

# CASE STUDY

## NORTH COAST RESIDENTIAL VILLAGES

2008

### SNAPSHOT: A lifestyle envied by many Australians

As economists and demographers continue to tell us, Australia's ageing population is growing. The difference is that they are also realising a new found independence and making the most of their retirement years. Like so many senior Australians, Robert and Christine Nelson desire the freedom to travel when and where they please, but still want the peace of mind that their home is in safe hands.

"We decided we wanted to enjoy life before retirement so we started travelling around the country in our caravan. We quickly realised that we simply needed a 'home base' that still allowed us to travel. That's when we found The Rocks Village," Robert Nelson explains.

On the New South Wales North Coast, Robert and Christine call The Rocks Village 'home'. The Rocks Village is a manufactured home village (or residential village) situated within South West Rocks Tourist Park which lies along the banks of a scenic tidal waterway on the North Coast of New South Wales. The village provides a tranquil setting and offers residents an ideal lifestyle of relaxation and camaraderie.

"Living at The Rocks Village, means we have a great deal of freedom. Christine and I do a bit of travelling, so even if we're on the road for five to six months, we can come back and sit on our veranda and relax. When we go away, we don't have to worry because we know park management and our neighbours will look after our home," says Robert Nelson.

Manufactured home villages and estates have become home for people wanting the security and companionship of a community whilst still offering the freedom and autonomy to live life as they please.

"I believe it is better living in a residential village like The Rocks Village rather than in suburban areas where sometimes you don't even know your neighbours," Robert Nelson comments.



*Photo c/o Mid North Coast Tourism - Macleay Valley Photo Gallery*

Darlington Beach Resort at Coffs Harbour is another tourist park which provides accommodation for permanent residents. Retirees, Iris and Norm Hardaker, have lived at Darlington Beach Resort for two and a half years and don't have any plans to leave.

"We wanted a place that had space and allowed us to enjoy our retirement. We looked at a few parks and found the facilities at Darlington Beach Resort to be wonderfully suited to our purposes. It's the best move we've made," Iris Hardaker explains.

Manufactured homes provide all the benefits of a conventional home with many added advantages. Manufactured homes are not built on site, but constructed to exacting standards under strictly controlled conditions in specialist factories before being transported to the site of the resident's choice.

A home takes approximately six weeks to build and can be installed in just one day.

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Most people who have chosen to buy and live in a manufactured home village or estate are so happy with the secure and friendly lifestyle that they wouldn't dream of living anywhere else.

"We have made so many friends whilst we have been in the park – more than we have ever had before. The neighbours are always there for you and everybody bands together to help each other. There is a real community feel at Darlington."



*Iris and Norm Hardacker at Darlington Beach Resort.*

Gardens are trimmed and hedged by grounds people, resort style swimming pools kept clean for residents and guests, and activities scheduled and organised for the benefit of residents to promote an enjoyable living environment.

"You're not restricted here. There's always something going on so you can enjoy the social side of living here. We are much better off here where we can socialise with others with similar interests, rather than being in an apartment or town house."

From the city, to the rugged outback, to the coastal beauty of the New South Wales North Coast, Trish and Paul Stabback chose life in a residential village for the affordability, social opportunities and relaxed lifestyle.

"I grew up in Manly and we lived most of our life in Bathurst, but we always wanted to live by the coast. We had a holiday house here at Darlington Beach Resort which we decided to renovate and make into our permanent home which allowed us to live by the coast and it was very affordable," Trish Stabback explains.

"At first, we were concerned about not knowing people and making new friends. But we soon made friends and many people would come up and introduce themselves and make you feel welcome. One of the good things about Darlington Beach Resort is that it is roomy. We have a backyard and lawns and your own space," Trish continues.

"There is a feeling of security here where you know people are around that care about you and will help if need be. We hope do go around Australia – that's our next big trip – in a caravan and we are secure in the knowledge that our home is going to be looked after."



*Paul and Trish Stabback call Darlington Beach Resort 'home.'*

'Relaxed, secure and happy' is what residents of villages along the North Coast of NSW consider the lifestyle of a residential village. Many would recommend that other Australians take up the lifestyle and find out more about the benefits of a residential village lifestyle.

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The Manufactured Housing Industry Association of NSW publishes the *Manufactured Home Villages & Estates* guide, which features various residential villages across New South Wales.

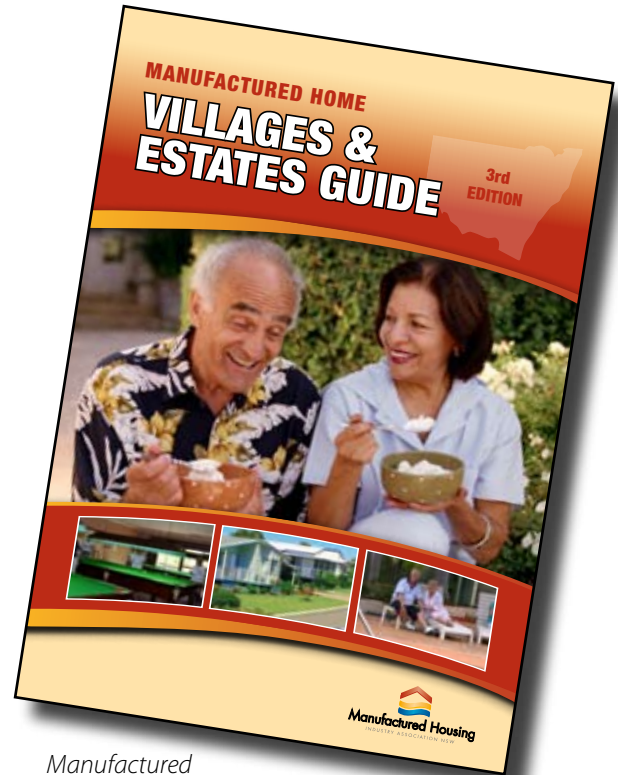
For more information on manufactured home villages and estates, visit

[www.mhiansw.com.au](http://www.mhiansw.com.au)

or contact the Manufactured Housing Industry Association of NSW on 02 9615 9999 to get a FREE copy of the *Manufactured Home Villages & Estates* guide.

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*Manufactured Home Villages and Estates Guide available from the MHIA of NSW.*



Information in this case study has been compiled by the Manufactured Housing Industry Association of NSW.

