



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 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.

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:	The Village Baxter 8 Robinsons Road Frankston South VIC 3199
---	--

2. Ownership

2.1	Name and address of the owner of the land on which the retirement village facilities are located	Baptist Village Baxter Ltd 8 Robinsons Road Frankston South VIC 3199
2.2	Year construction started:	1973

3. Management

3.1	<ul style="list-style-type: none">Name of company that manages the retirement village:ABN:Address:Telephone number:Date company became manager:	Baptist Village Baxter Ltd 96006640544 8 Robinsons Road Frankston South 3199 03 59 711 349 1986
3.2	Is there an onsite representative of the manager available for residents?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, the onsite representative is available on these days:	<ul style="list-style-type: none">Monday to Friday from 8:30am to 4:30pm (excluding public holidays)

4. Nature of ownership or tenure

Resident ownership or tenure of the units in the village is:	Licence (non-owner resident)
--	------------------------------

5. Number and size of residential options

5.1	Number of units by accommodation type:	<ul style="list-style-type: none">1 bedsitters80 one-bedroom units338 two-bedroom units40 three-bedroom units459 in total
5.2	Garages, carports or carpark:	<input checked="" type="checkbox"/> A limited number of units have a garage <input checked="" type="checkbox"/> attached to the unit <input checked="" type="checkbox"/> General car parking is available in the village for residents and visitors. <input checked="" type="checkbox"/> Other: A limited number of garages and carports are available for rent

6. Planning and development

Has planning permission been granted for further development of the village? Yes No

Note: See the notice at the end of this factsheet regarding inspection of the permission document.

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
- Arts and crafts room
- BBQ area outdoors
- Billiards room
- Bowling green
- Chapel
- Communal laundry
- Croquet green
- Internet Cafe
- Community room or centre
- Café
- Gym
- Hairdressing or beauty room
- Library
- Medical consultation room
- Restaurant
- Shop
- Separate lounge in community centre
- Village bus
- Workshop
- Pottery workshop
- Painting room
- Computer Club
- Darts
- Table Tennis

7.2 Does the village have an onsite or attached 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
- maintenance and care of communal lawns and gardens
- management and administration services
- payment of all rates, taxes and charges for the communal areas and village facilities including for gas, water and electricity

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 available from our Home Care Department.

9. Entry costs and departure entitlement

9.1	The resident must pay:	<ul style="list-style-type: none"> a refundable in-going contribution
9.2	If the resident must pay a refundable in-going contribution:	<ul style="list-style-type: none"> the range is: \$ 160,000 to \$410,000 <p>It is refunded:</p> <ul style="list-style-type: none"> 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. Current Village policy is to refund the amount upon vacation of the Unit and return of the keys.
9.3	If the resident must pay a refundable in-going contribution, is a fee deducted at permanent departure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <p>If yes, the departure fee is based on:</p> <ul style="list-style-type: none"> 6% per annum - for a maximum number of 5 years of residence - of: <ul style="list-style-type: none"> your in-going contribution other: Deferred Fee shall be no less than 12% and no more than 30% of the Capital Sum
9.4	If the resident must pay a non-refundable in-going contribution, the amount is:	<ul style="list-style-type: none"> negotiated on an individual basis for residents in situations of economic hardship where they do not have enough assets to purchase a standard licence agreement
9.5	These costs must be paid by the resident on permanent departure, or are deducted from the refundable in-going contribution:	<p>Other costs:</p> <ul style="list-style-type: none"> Asset Replenishment Fee - \$2,000 for each year of the term of this agreement (or part thereof) to a maximum of \$10,000 Administrative Fee: 2.0% of the Capital Sum
9.6	The estimated sale price ranges for all classes of units in the village (on a reinstated or renovated basis) as at 1 July 2014 are:	<ul style="list-style-type: none"> Bedsitters: \$160,000 1 bedroom unit: \$165,000 to \$250,000 2 bedroom unit: \$195,000 to \$355,000 3 bedroom unit: \$360,000 to \$410,000

10. Ongoing charges

10.1	The current rates of ongoing charges for new residents:	
	Type of unit	Service charge
	All Units:	<ul style="list-style-type: none"> \$542 per month (as at 1st July 2016)

11. Financial management of the village

11.1	The village operating deficit for the last financial year is:	\$133,682 deficit (2014-15 year)
11.2	Does the village have a long-term maintenance fund?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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?	<input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	No, unless a resident has made an alteration or addition with written management approval.	

14. Insurance

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, the village owner or manager is responsible for these insurance policies:	Public Liability, Building and up to \$10,000 contents
14.2	Is the resident responsible for arranging any insurance cover?	<input checked="" type="checkbox"/> Yes if the resident wishes to have more than \$10,000 contents insurance

15. Security

	Does the village have a security system?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Security cameras are located throughout the Village	

16. Emergency system

	Does the village have an emergency help system?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If yes:	
	• the emergency help system details are:	Emergency call button in all units
	• 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?	<input checked="" type="checkbox"/> Yes - Cats and birds with written permission, no dogs
17.2	Are there restrictions on residents' car parking in the village?	<input checked="" type="checkbox"/> Yes Parking in parking bays only and not on grass or roadways.

17.3 Are there any restrictions on **visitors'** car parking in the village? Yes Parking in parking bays only and not on grass or roadways.

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)? 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

20. Waiting list

- Does the village have a waiting list for entry? Yes
- 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

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
- Examples of contracts that residents may have to enter into
- Planning permission for any further development of the village
- Village dispute resolution documents

The above documents are also available on the village website www.villagebaxter.com

Declaration: The information in this factsheet is correct as at 1 July 2016.