other [specify] billiards room, lounge and BBQ area, visitor parking |
| <input type="checkbox"/> Medical consultation room | |

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: John Davies

Phone No. /email: (02) 4919 8070.

* 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.