



**Uniting Vic Tas**  
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## Chapel Court Retirement Village Factsheet

**October 2023 : Uniting is no longer offering any new Lifetime Leasehold and Management contracts with an Ingoing Contribution for this Retirement Village.**

**As units become available for occupation, they will be made available for rent. For further enquiries, please contact Uniting Housing Services at [housingservices@vt.uniting.org](mailto:housingservices@vt.uniting.org) or 1800 466 359.**

### **Factsheet for mixed tenure 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
- 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](http://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:	<b>Chapel Court Retirement Village 193 Wickham Road Moorabbin 3189</b>
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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):	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	<ul style="list-style-type: none"><li>Name of company or organisation that manages the retirement village: Uniting (Victoria &amp; Tasmania) Limited</li><li>ABN: 81 098 317 125</li><li>Address: Level 4, 130 Lonsdale Street, Melbourne 3000</li><li>Telephone number: 1800 466 359</li><li>Date company or organisation became manager: 11<sup>th</sup> September 2007 Previously Leighmoor Uniting Church</li></ul>
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 ownership or tenure of the units in the village are:	<ul style="list-style-type: none"><li>A Lifetime Lease in accordance with the Retirement Villages Act 1986 (non-owner resident) or</li><li>A renewable Rental Lease in accordance with the Residential Tenancies Act 1997 (rental)</li></ul>
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## 5. Number and size of residential options

5.1 Number of units by accommodation type:	<ul style="list-style-type: none"> <li>• 9 one-bedroom units</li> <li>• 2 two-bedroom units</li> <li>• 11 in total</li> </ul>
5.2 Garages, carports or car parks:	<p><input type="checkbox"/> Each unit has its own garage or carport</p> <p style="padding-left: 20px;"><input type="checkbox"/> attached to the unit</p> <p style="padding-left: 20px;"><input type="checkbox"/> separate from the unit.</p> <p><input type="checkbox"/> Each unit has its own car park space</p> <p style="padding-left: 20px;"><input type="checkbox"/> adjacent to the unit</p> <p style="padding-left: 20px;"><input type="checkbox"/> separate from the unit.</p> <p><input type="checkbox"/> General car parking is available in the village for residents and visitors.</p> <p><input checked="" type="checkbox"/> Other (<i>specify</i>) Resident can use the adjacent Church parking area. Visitors can use the street.</p> <p><input type="checkbox"/> No garages, carports or car parking are provided.</p>

## 6. Planning and development

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

7.1 The following facilities are available to residents as at the date of this statement.		
<b>Note:</b> 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.		
<ul style="list-style-type: none"> <li>• Community room with lounge &amp; kitchenette</li> <li>• Outdoor seating &amp; table</li> <li>• Raised garden beds</li> <li>• Tennis courts</li> </ul>	<ul style="list-style-type: none"> <li>• All units have private laundries</li> <li>• Local Milk Bar 25 meters away</li> <li>• Bus stop 20 meters away</li> </ul>	<ul style="list-style-type: none"> <li>• The village is 1km from Southland shopping centre with extensive cafes, shops, cinema and services.</li> <li>• Local church adjacent</li> </ul>

7.2 Does the village have an onsite or attached residential or aged care facility?  Yes  No

**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*.

## 8. Services

- 8.1 Services provided to all village residents (funded from the recurrent service charge paid by residents):
- 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 the communal areas and village facilities including for gas, water and electricity
  - repairs and maintenance to all units including fixed appliances
  - payment of council rates and charges for all units
  - payment of water service charges and usage for all units
  - A commitment to provision and maintenance of all services and facilities that comply with or exceed required safety standards and undergo regular inspections

In addition:

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- 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

8.2 Are optional services provided or made available to residents on a user-pays basis?

Yes  No

If yes, the list of current services and fees is attached.

