



Schedule 1

DISCLOSURE STATEMENT

Retirement Villages Act 1999, section 18 (3A)

This statement is required to be given to all prospective residents under the *Retirement Villages Act 1999*. It is designed to give you a general understanding of the features and financial arrangements of this retirement village, should you choose to become a resident.

The retirement village industry offers a wide range of features and financial arrangements. Comparing the disclosure statements from a number of retirement villages will assist you in identifying the most suitable and affordable village for your needs.

You are unable to enter into a village contract with us for at least 14 days after receiving a copy of this statement. You should use this time to read all documents you have obtained and carefully consider your options. If, after reading this statement, you are uncertain as to any aspects of the village or its suitability for you, feel free to ask us any further questions.

You are encouraged to get independent legal advice before signing any contracts.

1. LOCATION

1. *Common name of village:* Carrington Retirement Village

2. *Full address of village:*

Street No: Ninety
Street/Road etc: Werombi Road
Suburb/town: Camden
Postcode: NSW 2570

3. Proximity to services:

Nearest public hospital:	Camden District Hospital	Distance from village: 3km
Nearest shopping centre:	Camden	Distance from village: 3.7km
Nearest railway station:	Campbelltown	Distance from village: 16km

4. Is there a bus stop within 200 metres of the village? Yes

If Yes, details are as follows:

Bus No(s)	Destination(s)	Frequency/limitation of service
-	Camden	7.25am; 8.33am; 9.46am; 12.25pm from Werombi Road
-	Camden	9.46am; internal pickup returns 2.27pm from Westpac corner

For further timetable information, please contact Busways on 4647 7785.

2. SIZE

1. The residential premises in the village are made up of:

- 8 x bedsitters
- 48 x 1br premises
- 140 x 2br premises
- 32 x 3br premises
- 24 x 2br apartments
- 12 x 3br apartments

2. The total number of premises currently in the village is 264, all of which are self contained premises.

3. Has development consent for the construction of more residential premises in the village been granted? No

3. RESIDENTIAL CARE FACILITIES

Does the operator operate a facility through which residential care within the meaning of the Aged Care Act 1997 of the Commonwealth is provided (that is, a nursing home or hostel) adjoining the retirement village or elsewhere? Yes

Note:

- a) Residential Aged Care Facilities are not covered by the *Retirement Villages Act 1999*, and
- b) Current Commonwealth Government policy guidelines on admission to such a facility require that places are to be allocated on a “needs” basis. Access will be subject to a person’s being assessed as eligible for admission in accordance with Commonwealth Government laws and cannot be guaranteed. No priority can be given to residents of our retirement village.

4. VILLAGE OWNERSHIP

The land on which the village is located is owned by: Carrington Centennial Trust.

1. *Year of original construction: 1982*
2. *Name of original developer: Carrington*

5. VILLAGE MANAGEMENT

1. *Who is the current operator/s of the village? Carrington Centennial Care Ltd*

*Street Address: 90 Werombi Road
CAMDEN NSW 2570*

*Postal Address: PO Box 269
CAMDEN NSW 2570*

*Phone number: 02 46590 590 Fax number: 02 4655 1984
Email: Carrington@carringtoncare.com.au
Web: www.carringtoncare.com.au
ABN: 11 109 853 278*

2. *Date current operator became operator of the village: 1982*
3. *The operator has been involved in operating retirement villages in New South Wales since: 1982*
4. *Is the operator, or an employee or agent of the operator, available at the village to deal with residents? Yes*

The Village Manager is available from 8.00 am to 2.30 pm, 4 days per week Mon-Thurs

5. *What is the name and what are the contact details of the person to whom inquiries should be directed if further information about becoming a resident is required?*

Name: Carole Cleminson
Position: Village Manager
Phone number: 02 4659 0305

6. *Does the operator or a close associate of the operator have voting rights on the relevant association or owners corporation? No*

6. RESIDENT INPUT

Does the village have a Residents Committee established by the residents under the Retirement Villages Act 1999? No

7. FINANCIAL MANAGEMENT

1. *The financial year of the village is from: 01 July to 30 June.*

2. *Does the village have a maintenance fund for long-term maintenance? No*

3. *Is a specific proportion of ingoing contributions or departure fees (or both) paid by residents set aside in a capital replacement fund for the purpose of financing depreciation and capital replacement in the village? No*

4. *Are any ingoing contributions paid by residents held by a trustee? No*

5. *Is there any personal or legal connection between any of the trustees and the operator? No*

6. *In the last financial year was money payable by the operator to former residents paid in full and on time? Yes*

7. *Did the audited accounts for the previous financial year contain a statement from the auditor expressing considerable uncertainty regarding the ability of the operator to meet the liabilities of the village as and when they fall due during the financial year immediately following? No*

