

## Kirkpatrick Retirement Village Factsheet

**October 2023 : Uniting is no longer offering any new Lifetime Leasehold and Management contracts with an Ingoing Contribution for this Retirement Village.**

**As units become available for occupation, they will be made available for rent. For further enquiries, please contact Uniting Housing Services at [housingservices@vt.uniting.org](mailto:housingservices@vt.uniting.org) or 1800 466 359.**

### **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
- 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: | Kirkpatrick Village<br>10-14 Orion Street, Vermont 3133 |
|---|---|

## 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 & Tasmania) Limited<br><br>Level 4, 130 Lonsdale Street,<br>Melbourne 3000<br>ABN: 81 098 317 125 |
| 2.2 | Year construction started:   | 1972  |

## 3. Management

|     |   |   |
|-----|---|---|
| 3.1 | <ul style="list-style-type: none"><li>Name of company or organisation that manages the retirement village:</li><li>ABN:</li><li>Address:</li><li>Telephone number:</li><li>Date company or organisation became manager:</li></ul> | Uniting (Victoria & Tasmania) Limited<br><br>81 098 317 125<br><br>Level 4, 130 Lonsdale Street,<br>Melbourne 3000<br><br>1800 466 359<br><br>29 January 2021 |
| 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 are: | <ul style="list-style-type: none"><li>A Lifetime Lease in accordance with the Retirement Villages Act 1986 (non-owner resident) or</li><li>A renewable rental lease in accordance with the Residential Tenancies Act 1997 (rental)</li></ul> |
|---|--|

## 5. Number and size of residential options

|     |  |  |
|-----|--|--|
| 5.1 | Number of units by accommodation type: | <ul style="list-style-type: none"><li>6 one-bedroom units</li><li>6 in total</li></ul> |
|-----|--|--|

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*)  
 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.

- Community room
- BBQ area outdoors

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

|   |   |
|---|---|
| <p>8.1 Services provided to all village residents (funded from the recurrent service charge paid by residents):</p> | <ul style="list-style-type: none"> <li>• annual auditing of village accounts</li> <li>• cleaning and maintenance of communal areas and facilities</li> </ul>  |
|   | <ul style="list-style-type: none"> <li><input type="checkbox"/> maintenance and care of communal lawns and gardens</li> <li><input type="checkbox"/> management and administration services</li> <li>• payment of all rates, taxes and charges for the communal areas and village facilities including for gas, water and electricity</li> <li><input type="checkbox"/> 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> |
| <p>In addition</p>  | <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</li> <li><input type="checkbox"/> 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, the list of current services and fees is attached.</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 Residents entering under a *Retirement Village Act 1986* on a lifetime Lease must pay:

**Units are offered under Residential Tenancies Act 1997**

Residents entering the village on a lease under the *Residential Tenancies Act 1997* must pay:

- No longer offered
- 2 weeks Rent in Advance and
- A bond equal to 4 weeks Rent

9.2 **Under the Retirement Villages Act 1986**, if the resident must pay a refundable in-going contribution:

**Under the Residential Tenancies Act 1997:**

Bond is refunded:

- No longer offered
- A Bond equal to 4 weeks rent is payable and refunded unless we make a claim due to damage or other reasons allowed under the *Residential Tenancies Act 1997*
- Within 10 days of the rental agreement ending we will start the bond claim process with the Residential Tenancy Bond Authority
- If we disagree with the renter about a claim we make on the bond, either party can apply to VACT to resolve the dispute.
- For more information:

<https://www.consumer.vic.gov.au/housing/renting/rent-bond-bills-and-condition-reports/bond/bond-claims-and-refunds>

<http://tenantsvic.gov.au/advice/common-problems/bond>

|     |   |                              |
|-----|---|------------------------------|
| 9.3 | Refund of Ingoing Contribution  | Not applicable to RTA leases |
| 9.4 | Payment of a <b>non- refundable</b> in-going contribution               | Not applicable to RTA leases |
| 9.5 | The costs must be paid by the resident on permanent departure           | Not applicable to RTA leases |
| 9.6 | The estimated sale price ranges for all classes of units in the village | Not applicable to RTA leases |

## 10. Ongoing charges

| 10.1 The current rates of ongoing charges for new residents: |   |
|--|---|
| Type of unit   | Maintenance charge & Rent reviewed annually   |
| Self-contained one-bedroom unit                              | <ul style="list-style-type: none"> <li>\$223.44 per fortnight</li> <li>\$554.92 per fortnight for RTA leases</li> </ul> <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 | <ul style="list-style-type: none"> <li>The village operating surplus or deficit for the last financial year is:</li> </ul>               | <ul style="list-style-type: none"> <li>\$15,592 deficit</li> </ul>  |
| 11.2 | Does the village have a long-term maintenance fund?  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|      | If yes: <ul style="list-style-type: none"> <li>the balance of the maintenance fund at the end of the last financial year was:</li> </ul> | <ul style="list-style-type: none"> <li>\$9,572</li> </ul>           |

---

## 12. Capital gains or losses

|   |  |
|---|--|
| If the unit is sold, does the resident share in any capital gain or loss? | Yes <input checked="" type="checkbox"/> No |
|---|--|

## 13. Reinstatement or renovation of the unit

|   |  |
|---|--|
| Is the resident responsible for reinstatement or renovation of the unit on permanent departure? | Yes <input checked="" type="checkbox"/> No |
|---|--|

## 14. Insurance

|   |  |
|---|--|
| 14.1 Is the village owner or manager responsible for arranging any insurance cover for the village? | <input checked="" type="checkbox"/> Yes No |
|---|--|

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

Buildings Cover  
Public Liability Cover

|   |  |
|---|--|
| 15.2 Is the resident responsible for arranging any insurance cover? | <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> No |
|--|--|

---

## 16. Emergency system

|   |   |
|---|---|
| Does the village have an emergency help system?   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |
| If yes:   | Emergency help system available upon resident's request, via MEPACS. Resident responsible for monthly monitoring fee. |
| • the emergency help system details are:          |   |
| • the emergency help system is monitored between: | 24 hours a day 7 days a week.   |

## 17. Resident restrictions

|  |   |
|--|---|
| 17.1 Are residents allowed to keep pets?<br>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 <b>residents'</b> car parking in the village?<br>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 <b>visitors'</b> car parking in the village?<br>If yes, details of parking restrictions are available on request. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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)? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • by the Australian Retirement Village Association?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |



- under the International Retirement Community Accreditation Scheme (administered by Quality Innovation Performance and initiated by Leading Age Services Australia)?

## 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

If yes:

- what is the fee to join the waiting list?

**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 1 January 2025.**