- 24/7 Personal monitoring service, monthly fee applies
- Gardening of resident's private courtyards
- Uniting Home Care Support Service Referral

## 9. Entry costs and departure entitlement

9.1 Residents entering under a Retirement Village Act 1986 on a lifetime Lease must pay:

- No longer offered

Residents entering the village on a lease under the *Residential Tenancies Act 1997* must pay:

- 2 weeks Rent in Advance and
- A bond equal to 4 weeks rent

9.2 **Under the Residential Tenancies Act 1997**

- A Bond equal to 4 weeks rent is payable and refunded unless we make a claim due to damage or other reasons allowed under the *Residential Tenancies Act 1997*

Bond is refunded:

- Within 10 days of the rental agreement ending we will start the bond claim process with the Residential Tenancy Bond Authority
- If we disagree with the renter about a claim we make on the bond, either party can apply to VACT to resolve the dispute.
- For more information:

<https://www.consumer.vic.gov.au/housing/renting/rent-bond-bills-and-condition-reports/bond/bond-claims-and-refunds>

- <https://tenantsvic.org.au/advice/common-problems/bond/>

9.3	Refund of Ingoing Contribution:	Not applicable to RTA leases
9.4	Payment of a <b>non-refundable</b> in-going contribution:	Not applicable to RTA leases
9.5	The costs must be paid by the resident on permanent departure:	Not applicable to RTA leases
9.6	The estimated sale price ranges for all classes of units in the village is:	Not applicable to RTA leases

## 10. Ongoing charges

10.1 The current rates of ongoing charges for new residents:

Type of unit	Service Charge & Rent reviewed Annually
Self-contained unit:	<ul style="list-style-type: none"> <li>• 1 bedroom \$357.11 per fortnight (RV contracts)</li> </ul> <p>New maintenance charges are usually implemented on 1 January each year following the Annual Resident Meeting in accordance with the Retirement Village Act 1986.</p>

Self-contained unit:	<ul style="list-style-type: none"> <li>• 1 bedroom \$479.94 per fortnight (RTA leases)</li> <li>• 2 bedroom \$529.02 per fortnight (RTA leases)</li> </ul>
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## 11. Financial management of the village

11.1 The village operating surplus or deficit for the last financial year is: \$4,837 deficit

11.2 Does the village have a long-term maintenance fund?  Yes  No

If yes:

\$150,287

- the balance of the maintenance fund at the end of the last financial year was:

## 12. Capital gains or losses

If the unit is sold, does the resident share in any capital gain or loss?

Yes  No

Not applicable to RTA leases

### 13. Reinstatement or renovation of the unit

Is the resident responsible for reinstatement or renovation of the unit on permanent departure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Not applicable to RTA lease

### 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, the village owner or manager is responsible for these insurance policies:	<ul style="list-style-type: none"><li>• Buildings Cover</li><li>• Public Liability Cover</li></ul>

14.2 Is the resident responsible for arranging any insurance cover?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, the resident is responsible for these insurance policies:	<ul style="list-style-type: none"><li>• Contents cover on their possessions if they wish.</li></ul>

### 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
If yes: <ul style="list-style-type: none"><li>• the emergency help system details are:</li></ul>	Emergency help system available upon resident's request, via MEPACS. Resident responsible for monthly monitoring fee.
<ul style="list-style-type: none"><li>• the emergency help system is monitored between:</li></ul>	<input type="checkbox"/> 24 hrs a day 7 days per week. Resident responsible for monthly monitoring fee



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## 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 <b>residents'</b> 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 <b>visitors'</b> 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

Is the village accredited:		
• under the Lifemark Village Scheme (administered by The British Standards Institution and initiated by the Property Council of Australia)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• by the Australian Retirement Village Association?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• under the International Retirement Community Accreditation Scheme (administered by Quality Innovation Performance and initiated by Leading Age Services Australia)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

## 19. Resident input

Does the village have a residents committee established under the *Retirement Villages Act 1986*?

Yes  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 can establish a committee any time.

## 20. Waiting list

Does the village have a waiting list for entry?

Yes  No

If yes:

- what is the fee to join the waiting list?

**The following documents are in the possession or control of the owner or manager and can be inspected free of charge within seven days of a request (by law).**

- Village site plan
- The statutory statements and report presented to the previous annual meeting of the retirement village
- Statements of the balance of any capital works, capital replacement or maintenance fund at the end of the previous three financial years of the retirement village
- Examples of contracts that residents may have to enter into
- Village dispute resolution documents

**Declaration: The information in this factsheet is correct as at 1 January 2025.**