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Berry Homes Retirement Village

Information factsheet

Factsheet for Loan–Lease retirement village

Under the Retirement Villages Act 1986, all retirement villages operating in Victoria must give this factsheet to a retiree (or anyone acting on their behalf) within seven days of a request and include it in any marketing material provided to them and intended to promote a particular village. Make sure you read and understand each section of this document before you sign a contract to live in this village.

Consumer Affairs Victoria suggests that before you decide whether to live in a retirement village, you should:

- seek independent advice about the retirement village contract – there are different types of contracts and they can be complex
- find out the financial commitments involved – in particular, you should understand and consider entry costs, ongoing charges and financial liabilities on permanent departure (covered in sections 9 and 10 of this document)
- consider what questions to ask the village manager before signing a contract
- consider whether retirement village living provides the lifestyle that is right for you; and review the Guide to choosing and living in a retirement village

The Guide and other general information about retirement living is available on Consumer Affairs Victoria's website at:

www.consumer.vic.gov.au/housing/retirement-villages

All amounts in this factsheet are GST-inclusive, unless stated otherwise where that is permitted by law.

1. Location

Name and address of retirement village:	Berry Village, 395 Warburton Hwy & 2-6 Sebire Ave, Wandin North 3139
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2. Ownership

2.1 Name and address of the owner of the land on which the retirement village facilities are located (company /organisation/owners corporation):	The Uniting Church in Australia Property Trust (Victoria & Tasmania) Level 2, 130 Lonsdale Street, Melbourne 3000 ABN: 39 703 442 583
2.2 Year construction started:	1970

3. Management

3.1 Name of company or organisation that manages the retirement village:	Uniting (Victoria & Tasmania) Limited
ABN:	81 098 317 125
Address:	Level 4, 130 Lonsdale Street, Melbourne 3000
Telephone number:	1800 466 359
Date became manager:	1 January 2007
3.2 Is there an onsite representative of the manager available for residents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

4. Nature of ownership or tenure

Resident tenure:	Lease (non-owner resident) — Loan-Lease factsheet
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5. Number and size of residential options

5.1 Number of units by accommodation type:	8 one-bedroom; 4 larger one-bedroom; 2 two-bedroom; 1 larger two-bedroom (Total: 15)
5.2 Garages, carports or carpark:	Each unit has its own garage or carport (attached/separate as applicable).

6. Planning and development

Has planning permission been granted for further development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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7. Facilities onsite at the village

<p>7.1 The following facilities are available to residents as at the date of this statement.</p> <p>Note: If the cost for any facility is not funded from the recurrent service charge paid by residents or there are any restrictions on access, a list is attached with the details</p>	<p>No onsite facilities are provided; however, the village is located 400 metres from Wandin North shopping centre with major facilities, cafes and shops. A public bus stop and local reserve are only 20 meters away</p> <p>The Wandin North Elderly Citizens centre is located next door, offering residents a wide variety of communal, social and recreational activities that are enjoyed by many of our residents. New residents are encouraged to participate as they wish</p>
<p>7.2 Does the village have an onsite or attached residential or aged care facility?</p> <p>Note: The retirement village owner or manager cannot keep places free for residents. To enter a residential or aged care facility, you must be assessed as eligible through an aged care assessment in accordance with the Commonwealth Aged Care Act 1997.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

8. Services

<p>8.1 Services funded from the recurrent service charge:</p> <p>In addition</p>	<ul style="list-style-type: none"> • annual auditing of village accounts • cleaning and maintenance of communal areas and facilities • maintenance and care of communal lawns and gardens • management and administration services • payment of all rates, taxes and charges for communal areas and village facilities including gas, water and electricity • payment of water service charges • repairs and maintenance to all units including fixed appliances • payment of council rates and charges for all units • after-hours on-call staff able to attend to agreed emergency maintenance • a commitment to provision and maintenance of all services and facilities that comply with or exceed required safety standards and undergo regular inspections <ul style="list-style-type: none"> • staff who will always be willing to listen to your concerns • staff available to respond to your telephone requests in a responsive and professional manner • staff willing to assist you locate personal support services you may require as your needs change over time • our commitment to engage with you in a respectful and friendly way in everything we do
<p>8.2 Optional services (user-pays):</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Current optional services and fees:</p>	<ul style="list-style-type: none"> • 24/7 Personal Alarm Service • Private Gardening • Uniting Home Care Support Service referral

