



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
- 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:	Rosebud Village 287-323 Bayview Road Rosebud VIC 3939
---	---

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):	Baptist Village Baxter Ltd 8 Robinsons Road Frankston South VIC 3199
2.2 Year construction started:	1981

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:	Baptist Village Baxter Ltd on behalf of Rosebud Retirement Village Services Association Inc (No. A0034012Z) 96 006 640 544 8 Robinsons Road Frankston South VIC 3199 03 5971 1349 Rosebud 03 5971 6360 6 th April 2018
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 to Friday from 8 am to 4 pm, Excluding Public Holidays

4. Nature of ownership or tenure

Resident ownership or tenure of the units in the village is:

- Lease(non-owner resident)

5. Number and size of residential options

5.1 Number of units by accommodation type:

- 25 one-bedroom units
- 3 one bedroom + study units
- 77 two-bedroom units
- 105 in total

5.2 Garages, carports or carparks:

- ~~Each unit has its own garage or carport~~
 - ~~attached to the unit~~
 - ~~separate from the unit.~~
- ~~Each unit has its own car park space~~
 - ~~adjacent to the unit~~
 - ~~separate from the unit.~~
- General car parking is available in the village for residents and visitors.
- Other (*specify*) Carports are available for rent on an annual basis.
- ~~No garages, carports or car parking are provided.~~

6. Planning and development

Has planning permission been granted for further development of the village?

Yes No

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.

- Activities or games room (visitors must be accompanied by a resident)
- Arts and crafts room
- BBQ area outdoors
- Billiards room
- Bowling green [indoor]
- Community room or centre
- Hairdressing or beauty room
- Library
- Medical consultation room
- Separate lounge in community centre
- Village bus
- Workshop

7.2 Does the village have an onsite or attached residential or aged care facility? Yes 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 *Aged Care Act 1997*.

8. Services

8.1 Services provided to all village residents (funded from the recurrent service charge paid by residents):

- Annual auditing of village accounts
- Cleaning and maintenance of communal areas and facilities
- Community bus
- Emergency call system
- Essential safety measures
- Garbage disposal
- Management and administration services
- Nurse;
- Maintenance of the common grounds and gardens
- Pest Control; and
- Village Manager

8.2 Are optional services provided or made available to residents on a user-pays basis? Yes No
If yes, the list of current services and fees is attached.

9. Entry costs and departure entitlement

<p>9.1 The resident must pay:</p> <p>9.2 If the resident must pay a refundable in-going contribution:</p> <ul style="list-style-type: none">the range is: <p>It is refunded:</p>	<ul style="list-style-type: none">a refundable in-going contribution <p>\$200,000 to \$350,000</p> <ul style="list-style-type: none">Other (<i>specify</i>) The lease provides payment on the earliest to occur of 14 days after the next resident takes possession of the unit, 14 days of receipt of the next in-going contribution and 6 months of permanent departure.
<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 <input type="checkbox"/> No</p> <ul style="list-style-type: none">other basis (<i>specify</i>) 6% of your in-going contribution per year or part of a year (rounded up to the next whole year) of your residence, provided that the departure fee is not less than 12% and not more than 30% of your in-going contribution.
<p>9.4 If the resident must pay a non-refundable in-going contribution, the amount is:</p>	<ul style="list-style-type: none">Negotiated on an individual basis for residents in circumstances of economic hardship who do not have enough assets to purchase a standard lease agreement
<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">Other costs (<i>specify</i>):Asset Replenishment fee of \$2,000 for each year or part of a year of residence (rounded up to the next whole year) to a maximum of \$10,000Administrative fee of 2% of your in-going contributionAny money owing by you under your residence contract and/or management contract or otherwise

	<ul style="list-style-type: none"> • Any GST on all moneys payable to the Owner • Any costs reasonably incurred by the Owner in carrying out any works to bring the premises to the standard required by the management contract.
9.6	<p>The estimated sale price ranges for all classes of units in the village (on a reinstated or renovated basis) as at 6th April 2018 are:</p> <ul style="list-style-type: none"> • 1 bedroom unit: \$200,000 • 2 bedroom unit: \$300,000 • 1 bedroom + study:\$350,000

10. Ongoing charges

10.1 The current rates of ongoing charges for new residents:		
Type of unit	Service charge	Long term maintenance fund charge
Self-contained unit:	<ul style="list-style-type: none"> • \$486 per month 	

11. Financial management of the village

11.1	The village operating surplus or deficit for the last financial year is:	\$7,307 surplus
11.2	Does the village have a long-term maintenance fund?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If yes:	\$224,531
	<ul style="list-style-type: none"> • the balance of the maintenance fund at the end of the last financial year was: 	

12. Financial management of the owners corporation

12.1 • The surplus or deficit was, at the end of the: \$ _____ surplus/deficit

- last financial year

Refer to paragraph 11.1 above, the residents of the village pay service fees and do not pay any owners corporation fees

12.2 Does the owners corporation have a long-term maintenance **plan**? Yes No

A long term maintenance plan is in the process of being developed

12.3 Does the owners corporation have a long-term maintenance **fund**? Yes No

If yes:

- The balance of the maintenance fund was, at the end of the:
 - last financial year

Refer to paragraph 11.2 above

13. Capital gains or losses

If the unit/trust unit/company share is sold, does the resident share in any capital gain or loss? Yes No

14. 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:

Reinstatement or renovation of the unit only to restore it to the standard required by the Management Contract.

15. Insurance

15.1 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:

The Village has insurance policies for buildings, fixtures and fittings, public liability, professional indemnity

15.2 Is the resident responsible for arranging any insurance cover?

Yes No

It is recommended that Residents maintain insurance for their own personal contents against loss, theft, damage and destruction

16. Security

Does the village have a security system?

Yes No

17. Emergency system

Does the village have an emergency help system?

Yes No

If yes:

• the emergency help system details are:

INS Emergency call system to each unit and various locations throughout the community centre. Calls are answered offsite by a Registered Nurse who responds to the emergency as appropriate and notifies the emergency services or village management where required.

• the emergency help system is monitored between:

12am and 11:59pm 7 days per week.

18. Resident restrictions

18.1 Are residents allowed to keep pets? Yes No
If yes, any restrictions or conditions on pet ownership are available on request.

18.2 Are there restrictions on **residents'** car parking in the village? Yes No
If yes, details of parking restrictions are available on request.

18.3 Are there any restrictions on **visitors'** car parking in the village? Yes No
If yes, details of parking restrictions are available on request.

19. 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

20. Resident input

Does the village have a residents committee established under the *Retirement Villages Act 1986*? Yes No There is a committee of management for Rosebud Retirement Village Services Association Inc

21. Waiting list

Does the village have a waiting list for entry?

Yes No

If yes:

- what is the fee to join the waiting list?

- Fee of \$2,000

- is the waiting list fee refundable on entry to the village?

Yes No

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 *17th April 2018*.



FACTSHEET: OPTIONAL SERVICES LIST (AS AT 17.04.18)

Description	Cost
Doctor (GP) consultations	Varies, depending on the service
Hairdressing services	Varies, depending on the service
Community Care Services can be arranged (Government funded and private services)	Varies, depending on the service