



Uniting Vic.Tas
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Daniel Gunson Memorial Homes 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

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 under the Residential Tenancies Act 1997.

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 or call 1800 466 359.

1. Location

Name and address of retirement village:	Daniel Gunson Memorial Homes, Corner Seehusen Ave & Church St, Bruthen
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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:	Units 1–12: 1973; Units 14–16: 2003

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 329 133
Date company or organisation became manager:	11 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 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).
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5. Number and size of residential options

5.1 Number of units by accommodation type:	12 one-bedroom units; 3 two-bedroom units (Total: 15)
5.2 Garages, carports or carparks:	Each unit has its own garage or carport (2-bedroom units are attached, 1 – bedroom units are separate) General car parking is available in villages for residents and 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

7.1 The following facilities are available to residents as at the date of this statement. 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	<ul style="list-style-type: none"> • Security lighting • BBQ area outdoors • Rear fencing/private yards • Limited caravan/boat parking facilities • Draught tolerant gardens
7.2 Does the village have an onsite or attached residential or aged care facility? 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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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"> • 2 weeks' rent in advance • A bond equal to 4 weeks' rent
9.2 Under the Retirement Villages Act 1986, if the resident must pay a refundable ingoing contribution:	No longer offered
For exiting resident, it is refunded:	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)
Under the Residential Tenancies Act 1997, bond is refunded: 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/	<ul style="list-style-type: none"> • A bond equal to 4 weeks' rent is payable and refunded unless there is a claim due to damage or other reasons allowed under the Residential Tenancies Act 1997. • 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 VCAT to resolve the dispute.
9.3 If the resident must pay a refundable ingoing contribution, is a fee deducted at permanent departure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, the departure fee is based on:	20% from ingoing fee per annum until expired
9.4 If the resident must pay a non-refundable ingoing contribution, the amount is:	<ul style="list-style-type: none"> • \$1,000 for a contribution towards the Manager's legal costs (payable at commencement) • (not applicable to RTA leases)
9.5 Costs paid by the resident on permanent departure, or deducted from the refundable ingoing contribution:	<ul style="list-style-type: none"> • A contribution to the long-term maintenance fund of: \$2,000 per annum – for a maximum of 5 years of residence • Reinstatement or renovation of your unit details outlined below in Section 13 • (not applicable to RTA leases)
9.6 Estimated sale price ranges for all classes of units in the village:	No longer offered

10. Ongoing charges

Type of unit:	Self-contained units
Current rates of ongoing charges for new residents:	Service charge & Rent reviewed annually
Rates:	(RV contracts) \$340.30 per fortnight - 1 bedroom \$383.12 per fortnight - 2 bedroom New maintenance charges are usually implemented on 1 January each year following the Annual Resident Meeting in accordance with the Retirement Village Act 1986. (RTA leases) \$359.96 per fortnight - 1 bedroom \$494.94 per fortnight - 2 bedroom

11. Financial management of the village

11.1 Village operating surplus or deficit for the last financial year:	\$13,611 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:	\$87,669

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 on permanent departure?	If paying an ingoing contribution (RV): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If on an RT Act lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, the resident must pay for: (not applicable to RTA leases)	<ul style="list-style-type: none"> • Patching and painting marked surfaces • Cleaning or replacement of floor coverings (e.g. carpet and vinyl) • Cleaning or replacement of all kitchen surfaces and appliances • Cleaning or replacement of all bathroom and laundry surfaces • Repair or 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

ifemark 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 of charge 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 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	<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
Planning permission for any further development of the village	<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:	1 January 2026
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