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## **Gardiner Lodge Retirement Village**

### **Information factsheet**

#### **Factsheet for loan-license 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.

## 1. Location

Name and address of retirement village:	Gardiner Lodge Retirement Village, 205 Burke Road, Glen Iris 3146
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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:	1984

## 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:	[Date not visible in preview]
3.2 Onsite representative available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <ul style="list-style-type: none"><li>• From early 2025 the onsite representative will change to being onsite 2.5 days per week during weekdays in addition to the presence on Saturdays and Sundays.</li><li>• Saturday from 12 noon to 3pm</li><li>• Sunday from 9am to 12 noon</li></ul>

## 4. Nature of ownership or tenure

Resident ownership or tenure of the units in the village is:	Loan-license or Loan-lease retirement village
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## 5. Number and size of residential options

5.1 Number of units by accommodation type:	40 two-bedroom units (Total: 40)
5.2 Garages, carports or carparks:	Each unit has its own car park separate from the unit. General car parking is available in the village 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

<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 and kitchenette</li><li>• Outdoor seating and table, and BBQ facilities</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 communal areas and village facilities including gas, water and electricity</li> <li>• payment of water service charges</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>• a commitment to provision and maintenance of all services and facilities that comply with or exceed required safety standards and undergo regular inspections</li> </ul> <ul style="list-style-type: none"> <li>• staff who will always be willing to listen to your concerns</li> <li>• staff available to respond to your telephone requests in a responsive and professional manner</li> <li>• staff willing to assist you locate personal support services you may require as your needs change over time</li> <li>• our commitment to engage with you in a respectful and friendly way 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 Ingoing contributions:	Refundable ingoing contribution: \$250,000 Non-refundable ingoing contribution: \$1,000 (Manager's legal costs at commencement)
9.2 Refund timing (for refundable ingoing contribution):	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?	Balance at end of last financial year: Yes <input type="checkbox"/> No
Departure fee basis:	6% per annum of ingoing contribution, capped at 8 years
9.4 Non-refundable ingoing contribution amount:	\$1,000 (Manager's legal costs at commencement)
9.5 Costs payable on permanent departure:	<ul style="list-style-type: none"> <li>• Long-term maintenance fund contribution: \$2,000 per annum (maximum 5 years)</li> <li>• Reinstatement or renovation of your unit (see Section 13)</li> </ul>
9.6 Estimated sale price ranges for all classes of units in the village:	Two-bedroom unit: \$250,000 (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
Two-bedroom unit:	\$456.27 per fortnight
<b>Note:</b> 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):	\$16,216 Surplus
11.2 Long-term maintenance fund?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Balance at end of last financial year:	\$96,386

## 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"> <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 fittings or fixtures</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>

**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. Uniting 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

Does the village have a residents committee established under the Retirement Villages Act 1986?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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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	<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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