

GENERAL INQUIRY DOCUMENT*Current as at: 14th February 2024*

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 Orchards

Street address: 15 The Ridgeway, Lisarow NSW 2250

Website: <http://www.theorchards.com.au/introduction.php>

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 Pty Ltd as trustee for The Orchards Trust

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:	Jeanny Orr	Phone:	02 4328 8111
Position:	Village Manager	Email:	jeanny@astoriagroup.com.au

Accommodation details

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

There are currently 111 residential premises in the village, made up of:

66 x 2br premises
45 x 3br premises

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 1991 (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: from \$430,000 to \$829,000.

The amount of recurrent charges payable to live in the village: 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 type="checkbox"/> swimming pool |
| <input checked="" type="checkbox"/> village bus | <input type="checkbox"/> tennis court |
| <input checked="" type="checkbox"/> emergency call system | <input checked="" type="checkbox"/> bowling green |
| <input type="checkbox"/> restaurant | <input type="checkbox"/> gym |
| <input type="checkbox"/> dining room | <input type="checkbox"/> chapel/prayer room |
| <input type="checkbox"/> shop | <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 type="checkbox"/> optional services (eg. meals, laundry and home cleaning) |
| <input checked="" type="checkbox"/> arts and crafts room | <input checked="" type="checkbox"/> other (specify): Indoor Bowls, board games, home theatre, walking paths and car wash bay |
| <input checked="" type="checkbox"/> activities/games room | |
| <input type="checkbox"/> medical consultation 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: Garry Fraser
Address: Apt 66, 15 The Ridgeway, Lisarow NSW 2250

* 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.