



### OFFICE ADDRESS

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## GENERAL INQUIRY DOCUMENT

# HARBOURSIDE FINGAL BAY- STAGE 1

Current as at: 27<sup>th</sup> April 2026

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** Harbourside Fingal Bay  
**Street address** 38 - 44 Farm Road, Fingal Bay NSW 2315  
**Website** [www.harboursideportstephens.com.au](http://www.harboursideportstephens.com.au)

**Residency in this village is available under [tick one or more]:**  
 strata title  rental only  
 leasehold  company title  
 non-registered lease/licence  other [specify] .....  
 community title

**Management details**

**Name of operator:** Port Stephens Veterans & Citizens Aged Care Ltd  
**How many retirement villages do we operate in NSW?** Four (4)  
**We have operated retirement villages in NSW since:** 1981  
**Are we a member of any industry association?**  Yes  No  
If Yes, name of association: Ageing Australia  
**Contact details for further information about the village:**  
**Retirement Living Sales & Admin**  
**Phone:** 02 4984 1811 **Email:** [retirementliving@harboursideps.com.au](mailto:retirementliving@harboursideps.com.au)

**Accommodation details**

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

**Stage 1 (44 Farm Road, Fingal Bay):**

**There are 106 residential premises in Stage 1 of the village, made up of:**  
3 x 2-bedroom villas at 169 Rocky Point Road, Fingal Bay  
103 x 2-bedroom villas at 44 Farm Road, Fingal Bay

**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 entry payment to enter the village is currently:**

*\$550,000.00 for two-bedroom villas (Stage 1).*

*Non-refundable component of entry-payment:*

*\$250,000 non-refundable after the 90 days settling period.*

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

*\$451.12 per fortnight*

**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 type="checkbox"/> on-site manager  | <input checked="" type="checkbox"/> visiting hairdresser                                      |
| <input checked="" type="checkbox"/> village bus                                 | <input checked="" type="checkbox"/> swimming pool   |
| <input checked="" type="checkbox"/> emergency call system ( <i>on request</i> ) | <input type="checkbox"/> tennis court   |
| <input type="checkbox"/> restaurant   | <input type="checkbox"/> bowling green  |
| <input type="checkbox"/> dining room  | <input type="checkbox"/> gym  |
| <input type="checkbox"/> shop ( <i>Village Kiosk</i> )                          | <input type="checkbox"/> chapel / prayer room   |
| <input checked="" type="checkbox"/> library                                     | <input 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, laundry and home cleaning) |
| <input checked="" type="checkbox"/> activities / games room                     | <input checked="" type="checkbox"/> other [specify] <i>Croquet Lawn, Covered BBQ area.</i>    |
| <input type="checkbox"/> medical consultation room                              |   |

## Village life

- |   |  |                             |
|---|--|-----------------------------|
| Are pets allowed in the village?                      | <input checked="" type="checkbox"/> Yes* | <input type="checkbox"/> No |
| Can residents do their own gardening?                 | <input checked="" type="checkbox"/> Yes* | <input type="checkbox"/> No |
| Are there organised social activities in the village? | <input checked="" type="checkbox"/> Yes  | <input type="checkbox"/> No |
| Are there any village rules in force in the village?  | <input checked="" type="checkbox"/> Yes  | <input type="checkbox"/> No |
| Does the village have a residents committee?          | <input checked="" type="checkbox"/> Yes  | <input type="checkbox"/> No |

If yes, Name of secretary or chairperson:

\* 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.