

St Andrews Close - Stratford

Factsheet for loan-licence 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 contract 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:	St. Andrews Close Retirement Village 4 Niel Street Stratford, Victoria 3862
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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):	Uniting (Victoria and Tasmania) Limited 130 Lonsdale Street, Melbourne, Victoria
2.2	Year construction started:	2011

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 and Tasmania) Limited 81 098 317 125 130 Lonsdale Street, Melbourne, Victoria (03) 5144 7777 2011
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:	<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">• 10 two-bedroom units• 10 in total
5.2 Garages, carports or car parks:	<div><input checked="" type="checkbox"/> Each unit has its own garage or carport<ul style="list-style-type: none"><input checked="" type="checkbox"/> attached to the unit<input type="checkbox"/> separate from the unit.</div> <div><input checked="" type="checkbox"/> General car parking is available in the village for residents and visitors.</div>

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">• BBQ area outdoors• Security lighting• Draught tolerant native	<ul style="list-style-type: none">• Communal vegetable patch• Limited caravan/boat parking facilities	<ul style="list-style-type: none">• BBQ area outdoors• Security lighting• Draught tolerant native

gardens	• Rear fencing/private yards	gardens
•		•
7.2 Does the village have an onsite or attached residential or aged care facility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

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">• Lawn maintenance and gardening• All maintenance and repairs on fittings & fixtures internally & externally• Maintenance and running costs associated with the facility• Shire rates• Water and sewerage service rates• Security and driveway lighting electricity costs• Administration
8.2 Are optional services provided or made available to residents on a user-pays basis? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

9. Entry costs and departure entitlement

9.1 The resident must pay:	<ul style="list-style-type: none">• a refundable in-going contribution• a non-refundable in-going contribution
9.2 If the resident must pay a refundable in-going contribution:	
• the amount is:	\$210,000

<ul style="list-style-type: none"> It is refunded: 	<ul style="list-style-type: none"> 14 days of the next resident taking possession of the unit 14 days of receipt of the new in- going contribution at expiration of six months of permanent departure <p>whichever is the earliest.</p>
<p>9.3</p> <p>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>	<div style="display: flex; align-items: center;"> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </div> <ul style="list-style-type: none"> 6% per annum - for a maximum number of 8 years of residence of your in-going contribution
<p>9.4</p> <p>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</p> <p>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: <ul style="list-style-type: none"> \$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</p> <p>The estimated sale price ranges for all classes of units in the village (on a reinstated or renovated basis) as at 1 January 2023 are:</p>	<ul style="list-style-type: none"> 2-bedroom unit: \$210,000

10. Ongoing charges

10.1 The current rates of ongoing charges for new residents:

Type of unit	Service charge
Self-contained unit:	<ul style="list-style-type: none"> • \$314.38 per fortnight <p>New service 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	<p>The village operating surplus or deficit for the last financial year is:</p> <p style="text-align: right;">\$5,717 deficit</p>	
11.2	Does the village have a long-term maintenance fund?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <p style="text-align: right;">\$9,696</p>

12. Capital gains or losses

<p>If the unit is sold, does the resident share in any capital gain or loss on the resale of their unit?</p>		<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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13. Reinstatement or renovation of the unit

<p>Is the resident responsible for reinstatement or renovation of the unit on permanent departure?</p> <p>If yes, the resident must pay for:</p>	<p><input checked="" type="checkbox"/> Yes No</p> <ul style="list-style-type: none"> • Patching and painting any marked surfaces • Cleaning or replacement of floor coverings (e.g. carpet and vinyl) • Cleaning or replacement of all
	<p>kitchen surfaces and appliances</p> <ul style="list-style-type: none"> • Cleaning or replacement of all bathroom and laundry surfaces • Repair or replacement of any damaged fitting or fixture within <input type="checkbox"/> 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 <input type="checkbox"/> replacement.

14. Insurance

<p>14.1 Is the village owner or manager responsible for arranging any insurance cover for the village?</p> <p>If yes, the village owner or manager is responsible for these insurance policies:</p>	<p><input checked="" type="checkbox"/> Yes No</p> <p><input type="checkbox"/></p> <p>Building Insurance Public Liability Cover</p>
<p>14.2 Is the resident responsible for arranging any insurance cover?</p> <p>If yes, the resident is responsible for these insurance policies:</p>	<p><input checked="" type="checkbox"/> Yes No</p> <p>Contents insurance</p>

15. Security

Does the village have a security system? Yes ☒ No

16. Emergency system

Does the village have an emergency help system? Yes ☒ No

17. Resident restrictions

17.1 Are residents allowed to keep pets? ☒ Yes ☐ No

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

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

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)?

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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

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.

20. Waiting list

Does the village have a waiting list for entry?

Yes ☒ No

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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).

[Note: Mark which applies with an X]

- ☐ 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 January 2024.