



Uniting Vic.Tas
ABN 81 098 317 125

160 Whitehorse Road
Blackburn VIC 3130

T 1800 466 359
E retirementliving@vt.uniting.org

St Andrews Close Retirement Village

Information factsheet

Factsheet for 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; 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.

1. Location

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| Name and address of retirement village: | St Andrews Close, 4 Niel Street, Stratford Victoria 3862 |
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2. Ownership

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| 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 |
| 2.2 Year construction started: | 2011 |

3. Management

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| 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 3000 |
| Telephone number: | 1800 466 359 |
| Date became manager: | 29 January 2021 |
| 3.2 Onsite representative available: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

4. Nature of ownership or tenure

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| Resident ownership or tenure of the units in the village is: | Lease (non-owner resident) — Loan-Lease factsheet |
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5. Number and size of residential options

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| 5.1 Number of units by accommodation type: | 10 two-bedroom units (Total: 10) |
| 5.2 Garages, carports or carparks: | Each unit has its own garage attached to the unit. General car parking is available in the village for residents and visitors. |

6. Planning and development

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

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

8. Services

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| <p>8.1 Services funded from the recurrent service charge:</p> | <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 communal areas and village facilities including gas, water and electricity • payment of water service charges • 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 |
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| 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 Optional services (user-pays): | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Current optional services and fees: | <ul style="list-style-type: none"> • 24/7 Personal Alarm Service • Private Gardening • Uniting Home Care Support Service referral |

9. Entry costs and departure entitlement (Loan-Lease)

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| 9.1 Ingoing contributions: | Refundable ingoing contribution: \$210,000 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? | <input checked="" type="checkbox"/> 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"> • Long-term maintenance fund contribution: \$2,000 per annum (maximum 5 years) • Reinstatement or renovation of your unit (see Section 13) |
| 9.6 Estimated sale price ranges (reinstated/renovated basis): | Two-bedroom unit: \$210,000 (reinstated/renovated basis) |

10. Ongoing charges

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| 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: | \$336.64 per fortnight |
| Note: 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

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| 11.1 Operating surplus/deficit (last financial year): | \$6,114 surplus |
| 11.2 Long-term maintenance fund? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Balance at end of last financial year: | \$33,870 |

12. Capital gains or losses

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| 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

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| 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"> • Patching and painting marked surfaces • Cleaning/replacement of floor coverings (e.g. carpet and vinyl) • Cleaning/replacement of all kitchen surfaces and appliances • Cleaning/replacement of all bathroom and laundry surfaces • Repair/replacement of any damaged fittings or fixtures <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

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| 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

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| Does the village have a security system? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
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16. Emergency system

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| 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

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| 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

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| 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

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| 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

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|---|---|
| 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 within seven days of a request)

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| 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

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| The information in this factsheet is correct as at: | 1 January 2026 |
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