

## ***We have your answers.....***

*Mountainview Retreat Retirement Village is a self-care community of residents who enjoy an independent active lifestyle.  
We are not an aged care facility and therefore do not provide Low / High Care Hostel Accommodation or Nursing Home (High) care.*

### **What type of title is the unit?**

The unit is "Strata Title"

### **Is there an effective emergency call System 24 hours per day?**

Yes. There are two (2) call stations in each unit – one in the bathroom and a pendant to be worn in a mobile capacity, around your home or in the grounds.

### **Are there any deferred administration fees? If so, how are they assessed?**

Deferred administration fees are 2.5% annually of the sale price of your unit. The figure accumulates to a maximum of 12 years and is only paid when the unit is sold.

### **Are there any restrictions as to whom the unit can be sold?**

The only restriction of entry is that the purchaser must be 55 years of age or over. You will also be required to provide a medical certificate stating you are able to live independently.

### **Do I/we receive capital appreciation on my unit?**

Subject to payment of the deferred administration fee, all capital appreciation on your unit goes to you or your estate.

### **Am I permitted to have my own Doctor?**

Yes, but he/she should practice within a 7km radius of the village. If not, have your own Doctor recommend a GP who is local in case of emergency

### **What are the fortnightly management fees?**

The current fortnightly fee is \$139.95 per unit which is geared to the Sydney CPI increase and is adjusted on 1<sup>st</sup> July each year.

### **If I become acutely ill, which major hospitals are closest to the Village?**

Nepean District Hospital or Nepean Private Hospital.

### **What other costs will I be required to pay?**

You will be required to pay the following expenses applicable to your unit

- Council Rates
- Water Rates
- Strata Fee's
- Electricity costs
- Telephone/NBN/Internet costs
- Contents Insurance

### **Where is the nearest Nursing Home to the Village?**

There is a Nursing Home adjacent to our Village. This Nursing Home is run by Hardi Aged Care, independently of Mountainview Retreat and there is no guarantee of placement in this facility. Jamison Gardens is less than 1km away



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## ***General Questions Continued.....***

### **What type of public transport is available?**

Both local and Blue Mountain buses stop at the entrance to our Village. An excellent train station to the city and suburbs is only a 15min walk from the Village.

### **What sporting and recreational clubs are available in the Penrith area?**

Penrith Panthers Leagues Club is located next door, and Penrith Paceway is just a short walk across the road. Nepean Rowing Club, Penrith RSL Club, Penrith Bowling Club and Penrith Golf Club are all within a short drive.

### **What facilities and/or services are available for residents at MVR ?**

Dinner is served in the dining room on Monday, Tuesday and Thursday evenings on a user pays system.

We provide regular bus trips to various locations & shows, on a user pays system.

We also provide the following in house services on a regular basis:

- Hairdresser
- Doctor
- Podiatrist

A BBQ and swimming pool are available for the enjoyment of all residents.

The inhouse information channel and Movie channel which runs in the village centre is transmitted to our residents home TV showing what is happening at MVR.

***Prospective residents are encouraged to phone Mountainview Retreat and make a suitable time to visit our Village and speak to our Village Manager about your expectations of Retirement living.***

### **What activities are available at MVR?**

Our residents enjoy small focus groups such as, Craft, Cards, Indoor Bowls, Social Club, Bingo and end of month dinners.

### **Can a resident have a pet? If so, under what conditions?**

In most cases yes, but this should be discussed with the Village Manager regarding the type of pet and conditions. The pet is to be on a leash when outside the home and the resident is responsible for cleaning of any common areas which have been soiled by their pet.

### **What insurance cover do I have to arrange when purchasing a unit in this Village?**

Only your personal contents. The Owners Corporation will insure the unit and be responsible for any maintenance or repairs to the exterior of your unit. However, if the resident uses or intends to purchase a **mobility scooter** they must have a certificate of currency to show that the scooter is covered for 2 components of insurance. i.e. Theft and Liability & "specified portable valuable". A copy of the policy must be kept in the residents file.

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Whilst care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given and interested parties must therefore rely on their own enquiries



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