8. *Has the operator ever applied to the Residential Tribunal or the Consumer, Trader and Tenancy Tribunal to extend the period of time to pay refunds to former occupants? No*

9. *According to the audited accounts of the income and expenditure of the village, the surplus/deficit at the end of the 3 previous financial years/the financial years during which the village has been in operation was as follows: Subject to annual change but available on application*

8. SECURITY AND SAFETY

1. *Do all residential premises within the village have security screen doors? Yes*
2. *Are all windows of residential premises fitted with key operated locks? Yes*
3. *Do all residential premises within the village have smoke alarms? Yes*
4. *Has the operator been notified of any residential premises within the village being broken into in the last 2 years? No*
5. *Are residential premises and common areas in the village accessible to persons with impaired mobility, including those in wheelchairs? Yes*
6. *Does the village have a village emergency system that enables residents to summon assistance in an emergency? Yes*

If Yes, the system involves:

- distress buttons in residential premises and common areas*
- emergency pendants worn by residents*

7. *The village emergency system is monitored:*

- on site by the operator or an employee of the operator*
- off site by the operator or an employee of the operator*

The system is monitored 24 hours a day, 7 days per week

8. *Does the operator have a master key or copies of keys to residential premises in the village for use in an emergency? Yes*

9. COMPLIANCE WITH LEGISLATION

1. *Has the operator ever been convicted of an offence under the Retirement Villages Act 1999 or the Retirement Villages Regulation 2009?* No
2. *Has the operator ever been ordered by the Residential Tribunal or the Consumer, Trader and Tenancy Tribunal to comply with a requirement of the Retirement Villages Act 1999 or the Retirement Villages Regulation 2009?* No
3. *Has the operator complied with all requirements of any development consent relating to the village?* Yes
4. *Have final occupation certificates been issued in relation to all the buildings in the village?* Yes

10. VILLAGE CONTRACTS

1. *Before becoming a resident of the village you will be required to enter into:*

- a residence contract
- a service contract
- other (*specify*)

2. *If your residence contract does not give you the right to use the following, you may enter into a separate (optional) contract in respect of them:*

- a garage
- a parking space
- a storage room
- a carport (Paling Court Units 1-58)

3. *If you become a resident, documents setting out the following will also be relevant:*

- the village rules
- the by-laws of the community land scheme/strata scheme
- the company's constitution/the replaceable rules set out in the Corporations Act 2001 of the Commonwealth
- other (*specify*)

Note. Copies of the documents referred to in any of the ticked boxes may be inspected during business hours or you can request copies to be sent to you free of charge.

11. FACILITIES

1. *At the village the following facilities are currently available for the use of residents:*

- | | |
|--|--|
| <input checked="" type="checkbox"/> activities room | <input checked="" type="checkbox"/> swimming pool (indoor heated) |
| <input checked="" type="checkbox"/> bowling green | <input checked="" type="checkbox"/> village bus |
| <input checked="" type="checkbox"/> chapel | <input checked="" type="checkbox"/> visitor parking |
| <input checked="" type="checkbox"/> common laundries | <input checked="" type="checkbox"/> croquet lawn |
| <input checked="" type="checkbox"/> community room/centre | <input checked="" type="checkbox"/> hairdressing room for visiting hairdresser |
| <input checked="" type="checkbox"/> outdoor barbecue area | <input checked="" type="checkbox"/> consultation room for visiting medical practitioners |
| <input checked="" type="checkbox"/> shop | <input checked="" type="checkbox"/> computer club |
| <input checked="" type="checkbox"/> spa (indoor heated) | <input checked="" type="checkbox"/> workshop |
| <input checked="" type="checkbox"/> accommodation for visitors | |
| <input checked="" type="checkbox"/> dining room | |
| <input checked="" type="checkbox"/> coffee shop | |

2. *Does any development consent in relation to the village require that any of the above facilities be provided for the life of the village?* No

Note. Any of the facilities (other than those referred to in the above question) may be withdrawn or varied if the residents consent, by special resolution, to the withdrawal or variation.

3. *Are any of the facilities identified above available only on a “user pays” basis?* Yes
If Yes, those facilities are:

Mark MacKillop – bedsitters only	\$6.50 per meal
Frozen Meal Service	\$5.00 per meal
Hairdresser	Price in salon.
Coffee Shop	Price on menu.
Recreation Centre Hall	POA
Visitors Accommodation	POA

4. *Does the operator intend to provide or make available additional facilities in the future?*
No

12. SERVICES

1. *The operator provides, or makes available, the following general services to all residents of the village:*

- annual auditing of the accounts of the village
- cleaning and maintenance of common areas and facilities
- insurance of the village to full replacement value
- maintenance and care of common area lawns and gardens
- management and administration services

- payment of all rates, taxes and charges including charges for gas, water and electricity relating to common areas and facilities
- public liability cover to the value of \$20 million
- the operator employs a Village Manager who attends to matters relating to the operation of the Village.

