

PINE NEEDLES VILLAGE



INFORMATION SHEET

PINE NEEDLES VILLAGE IS AN OVER 55'S, MANUFACTURED HOME, LIFESTYLE VILLAGE ESTABLISHED IN 1993 AT ERINA ON THE NSW CENTRAL COAST. OWNED AND OPERATED BY THE ONE FAMILY SINCE CONCEPTION. SET UPON A VAST 38 ACRES OF LANDSCAPED GARDENS AT THE FOOT OF THE SCENIC KINCUMBA MOUNTAIN, THE VILLAGE COMPRISES OF 328 HOMES.

REFRESHINGLY AFFORDABLE WITHOUT SKIMPING ON LIFE'S LITTLE LUXURIES, OUR HOMES HAVE BEEN TASTEFULLY APPOINTED WITH THE NEEDS OF THE INTENDED RESIDENT FIRMLY IN MIND. THE HOMES HAVE BEEN THOUGHTFULLY DESIGNED FOR THE RETIRED SINGLE OR COUPLE. THE PROTECTION AND SECURITY OF OUR OCCUPANTS IS PARAMOUNT TO US WHILST WORKING IN HARMONY WITH THE UNSPOILT BEAUTY OF THE CENTRAL COAST AND PROMOTING A RELAXING AND PEACEFUL SETTING.

THE BENEFITS OF LIVING AT PINE NEEDLES VILLAGE

- NO LAND PURCHASE
- NO LEGAL COSTS OR STAMP DUTY
- KEEP THE CAPITAL GAINS
- NO EXIT FEES
- NO BODY CORPORATE FEES
- NO COUNCIL RATES
- NO LAND TAX

THE COST

THE CURRENT SITE FEES ARE \$220.75 PER WEEK
ELIGIBLE PENSIONERS MAY RECEIVE RENT ASSISTANCE OF UP TO \$92.40 PER WEEK.

THERE IS A LINE & SERVICE CHARGE OF \$3.30 PER WEEK ON YOUR TELEPHONE LINE.

TELEPHONE CALLS ARE PROCESSED THROUGH PINE NEEDLES AND AN ACCOUNT IS PRESENTED EACH MONTH.

ALL UTILITIES HAVE INDIVIDUAL METERS:

WATER IS PROCESSED THROUGH PINE NEEDLES AND A \$12.50 WATER AVAILABILITY CHARGE IS BILLED TO YOUR ACCOUNT PRESENTED EVERY THREE (3) MONTHS. WATER USAGE IS CHARGED AT GOSFORD CITY COUNCIL RATES.

GAS AND ELECTRICITY ARE THE RESPONSIBILITY OF THE RESIDENT THROUGH THEIR CHOSEN PROVIDER.

IF YOU HAVE ANY FURTHER QUESTIONS PLEASE CONTACT US ON 02 4365 1766 TO ARRANGE AN INSPECTION OF THE HOMES AND FACILITIES OR VISIT OUR WEBSITE WWW.PINENEEDLES.COM.AU

THE RELEASE OF AVAILABLE NEW AND PRE-LOVED HOMES IS THROUGH OUR WEBSITE WWW.PINENEEDLES.COM.AU



Q & AS

HOW LONG HAS PINE NEEDLES BEEN OPEN?
PINE NEEDLES OPENED IN 1993.

IS PINE NEEDLES CLOSE TO SHOPPING?
PINE NEEDLES IS SITUATED APPROXIMATELY 400 METRES FROM THE ERINA FAIR SHOPPING COMPLEX.
WWW.ERINAFAIR.COM.AU

ARE THERE ANY RESTRICTIONS FOR MY FAMILY TO VISIT ME AND STAY OVERNIGHT?
FAMILY & FRIENDS ARE ALWAYS WELCOMED AT PINE NEEDLES. IT SHOULD BE NOTED THAT PINE NEEDLES IS AN ADULT VILLAGE AND SOME RESTRICTIONS DO APPLY TO CHILDREN AND THE USE OF FACILITIES ETC. PLEASE CONTACT US FOR A COPY OF THE COMMUNITY RULES.

DO I OWN THE LAND?
NO, THERE IS A RESIDENTIAL SITE AGREEMENT, WHICH IS PRESCRIBED BY THE RESIDENTIAL (LAND LEASE) COMMUNITIES ACT 2015.

IS THERE WRITTEN MATERIAL AVAILABLE FOR ME TO READ BEFORE I PURCHASE A HOME?
YES, IT IS A REQUIREMENT OF THE RESIDENTIAL COMMUNITIES ACT 2015 TO SUPPLY ANY PROSPECTIVE PURCHASER WITH A FULL SET OF DISCLOSURE DOCUMENTS, WHICH INCLUDE:

- A COPY OF THE RESIDENTIAL SITE AGREEMENT WHICH INCLUDES OUR COMMUNITY RULES
- DEPARTMENT OF FAIR TRADING FACT SHEET CALLED "MOVING INTO A RESIDENTIAL LAND LEASE COMMUNITY"
- A COPY OF THE RESIDENTIAL (LAND LEASE) COMMUNITIES ACT 2015, DISCLOSURE STATEMENT.

ARE THERE ANY CLUBS WHICH I CAN BECOME A MEMBER OF WITHIN THE VILLAGE?
THERE ARE MANY CLUBS IN THE VILLAGE, ALL OF WHICH ARE ORGANISED AND RUN BY THE RESIDENTS. SOME OF THE CLUBS ARE; BOWLS, TENNIS, GOLF PUTTING, BRIDGE, SNOOKER PLUS CRAFT AND MANY MORE.

WHAT FACILITIES ARE THERE AVAILABLE FOR DELIVERY OF MAIL TO THE PARK RESIDENTS?
EACH HOME HAS ITS OWN PRIVATE MAIL BOX OUTSIDE THE GATEHOUSE OFFICE AT THE MAIN ENTRY.

IS THERE ANY RESTRICTION ON THE TYPE OF MOVEABLE DWELLING ALLOWED IN THE PARK?
YES. ONLY HOMES APPROVED BY PINE NEEDLES VILLAGE ARE PERMITTED IN THE PARK?

IS THERE PUBLIC TRANSPORT CLOSE BY?
YES, THERE IS A BUS SERVICE AT THE ENTRANCE OF THE VILLAGE (KARALTA ROAD). THERE IS ALSO A BUS EXCHANGE AT ERINA FAIR AND THE TRAIN STATION IN GOSFORD IS APPROX. 10K AWAY. A CENTRAL COAST COMMUNITY BUS VISITS THE VILLAGE FOR PICK UP ON A REGULAR BASIS.

WHAT ABOUT LOCAL AMENITIES?

- MEDICAL CENTRES ARE ACROSS THE ROAD FROM THE MAIN ENTRY.
- GOSFORD HOSPITAL IS APPROX. 10K AWAY
- ERINA FAIR SHOPPING COMPLEX, FOUNTAIN PLAZA, BANKS, CHURCHES, SPORTING CLUBS AND POST OFFICES ARE IN WALKING DISTANCE.

DOES PINE NEEDLES ALLOW PETS?
UNFORTUNATELY THERE ARE NO PETS ALLOWED AT PINE NEEDLES.

IMPORTANT - WHAT VEHICLE PARKING IS AVAILABLE FOR RESIDENTS?
ALL HOMES HAVE A SINGLE OR DOUBLE GARAGE. SOME HOMES HAVE A GARAGE PLUS A CAR SPACE. YOU MAY ONLY USE THE PARKING THAT COMES WITH YOUR HOME. THERE IS NO "ADDITIONAL" RESIDENT PARKING WITHIN THE VILLAGE.