

HOLY FAMILY SERVICES

BLESSED FRANCES SIEDLISKA RETIREMENT VILLAGE

Schedule 1 Disclosure statement

DISCLOSURE STATEMENT

Retirement Villages Act 1999, section 18 (1)

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 ('the 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 the Village: **BLESSED FRANCES SIEDLISKA RETIREMENT VILLAGE**

2 Full address of the Village: 116-132 Quakers Road, Marayong, NSW 2148.

3 Proximity to services:

Nearest public hospital: Blacktown	Distance from the Village 5.0 km
Nearest shopping centre: 'Quakers Court'	Distance from the Village 0.2 km
Nearest railway station: Marayong	Distance from the Village 2.0 km

4 Is there a bus stop within 200 metres of the Village? No.

The operator of the Village provides a fortnightly free bus service to Blacktown Shopping Centre.

2 SIZE

1 The residential premises in the Village will be made up of:

16 × three bedroom premises (cottages) - \$390,000.00;
10 × two bedroom premises (cottages) - \$320,000.00; and
2 × one bedroom premises (cottages) - \$300,000.00

2 The total number of premises (cottages) in the Village is 28; all being self-contained premises (cottages).

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.

If Yes, note that:

- (a) the facility is not covered by the *Retirement Villages Act 1999*, and
- (b) current Commonwealth Government policy guidelines on admission to such a facility requires 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

1 The land on which the Village is located is owned by:

Trustees of the Sisters of the Holy Family of Nazareth

Year of original construction: 1992/3 Units 1 to 12 and 2007 Units 13 to 28

Name of original developer: Sisters of the Holy Family of Nazareth

2 Residents do not own the premises they occupy in the Village.

Residents occupy under License (Residence Contract).

5 VILLAGE MANAGEMENT

1 Who is the current operator of the Village?

Holy Family Services (ABN 16 099 752 628)
116-132 Quakers Road, Marayong
Tel: (02) 9626 3200

2 Date current operator became operator of the Village: 1 July 2002.

3 The operator has been involved in operating retirement villages in New South Wales since: 1 July 2002.

4 Is the operator, or an employee or agent of the operator, available at the Village to deal with residents? Yes.

The person is available from 9.00 am to 5.00 pm, Monday to Friday.

5 Where should I direct any inquiries for information about becoming a resident is required?

Holy Family Services
116-132 Quakers Road, Marayong NSW 2148
Tel: (02) 9626 3200

6 RESIDENT INPUT

Does the Village have a Residents' Committee established by the residents under the *Retirement Villages Act 1999*? *Yes.*

7 FINANCIAL MANAGEMENT

1 The financial year of the Village is from 1 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?

Not applicable

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 to extend the period of time to pay refunds to former occupants? *No.*

9 Financial year ending -	Amount Surplus/ deficit
• Year ended 30 June 2005;	\$1,053,089
• Year ended 30 June 2006;	\$ 674,412
• Year ended 30 June 2007;	\$ 772,608

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, wheelchair access.*
- 6 Does the Village have a village emergency system that enables residents to summon assistance in an emergency? *Yes.*
- 7 The Village emergency system is monitored on site by an employee of the operator, 24 hours per 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 2000*? *No.*
- 2 Has the operator ever been ordered by the Residential Tribunal to comply with a requirement of the *Retirement Villages Act 1999* or the *Retirement Villages Regulation 2000*? *No.*
- 3 Has the operator complied with all requirements of any development consent relating to the Village? *So far as presently applicable, as far as the operator is aware.*
- 4 Have final occupation certificates been issued in relation to all the buildings in the Village? *No, but the Operator is informed that interim occupation certificates will be issued, as applicable.*

10 VILLAGE CONTRACTS

- 1 Before becoming a resident of the Village you will be required to enter into a residence contract.
- 2 If you become a resident, documents setting out the following will also be relevant:

The Village rules.

Note. Copies of the Village rules 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, namely one each of the following:
chapel, meals area, community room/centre, library, visiting hairdresser, Village bus, visitor parking.
- 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?

Yes, namely chapel, community room/centre, visitor parking

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 (or available on that basis to some residents only—such as meals available in the dining room to residents in self-contained premises)?

Yes, namely, meals available at Holy Family Polish Nursing Home, located within the area of the curtilage of the Village at a current cost of \$7.00 per meal.

- 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 water and electricity relating to common areas and facilities; and*
- *public liability cover to the value of \$10,000,000.00.*

- 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?

Yes, as far as operator presently aware; such services being cleaning and maintenance of common areas and facilities, maintenance and care of common area lawns and gardens.

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.

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

If Yes, the following is a complete and accurate list of those optional services:

Service	Charge (if any)
Hairdressing	\$ varies (as charged by individual providers)
Podiatry	\$ varies (as charged by individual providers)
Physiotherapy	\$ varies (as charged by individual providers)
Medical	\$ varies (as charged by individual providers)
Massage	\$ varies (as charged by individual providers)
Domestic help	\$ varies (as charged by individual providers)

- 5 Does the operator intend to provide or make available additional services in the future?

No.

13 ENTRY COSTS

1 To become a resident you will be required to pay:

- an ingoing contribution of \$390,000.00 (for a 3 bedroom cottage) or \$320,000.00 (for a 2 bedroom cottage) or \$300,000.00 (for a 1 bedroom cottage); and
- 4 weeks' advance payment of recurrent charges.

2 Is a deposit payable to the operator on entering into a Village contract?

Yes, namely \$5,000.00.

3 Is a separate payment required to secure the use of a garage or carport under a separate Village contract?

Not applicable (garage/carport facilities not available).

14 RECURRENT CHARGES

1 The current rates of recurrent charges are as follows:

<i>Type of premises</i>	<i>Singles</i>	<i>Couples</i>
<i>self contained dwellings</i>	<i>\$50.00 per week</i>	<i>\$50.00 per week</i>

2 Recurrent charges are payable by residents: monthly.

3 Payment of recurrent charges may be made:

In cash at the Village office as advised, or by cheque or money order, at the Village office.

4 Are future variations in the rate/s of recurrent charges limited according to a fixed formula?

No, but such charges are reviewed every six months, having regard to the then current financial position of the Village.

15 FINANCIAL ISSUES AFTER PERMANENT VACATION OF THE VILLAGE

1 Is a departure fee payable to the operator?

No, but a proportion of the ingoing contribution is non-refundable.

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

Yes, currently the non-refundable proportion is twenty percent (20%) of the incoming contribution of:

\$390,000.00 (for a 3 bedroom cottage); or \$320,000.00 (for a 2 bedroom cottage); or \$300,000.00 (for a 1 bedroom cottage).

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.

16 VACANCIES

1 Does the Village operate a waiting list? Yes.
If Yes, is a waiting list fee charged? No.

2 As at the date of this Disclosure Statement, other than the residential premises in respect of which this Disclosure Statement is furnished, there are currently no other residential premises in the Village that are available for occupation in the next three months.

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

This statement was sent by post.

Signed by or on behalf of the operator, who warrants that, to the best of the operator’s knowledge, the information contained in this statement is true:

Kevin Rocks
Chief Executive Officer

.....
(signature)

Signed thisday of 2008.