

## 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](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:	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"><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 and Tasmania) Limited  81 098 317 125  130 Lonsdale Street, Melbourne, Victoria  1800 466 359  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:

- Lease (non-owner resident)

## 5. Number and size of residential options

5.1 Number of units by accommodation type:

- 10 two-bedroom units
- 10 in total

5.2 Garages, carports or carparks:

- Each unit has its own garage or carport
  - attached to the unit
  - separate from the unit.
- General car parking is available in the village for residents and visitors.

## 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.

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

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"> <li>• Lawn maintenance and gardening</li> <li>• All maintenance and repairs on fittings &amp; fixtures internally &amp; externally</li> <li>• Maintenance and running costs associated with the facility</li> <li>• Shire rates</li> <li>• Water and sewerage service rates</li> <li>• Security and driveway lighting electricity costs</li> <li>• Administration</li> </ul>
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"> <li>• a <b>refundable</b> in-going contribution</li> <li>• a <b>non-refundable</b> in-going contribution</li> </ul>
9.2 If the resident must pay a <b>refundable</b> in-going contribution:	
• the amount is:	\$210,000

- It is refunded:
    - 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
- whichever is the earliest.

9.3

If the resident must pay a **refundable** in-going contribution, is a fee deducted at permanent departure?

Yes  No

If yes, the departure fee is based on:

- 6% per annum - for a maximum number of 8 years of residence of your in-going contribution

9.4 If the resident must pay a **non-refundable** in-going contribution, the amount is:

- \$1,000 for a contribution towards the Manager's legal costs (payable at commencement)

9.5 These costs must be paid by the resident on permanent departure, or are deducted from the refundable in-going contribution:

- 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

9.6 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:

- 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"> <li>• \$314.38 per fortnight</li> </ul> <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	The village operating surplus or deficit for the last financial year is:	\$5,717 deficit
11.2	Does the village have a long-term maintenance fund?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No \$9,696

## 12. Capital gains or losses

If the unit is sold, does the resident share in any capital gain or loss on the resale of their unit?	Yes <input checked="" type="checkbox"/> No
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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>	<input checked="" type="checkbox"/> Yes    No
<p>If yes, the resident must pay for:</p>	<ul style="list-style-type: none"> <li>• Patching and painting any marked surfaces</li> <li>• Cleaning or replacement of floor coverings (e.g. carpet and vinyl)</li> <li>• Cleaning or replacement of all</li> </ul>
<p>kitchen surfaces and appliances</p>	<ul style="list-style-type: none"> <li>• Cleaning or replacement of all bathroom and laundry surfaces</li> <li>• Repair or replacement of any damaged fitting or fixture within <input type="checkbox"/> unit</li> </ul>
<ul style="list-style-type: none"> <li>• 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.</li> </ul>	

## 14. Insurance

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

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

Yes  No

Yes  No

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

**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.**