



**GENERAL INQUIRY DOCUMENT**

*Current as at: 1 July 2023*

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 Seabeach Gardens

**Street address:** 1 Seabeach Avenue, Mona Vale NSW 2103

**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:** Seabeach Gardens 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

**Contact person for further information about the village:**

**Name:** Paul Cutler

**Phone:** 02 9979 6517

**Position:** Village/Sales Manager

**Email:** pcutler@baldwinliving.com.au

**Accommodation details**

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

**There are currently 89 residential premises in the village, made up of:**

- 3 x bedsitters
- 54 x 1br premises
- 27 x 2br premises
- 5 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 \$ 250,000 to \$ 2,000,000

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

ranges from \$ 690 per month to \$ 1,405 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 checked="" 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, personal care, laundry and home cleaning) |
| <input checked="" type="checkbox"/> activities/games room     | <input type="checkbox"/> other [specify] .....   |
| <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./email: **02 9979 6517**

\* 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](http://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.