

**UPA RIVERINA MURRAY REGION
CULCAIRN GENERAL INQUIRY**

GENERAL INQUIRY DOCUMENT

Current as at: **20th March 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.

Village details

Name of retirement village: The Elms

Street address: 18 Balfour Street

Website: www.upa.org.au

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

- | | |
|--|--|
| <input type="checkbox"/> strata title | <input type="checkbox"/> rental only |
| <input type="checkbox"/> leasehold | <input type="checkbox"/> company title |
| <input checked="" type="checkbox"/> non-registered licence | <input type="checkbox"/> other [specify] |
| <input type="checkbox"/> community title | |

Management details

Name of operator United Protestant Association of NSW Ltd

How many retirement villages do we operate in NSW? 23

We have operated retirement villages in NSW since: 1948

Are we a member of any industry association? Yes No

If Yes, name of association: **Aged & Community Services NSW & ACT, Property Councils of Australia**

Contact person for further information about the village:

Name: Sal Anderson

Phone: 02 6025 1776

Position: Village Coordinator

Email: Sally@upamurray.org.au

Accommodation details

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

There are currently 6 residential premises in the village, made up of:

Nil x **bedsitters**

06 x **1br premises**

Nil x **2br premises**

Nil **other (specify):**

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

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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:

\$30,000.00 or ranges from \$..... to \$.....

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

Ranges from \$215.15 per fortnight (single) to \$ 259.45 per fortnight (couple)

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 type="checkbox"/> on-site manager | <input type="checkbox"/> visiting hairdresser |
| <input type="checkbox"/> village bus | <input type="checkbox"/> swimming pool |
| <input 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 type="checkbox"/> library | <input type="checkbox"/> workshop |
| <input 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 type="checkbox"/> other [specify] |
| <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

Does the village have a residents committee?

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

Phone No./email:

* Conditions and restrictions may apply.

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More information

This document gives a basic explanation about the village. It contains general information only and may be subject to change. 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.