9. Entry costs and departure entitlement (Loan-Lease)

9.1 Ingoing contributions:	Refundable ingoing contribution (see ranges below) Non-refundable ingoing contribution: \$1,000 (Manager's legal costs)
9.2 Refundable ingoing contribution – ranges:	Small 1-bed: \$120,000 Large 1-bed: \$175,000 Small 2-bed: \$199,000 Large 2-bed: \$215,000
Refund timing:	Within 14 days of next resident taking possession OR 14 days of receipt of full amount of ingoing contribution OR at six months from permanent departure (whichever is earliest)
9.3 Departure fee applicable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Departure fee basis:	6% per annum of ingoing contribution (maximum 8 years)
9.4 Non-refundable ingoing contribution amount:	\$1,000 toward Manager's legal costs (payable at commencement)
9.5 Costs payable on permanent departure:	<ul style="list-style-type: none"> • Long-term maintenance fund contribution: \$2,000 per annum (maximum 5 years) • Reinstatement or renovation of your unit (see Section 13)
9.6 Estimated sale price ranges for all classes of units in the village:	Small 1-bed: \$120,000 Large 1-bed: \$175,000 Small 2-bed: \$199,000 Large 2-bed: \$215,000 (reinstated/renovated basis)

10. Ongoing charges

10.1 The current rates of ongoing charges for new residents entering a lifetime lease under the RV Act:	Maintenance charge (reviewed annually)
One-bedroom:	\$347.11 per fortnight
Two-bedroom:	\$439.91 per fortnight
Large two-bedroom:	\$458.26 per fortnight
Note: New maintenance charges are usually implemented on 1 January each year following the Annual Resident Meeting in accordance with the Retirement Village Act 1986.	

11. Financial management of the village

11.1 Operating surplus/deficit (last financial year):	\$1,511 surplus
11.2 Long-term maintenance fund?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Balance at end of last financial year:	\$76,844

12. Capital gains or losses

Resident shares in any capital gain or loss?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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13. Reinstatement or renovation of the unit

Resident responsible for reinstatement/renovation on departure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, the resident must pay for:	<ul style="list-style-type: none">• Patching and painting marked surfaces• Cleaning/replacement of floor coverings (e.g. carpet and vinyl)• Cleaning/replacement of all kitchen surfaces and appliances• Cleaning/replacement of all bathroom and laundry surfaces• Repair/replacement of any damaged fitting or fixture within unit <p>Note: cleaning vs replacement depends on whether an item can be returned to an as-new state that would appeal to a new resident; worn/damaged surfaces generally require replacement</p>

14. Insurance

14.1 Is the village owner or manager responsible for arranging any insurance cover for the village?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, insurance policies arranged:	Buildings cover; Public liability cover
14.2 Is the resident responsible for arranging any insurance cover?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, resident insurance policies:	Contents cover on personal possessions (optional).

15. Security

Does the village have a security system?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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16. Emergency system

Does the village have an emergency help system?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Emergency help system details:	Emergency help system available upon resident's request, via MEPACS. Resident responsible for monthly monitoring fee.
Monitoring hours:	24 hours a day, 7 days a week.

17. Resident restrictions

17.1 Are residents allowed to keep pets? If yes, any restrictions or conditions on pet ownership are available on request	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
17.2 Are there restrictions on residents' car parking in the village? If yes, details of parking restrictions are available on request	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
17.3 Are there any restrictions on visitors' car parking in the village? If yes, details of parking restrictions are available on request.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

18. Accreditation

Lifemark Village Scheme?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Australian Retirement Village Association?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
International Retirement Community Accreditation Scheme?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

19. Resident input

Residents committee established under the Retirement Villages Act 1986?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Being a small village, residents have chosen not to establish a formal committee, preferring to contact Uniting (Victoria & Tasmania) directly with any matter of concern. Residents are free to establish a committee at any time
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20. Waiting list

Does the village have a waiting list for entry?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, what is the fee to join the waiting list?	—

Documents available for inspection (free within seven days of a request)

Village site plan	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Plans of any units under construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Statutory statements and report presented to the previous annual meeting	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Balances for capital works/replacement/maintenance funds (last 3 years)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Examples of resident contracts	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Planning permission for any further development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Village dispute resolution documents	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Declaration

The information in this factsheet is correct as at:	01 January 2026
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