

GENERAL INQUIRY DOCUMENT*Current as at: May 2023*

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** The Lakes Village**Street address** 20 Lakes Drive North Boambee Valley NSW 2450**Website** www.thelakesvillage.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** Astoria Platinum Villages (The Lakes) No. 2 Pty Ltd as trustee for "The Lakes (No 2) Trust" ABN 24 382 821 253**How many retirement villages do we operate in NSW?** 2**We have operated retirement villages in NSW since** 2002**Are we a member of any industry association?** Yes No

If Yes, name of association: Leading Age Services NSW

Contact person for further information about the village:**Name:** Jodie Halpin**Phone:** 02 6659 4000**Position:** Village Manager**Email:** reception@thelakesvillage.com.au**Accommodation details****Has construction/development of the village been completed?** Yes No**There are currently 91 residential premises in the village, made up of:**

70 x 2br premises

21 x 3br premises

The residential premises in the village are: *[tick all that are applicable]*

- | |
|--|
| <input checked="" type="checkbox"/> Self-care premises/Independent Living Units |
| <input type="checkbox"/> Serviced apartments/Assisted Care Units |
| <input checked="" type="checkbox"/> Single storey and/or <input type="checkbox"/> 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 \$620,000.00 to \$800,000.00

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

Ranges from 36% of the Single Age Pension to 38% of the Single Age Pension

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"/> tennis court |
| <input checked="" type="checkbox"/> village bus | <input checked="" type="checkbox"/> bowling green |
| <input checked="" type="checkbox"/> emergency call system | <input checked="" type="checkbox"/> gym |
| <input type="checkbox"/> restaurant | <input checked="" type="checkbox"/> workshop |
| <input checked="" type="checkbox"/> library | <input type="checkbox"/> storage area for boats/caravans |
| <input checked="" type="checkbox"/> community room/centre | <input checked="" type="checkbox"/> other [specify] visiting podiatrist,
Indoor Bowls, home theatre, community
vegetable garden..... |
| <input checked="" type="checkbox"/> arts and crafts room | |
| <input checked="" type="checkbox"/> activities/games room | |
| <input checked="" type="checkbox"/> visiting hairdresser | |

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

Does the village have a residents committee?

Yes No *If yes, Name of secretary or chairperson: Penny Russell*

Address: Glenlyon Drive, North Boambee Valley NSW 2450

* 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.

You can use the calculator for retirement villages published by NSW Fair Trading to calculate certain costs relating to moving into a retirement village by visiting

www.rvcalculator.fairtrading.nsw.gov.au

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. Please refer to the following attached documents:

1. Village Rules for The Lakes
2. 'Moving into a retirement village?' publication