



GENERAL INQUIRY DOCUMENT

Current as at 1 July 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: Baldwin Living Maroubra Gardens

Street address: 13 Tyrwhitt Street, Maroubra NSW 2035

Website: www.baldwinliving.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: Maroubra Garden Village Pty Ltd (of Baldwin Living Group)

How many retirement villages do we operate in NSW? Three

We have operated retirement villages in NSW since 1975

Are we a member of any industry association? Yes No

If Yes, name of association: Property Council of Australia and Leading Age Services Australia

Contact person for further information about the village:

Name: John McGann

Phone: 02 9311 1257 / 0497 003 835

Position: Village/Sales Manager

Email: jmcgann@baldwinliving.com.au

Accommodation details

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

There are currently 59 residential premises in the village, made up of:

- 0 x bedsitters
- 46 x 1br premises
- 13 x 2br premises
- 0 x 3br premises
- 0 x 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

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:

ranges from \$ 570,000 to \$ 960,000

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

ranges from \$ 869 per month to \$ 1,240 per month

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 type="checkbox"/> village bus | <input checked="" 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 checked="" 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 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 : BBQ, Computer Kiosk, Indoor Bowls |
| <input checked="" 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: c/- Village Reception*

Phone No: **02 9311 1257**

* 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.