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Gardiner Lodge Retirement Village Fact Sheet

Factsheet for loan-license or 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
- 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:	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 3000 ABN: 39 703 442 583
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2.2 Year construction started:	1984
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3. Management

3.1	<ul style="list-style-type: none">Name of company or organisation that manages the retirement village:ABN:Address:Telephone number:Date company or organisation became manager:	Uniting (Victoria & Tasmania) Limited 81 098 317 125 Level 4, 130 Lonsdale Street, Melbourne 3000 1800 329 133 1 January 2006
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3.2	Is there an onsite representative of the manager available for residents? If yes, the onsite representative is available on these days:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none">Monday from 9am to 5pmTuesday from 9am to 5pmWednesday from 9am to 5pmThursday from 9am to 5pmFriday from 9am to 5pmSaturday from 12 noon to 3pmSunday from 9am to 12 noon
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4. Nature of ownership or tenure

Resident ownership or tenure of the units in the village is:	<ul style="list-style-type: none">Lease (non-owner resident)
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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">• 40 two-bedroom units• 40 in total
5.2	Garages, carports or carparks:	<p><input type="checkbox"/> Each unit has its own garage or carport</p> <ul style="list-style-type: none"><input type="checkbox"/> attached to the unit<input type="checkbox"/> separate from the unit. <p><input checked="" type="checkbox"/> Each unit has its own car park space</p> <ul style="list-style-type: none"><input type="checkbox"/> adjacent to the unit<input checked="" type="checkbox"/> separate from the unit. <p><input type="checkbox"/> General car parking is available in the village for residents and visitors.</p> <p><input type="checkbox"/> Other (<i>specify</i>)</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.
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">• Community room with lounge and kitchenette	<ul style="list-style-type: none">• Outdoor seating and table, and BBQ facilities
<ul style="list-style-type: none">• The village is 2 kilometres from the Glenferrie Road shopping area with extensive facilities, cafes, shops & services. The tram is 20 metres from the village on High St Rd.	
7.2	Does the village have an onsite or attached residential or aged care facility?
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 <i>Aged Care Act 1997</i> .	

8. Services

8.1 Services provided to all village residents (funded from the recurrent service charge paid by residents):	<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 the communal areas and village facilities including for gas, water and electricity• payment of water service charges and usage for individual units• 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
In addition	<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
8.2 Are optional services provided or made available to residents on a user-pays basis?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, the list of current services and fees is attached. <ul style="list-style-type: none">• Private Gardening• Uniting Home Care Support Service Referral

9. Entry costs and departure entitlement

<p>9.1 The resident must pay:</p>	<ul style="list-style-type: none"> • a refundable in-going contribution • a non-refundable in-going contribution
<p>9.2 If the resident must pay a refundable in-going contribution:</p> <p>The amount is:</p> <p>It is refunded:</p>	<p>\$250,000</p> <ul style="list-style-type: none"> • within 14 days of the next resident taking possession of the unit • within 14 days of receipt of the next in-going contribution • within six months of permanent departure, <p>whichever is the earliest.</p>
<p>9.3 If the resident must pay a refundable in-going contribution, is a fee deducted at permanent departure?</p> <p>If yes, the departure fee is based on:</p>	<p><input checked="" type="checkbox"/> Yes No</p> <p>6% per annum – for a maximum of 8 years of residence of your in-going contribution</p>
<p>9.4 If the resident must pay a non-refundable in-going contribution, the amount is:</p>	<ul style="list-style-type: none"> • \$1,000 for a contribution towards the Manager’s legal costs (payable at commencement)
<p>9.5 These costs must be paid by the resident on permanent departure, or are deducted from the refundable in-going contribution:</p>	<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
<p>9.6 The estimated sale price ranges for all classes of units in the village (on a reinstated or renovated basis) are:</p>	<ul style="list-style-type: none"> • Two-bedroom unit: \$250,000

10. Ongoing charges

10.1 The current rates of ongoing charges for new residents:

Type of unit	Maintenance charge
Self-contained unit:	<ul style="list-style-type: none">\$436.16 per fortnight <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>

11. Financial management of the village

11.1 • The village operating surplus or deficit for the last financial year is:

\$40,060 deficit (associated with residents who are on inherited pre 2007 contracts. This will continue to be underwritten by Uniting (Victoria and Tasmania) Limited from cash reserves for the length of the inherited contracts).

11.2 Does the village have a long-term maintenance fund?

Yes No

If yes:

\$79,619

- 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

13. Reinstatement or renovation of the unit

Is the resident responsible for reinstatement or renovation of the unit on permanent departure?

Yes No

If yes, the resident must pay for:

Patching and painting any 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

Whether to clean or replace depends on if cleaning will return the item to an as new state that would appeal to a new resident. Surfaces that are worn or damaged will generally need replacement.

14. Insurance

14.1 Is the village owner or manager responsible for arranging any insurance cover for the village? Yes No

If yes, the village owner or manager is responsible for these insurance policies:

- Buildings Cover
- Public Liability Cover

14.2 Is the resident responsible for arranging any insurance cover? Yes No

If yes, the resident is responsible for these insurance policies:

- Contents Cover on their possessions, if they wish

15. Security

Does the village have a security system? Yes No

16. Emergency system

Does the village have an emergency help system? Yes No

If yes:

- the emergency help system details are:
- the emergency help system is monitored between:

MEPACS

24 hours a day, 7 days per week.

17. Resident restrictions

17.1 Are residents allowed to keep pets? Yes No

If yes, any restrictions or conditions on pet ownership are available on request.

17.2 Are there restrictions on **residents'** car parking in the village? Yes No

If yes, details of parking restrictions are available on request.

17.3 Are there any restrictions on **visitors'** car parking in the village? Yes No

If yes, details of parking restrictions are available on request.

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)? Yes No
- by the Australian Retirement Village Association? Yes No
- under the International Retirement Community Accreditation Scheme (administered by Quality Innovation Performance and initiated by Leading Age Services Australia)? Yes No

19. Resident input

Does the village have a residents committee established under the *Retirement Villages Act 1986*? Yes No

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?

- No Fee

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
- Plans of any units under construction
- 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
- Planning permission for any further development of the village
- Village dispute resolution documents

Declaration: The information in this factsheet is correct as at *01 January 2024*.