



**Uniting Vic.Tas**  
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## **Cornwall Retirement Village**

### **Information factsheet**

#### **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; 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](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.

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.

## 1. Location

Name and address of retirement village:	Cornwall Retirement Village, 2 Grandview Grove, Prahran VIC 3181
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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 VIC 3000 ABN: 39 703 442 583
2.2 Year construction started:	1965

## 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 VIC 3000
Telephone number:	1800 466 359
Date company or organisation became manager:	1 January 2006 (previously Prahran Uniting Church)
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 is:	A Lifetime Lease in accordance with the Retirement Villages Act 1986 (non-owner resident); or A renewable rental lease in accordance with the Residential Tenancies Act 1997 (rental residents).
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## 5. Number and size of residential options

5.1 Number of units by accommodation type:	11 one-bedroom units (Total: 11)
5.2 Garages, carports or carparks:	General car parking is available in the village for residents and visitors. Other (specify): Street parking for visitors.

## 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

<p>7.1 The following facilities are available to residents as at the date of this statement.</p> <p><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</p>	<ul style="list-style-type: none"> <li>• Community room with lounge &amp; kitchenette</li> <li>• Outdoor seating &amp; table</li> <li>• Access to village bus for recreational activities.</li> <li>• Raised garden beds</li> <li>• Communal laundries with washers and dryers</li> <li>• Local Milk Bar 25 metres away</li> <li>• 1 km from Chapel Street shopping area (cafes, shops and services)</li> <li>• Trams 25 metres away.</li> </ul>
<p>7.2 Does the village have an onsite or attached residential or aged care facility?</p> <p><b>Note:</b> 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>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## 8. Services

<p>8.1 Services provided to all village residents (funded from the recurrent service charge):</p> <p>In addition</p>	<ul style="list-style-type: none"> <li>• annual auditing of village accounts</li> <li>• cleaning and maintenance of communal areas and facilities</li> <li>• maintenance and care of communal lawns and gardens</li> <li>• management and administration services</li> <li>• payment of all rates, taxes and charges for the communal areas and village facilities including gas, water and electricity</li> <li>• repairs and maintenance to all units including fixed appliances</li> <li>• payment of council rates and charges for all units</li> <li>• after-hours on-call staff able to attend to agreed emergency maintenance</li> <li>• commitment to provision and maintenance of services/facilities that comply with safety standards and undergo regular inspections</li> <li>• staff who listen to concerns and respond to telephone requests</li> <li>• assistance to locate personal support services as needs change</li> <li>• respectful and friendly engagement in everything we do</li> </ul>
<p>8.2 Are optional services provided or made available to residents on a user-pays basis?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>If yes, current optional services and fees:</p>	<ul style="list-style-type: none"> <li>• 24/7 Personal Alarm Service</li> <li>• Private Gardening</li> <li>• Uniting Home Care Support Service referral</li> </ul>

## 9. Entry costs and departure entitlement

9.1 Residents entering under the Retirement Villages 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:	<ul style="list-style-type: none"> <li>• 2 weeks' rent in advance</li> <li>• A bond equal to 4 weeks' rent</li> </ul>
9.2 Under the Residential Tenancies Act 1997, bond is:  <a href="https://www.consumer.vic.gov.au/housing/renting/rent-bond-bills-and-condition-reports/bond/bond-claims-and-refunds">https://www.consumer.vic.gov.au/housing/renting/rent-bond-bills-and-condition-reports/bond/bond-claims-and-refunds</a>  <a href="https://tenantsvic.org.au/advice/common-problems/bond/">https://tenantsvic.org.au/advice/common-problems/bond/</a>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Within 10 days of the rental agreement ending we will start the bond claim process with the Residential Tenancy Bond Authority.</li> <li>• If we disagree with the renter about a claim we make on the bond, either party can apply to VCAT to resolve the dispute.</li> </ul>
9.3 Refund of ingoing contribution:	Not applicable to RTA leases
9.4 Payment of a non-refundable ingoing contribution:	Not applicable to RTA leases
9.5 Costs payable by the resident on permanent departure (or deducted from the refundable ingoing contribution):	Not applicable to RTA leases
9.6 Estimated sale price ranges for all classes of units in the village:	Not applicable (leasehold/rental)

## 10. Ongoing charges

Type of unit:	Self-contained 1-bedroom unit
Current rates of ongoing charges for new residents:	Service charge & Rent reviewed annually
Rates (RV contracts):	Self-contained 1-bedroom unit: \$277.11 per fortnight (RV contracts). New maintenance charges are usually implemented on 1 January each year following the Annual Resident Meeting in accordance with the Retirement Village Act 1986.
Rates (RTA leases):	Self-contained 1-bedroom unit: \$494.94 per fortnight (RTA leases)

## 11. Financial management of the village

11.1 Village operating surplus or deficit for the last financial year:	\$13,065 surplus
11.2 Does the village have a long-term maintenance fund?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, balance of the maintenance fund at the end of the last financial year:	\$80,904

## 12. Capital gains or losses

If the unit is sold, does the resident share in any capital gain or loss? (not applicable to RTA leases)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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## 13. Reinstatement or renovation of the unit

Is the resident responsible for reinstatement or renovation of the unit on permanent departure?	If you pay level 2 or 3 ingoing contribution: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you pay level 1 ingoing contribution or are on an RT Act lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, the resident must pay for:	<ul style="list-style-type: none"> <li>• Patching and painting marked surfaces</li> <li>• Cleaning/replacement of floor coverings (e.g. carpet and vinyl)</li> <li>• Cleaning/replacement of all kitchen surfaces and appliances</li> <li>• Cleaning/replacement of all bathroom and laundry surfaces</li> <li>• Repair/replacement of any damaged fitting or fixture within unit</li> </ul> <p><b>Note:</b> 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>
Caps for 1-bedroom units:	These costs may be less but are capped for 1-bedroom units at: \$4,000 after 1 year \$6,000 after 2 years \$15,000 after 5 years \$30,000 after 10 years

## 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

Accredited under the Lifemark Village Scheme?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Accredited by the Australian Retirement Village Association?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Accredited under the International Retirement Community Accreditation Scheme?	<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?	<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 of charge within seven days of a request)**

Village site plan	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
The statutory statements and report presented to the previous annual meeting of the retirement village	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Examples of contracts that residents may have to enter into	<input checked="" type="checkbox"/> Yes <input 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:	1 January 2026
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