NSW Fair Trading

General inquiry document

Current as at (insert date): 01/10/2026

This general inquiry document must be provided to you as a prospective resident or as a representative acting on their behalf.

Village details

Name of retirement village:

The Oaks Retirement Village

Street address:

17 Tarraganda Lane, Bega NSW 2550

Website:

https://www.sapphirecoastagedcare.org.au/

Residency in this village is available under (tick one or more):

- [ ] strata title
- [ ] community title
- [ ] leasehold
- [ ] rental only
- [x] non-registered lease/licence
- [ ] company title
- [ ] other (specify)

Management details

Name of operator:

Sapphire Coast Community Aged Care Ltd

Number of Retirement Villages in NSW: 3

Year the village started operating: 2003 (insert year)

Is the operator a member of an industry association? [x] Yes [ ] No

FT6620_300625

Contact person for further information about the village:

Name:

Julie Evans / Jayde Green

Position: CEO / Retirement Village Coordinator **Phone:** (02) 64927 777Option 2

Email: retirement@sccac.org.au

Accommodation details

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

Total number of homes (existing or planned) in the village, made up of:

Bedsitters: 0 One bedroom home: 2

Two bedroom home: 40 Three bedroom home: 0

Other (please specify):

The residential premises in the village are: (tick all that are applicable)

☑ Independent living units (self-care)

☐ Assisted care units (serviced apartments)

☐ Single-storey homes

☐ Multi-storey buildings

Is there an aged care facility on-site or connected to the village? ☐ Yes ☑ No

Note: Aged care facilities are not covered by the *Retirement Villages Act 1999 (NSW)*. Entry is subject to availability and eligibility.

Financial matters

The asking price to enter the village is currently:

$ or ranges from $ 350,000.00 (1 bedroom) to $ 475,000.00 (2 bedrooms)

The ongoing fees to live in the village: $ per

or ranges from: $ 290.61 per Fortnight to $ 309.03 per fortnight

Do residents pay a departure fee when they leave? ☑ Yes ☐ No

Do residents share in any increase in the property's value (capital gains)? ☐ Yes ☑ No

(Other fees and charges may apply.)

FT6620_300625

Village facilities and services

Facilities and services available at the village include:

- [ ] On-site manager
- [ ] Village bus
- [ ] Emergency call system
- [ ] Restaurant
- [ ] Dining room
- [ ] Shop
- [x] Library
- [x] Community room/centre
- [ ] Arts and crafts room
- [ ] Activities/games room
- [ ] Medical consultation room
- [ ] Visiting hairdresser
- [ ] Swimming pool
- [ ] Tennis court
- [ ] Bowling green
- [ ] Gym
- [ ] Chapel/prayer room
- [ ] Workshop
- [ ] Storage area for boats/caravans
- [ ] Optional services (e.g. meals, laundry and home cleaning)
- [ ] Other (specify):

Village life

Are pets allowed in the village?	[x] Yes*	[ ] No
Can residents do their own gardening?	[x] Yes*	[ ] No
Are there organised social activities in the village?	[x] Yes	[ ] No
Are there any village rules currently in effect in the village?	[x] Yes	[ ] No
Does the village have a residents committee?	[x] Yes	[ ] No

If yes, name of secretary or chairperson: Please contact the Retirement Village Coordinator for further information

Phone number or email: (02) 64927 777 option 2 or email retirement@sccac.org.au

* Conditions and restrictions may apply.

More information

This document gives a current and general overview of the village. Some information may change over time

Before you decide to move into a retirement village, it's a good idea to read NSW Fair Trading's guide 'Moving into a retirement village'. It explains how retirement villages work and includes a helpful checklist for new residents.

To estimate the costs of moving in, use the Retirement Village Calculator at rvcalculator.fairtrading.nsw.gov.au

If you move into a village, you will receive a disclosure statement and village contract. These documents explain your rights, responsibilities, and the details of your agreement. For more information, visit nsw.gov.au/fair-trading or call 13 32 20.

FT6620_300625