2. *Does any development consent in relation to the village require that any of the above services be provided for the life of the village? No*

Note. Any of the services (other than those referred to in the above question) may be withdrawn or varied if the residents consent, by special resolution, to the withdrawal or variation.

3. *If a village bus is provided or made available to residents the service operates:*

- for arranged outings
- on demand (i.e. if 6 or more residents request to use the bus)
- 2 per day (Mon & Fri); 1 per day (Tues, Wed & Thurs) to Camden Town centre monthly to Campbelltown Mall/Macarthur Square & weekly to Narellan Town Centre.

4. *Are optional services provided, or made available, by or on behalf of the operator to individual residents of the village? Yes*

If Yes, those facilities and current amounts charged are:

Frozen Meals	\$ 5.00
Hostel Meals	\$ 6.50
Hairdresser	As per list

Other services e.g. Personal Care, Domestic Services Assistance, Veteran Affairs etc. can be accessed through Community Care on 02 46590335.

5. *Does the operator intend to provide or make available additional services in the future? Yes, through the expansion of the Carrington Community Care Services*

13. ENTRY COSTS

1. *To become a resident you will be required to pay the following:*

- An ingoing contribution of between \$144,200 and \$480,000 (depending on which premises you choose)
- Stamp duty. N/A
- 4 weeks' advance payment of recurrent charges

2. *Is a deposit payable to the operator on entering into a village contract? Yes*

If Yes, it is:

- \$10,000 (negotiable)
- 10% of the ingoing contribution [negotiable]

3. *Is a separate payment required to secure the use of a garage or carport under a separate village contract? Yes*

If Yes, the payment is:

- Garage. N/A
- Carport. An ingoing contribution of \$5,000 (Units 1-58 only)

14. RECURRENT CHARGES

1. *The current rate/s from July 1st 2009 of recurrent charges are as follows:*

Type of premises

Bedsitter	\$260.10
Single Person	\$341.90
Couples	\$475.90

2. *Recurrent charges are payable by residents:*

- weekly
- fortnightly
- monthly**
- quarterly
- other (*specify*)

3. *Payment of recurrent charges may be made:*

- in cash at the office
- by cheque or money order
- by direct debit
- periodic payment

4. *Are future variations in the rate/s of recurrent charges limited according to a fixed formula? Yes.* Recurrent charges will remain as a % of the standard maximum single and couple Aged Pension.

15. STRATA CONTRIBUTIONS PAYABLE (Where applicable)

The amount of contributions levied under the Strata Schemes Management Act 1996 for the current year in respect of the lot (within the meaning of the Strata Schemes Management Act 1996) are:

Note: The amount of contributions to be levied is reviewed at least once each year

16. FINANCIAL ISSUES AFTER PERMANENT VACATION OF THE VILLAGE

1. *Is a departure fee payable to the operator? Yes*

The departure fee is calculated on a daily basis and is as follows:

5.0 % per annum for the first two years, 3.0 % per annum for the next four years and 2.0 % per annum each year thereafter for a further four years, up to a maximum of 10 years of occupancy, of:

- the ingoing contribution of the outgoing resident
- the ingoing contribution of the incoming resident
- the purchase price of the outgoing resident
- the purchase price of the incoming resident
- other (*specify*)

2. *If an ingoing contribution is payable, is any of that contribution non-refundable? Yes*

If Yes, the amount is:

- the amount is as calculated above (ie the departure fee)
- the proportion is %

3. *Do former residents and the operator share any capital gains (that is, if the incoming resident pays a higher ingoing contribution/purchase price than the former resident)?*
No

4. *Do former residents and the operator share any capital loss (that is, if the incoming resident pays a lower ingoing contribution/purchase price than the former resident)?* No

17. VACANCIES

1. Does the village operate a waiting list? Yes

If Yes, is a waiting list fee charged? No

2. Annexed to this statement is a list, accurate as at the date of this statement, of all residential premises in the village that are available for occupation in the next 3 months.

N/A.

At this date all of the premises in the village are currently occupied or deposited. A waiting list exists for the Village, and when premises become available they are offered to the next persons on the priority list immediately the unit is vacated.

Movement within the Village in the last financial year:

Bedsitters: 3

Paling Court: No movement

Mary Mackillop: 1 x 1 B/R, 5 X 2 B/R

North: 1 X 2 B/R

This statement was provided to, or a person acting on behalf of (if known):

This statement was given personally/sent by post.

The operator warrants that, to the best of the operator's knowledge, the information contained in this statement is true:

Carole Cleminson, Village Manager

(Print name of operator)

(Signature of operator)

Signed this day of , 2010.