

## 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 John's Retirement Village 45 Park Lane, Somerville, Victoria 3912
---	---

### 2. Ownership

2.1 Name and address of the owner of the land on which the retirement village facilities are:	St John's Retirement Centre 45 Park Lane, Somerville, Victoria 3912
---	--

located (company / organisation / owners corporation):

2.2 Year construction started: 1982

### 3. Management

3.1

- Name of company or organisation that manages the retirement village: St John's Retirement Centre
- ABN: 96 006 095 478
- Address: 45 Park Lane, Somerville, Victoria 3912
- Telephone number: 5977 6955
- Date company or organisation became manager: 1982

3.2 Is there an onsite representative of the manager available for residents?  Yes  No

If yes, the onsite representative is available on these days:

- Seven days a week, 24 hours a day

### 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:

138 Independent Living Units  
20 Serviced Apartments  
158 in Total

Independent Living Units

- 9 x 1-Bed
- 71 x 2-Bed
- 8 x 2-Bed, Garage
- 33 x 2-Bed, Power Room, Gargage
- 10 x 2-Bed, Study, Gargage
- 7 x 2-Bed, Study, Powder Room, Garage

Serviced Apartments

- 16 x single serviced apartments
- 4 x double serviced apartments

5.2 Garages, carports or carpark:

- The Village has a number of carports and garages which may be available by separate agreement with the Village owner.
- General car parking is available in the village for residents and visitors.
- Some units have garages attached.

## 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.

- |                             |                             |                                       |
|-----------------------------|-----------------------------|---------------------------------------|
| • Arts and crafts room      | • Dining room               | • Separate lounge in community centre |
| • Arts and craft activities | • Exercise class            | • Super club                          |
| • Bible study               | • Exercise equipment        | • Coffee club                         |
| • Billiards / pool          | • Tai Chi class             | • Table tennis                        |
| • Cards and games           | • Hairdressing salon        | • Theatre                             |
| • Choir                     | • Indoor bowls              | • Village bus                         |
| • Christian Fellowship      | • Kiosk                     | • Workshop                            |
| • Communion                 | • Library                   | • Drama group                         |
| • Community room or centre  | • Medical consultation room |                                       |

7.2 Does the village have an onsite or attached residential or aged care facility?  Yes  No

## 8. Services

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

### Administration

- Administration and management of the

residents):

Village including responsibility for salaries and on costs of the Management and staff of the Village

- Maintenance, operation and lease of any Village motor vehicles

### **Amenity Controls**

Responsibility for:

- Traffic control
- Parking
- Garbage and waste disposal
- Lighting, power and other services of and to the Community Centres and all communal areas and facilities of the Village.

### **Legal**

- Compliance with the Retirement Villages Act 1986
- Provision of Property and Public Liability Insurance for the Community Centres and all communal areas and facilities of the Village and for the respective interests of the Owner and the Resident in the Premises.

### **Maintenance**

Responsibility for the maintenance and repair of:

- Garden beds, edges and lawns of all communal areas of the Village
- External street lighting
- Paths, driveways and car parks
- Signage
- Smoke detection system
- Notified damage to premises in accordance with residence contract
- All day to day cleaning, maintenance, repair and renewal of the Community Centres and all communal areas and facilities of the Village

### **Rates & Charges**

- Payment of all rates, land tax, other taxes and fixed charges – other than any amounts

by which the assessed rates for premises exceed what would be the pensioner concession amount for those premises (that is, any amounts assessed in excess of the pensioner concession rate shall remain the responsibility of the resident of those premises).

#### **24 Hour Emergency Call System**

- Provision and monitoring of a 24-hour emergency call system

#### **ADDITIONAL SERVICES applicable for Apartments only**

- Management and control of the complex comprising the Apartments within the Village and the associated Amenities Block
- Cleaning of the interior of the premises and supply of changes of clean bed linen at regular intervals.
- Provision to the resident of all meals as appropriate at regular times either at the Premises or in the communal dining room.
- Payment of all gas and electricity charges.

8.2 Are optional services provided or made available to residents on a user-pays basis?

Yes  No

- Some limited additional care services are available to residents of independent living units on a user pays basis with regard to daily visits, medical dressings and the supervision of medication

## **9. Entry costs and departure entitlement**

9.1 The resident must pay:

- a **refundable** in-going contribution

9.2 If the resident must pay a **refundable** in-going contribution:

The range is:

- \$220,000 to \$640,000  
BUT if a Resident surrenders their independent living unit and moves to a serviced apartment within the Village and the refund of in-going contribution to which they are entitled is less than the in-going contribution for a serviced apartment, then the in-going contribution for the serviced apartment will be a sum equal to the refund payable in respect of their surrendered

	independent living unit
It is refunded:	<p>Upon the earliest of :</p> <ul style="list-style-type: none"> <li>• within 14 days of the next resident taking possession of the unit</li> <li>• within 14 days of receipt of the next in-going contribution for the unit</li> <li>• within six months of permanent departure</li> </ul>
9.3 If the resident must pay a <b>refundable</b> in-going contribution, is a fee deducted at permanent departure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, the departure fee is based on:	<ul style="list-style-type: none"> <li>• 6% per annum of the ingoing contribution for a maximum number of 5 years of residence</li> <li>• If a Resident surrenders their independent living unit and takes up residence in a serviced apartment within the Village the departure fee in relation to the serviced apartment will be 3% per annum of the in-going contribution of the serviced apartment for a maximum of 5 years residence of the apartment</li> </ul>
9.4 These costs must be paid by the resident on permanent departure, or are deducted from the refundable in-going contribution:	<ul style="list-style-type: none"> <li>• If the Owner reasonably determines that the Premises have suffered damage beyond fair wear and tear, the resident will be responsible for the reasonable cost of repairs</li> <li>• Any Service Charges or other moneys owing by the Resident to Owner under this agreement or otherwise</li> </ul>
9.5 The estimated sale price ranges for all classes of units in the village (on a reinstated or renovated basis) as at 1 January 2025 are:	<ul style="list-style-type: none"> <li>• 1-Bed Unit: \$235,000 to \$295,000</li> <li>• 2-Bed Unit: \$375,000 to \$620,000</li> <li>• 2-Bed, Study Unit: \$585,000 to \$640,000</li> <li>• Single Apartment \$220,000</li> <li>• Double Apartment \$250,000</li> </ul>

## 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>• \$762.75 to \$797.55 per calendar month depending on size of unit</li> </ul>
Apartment:	<ul style="list-style-type: none"> <li>• \$2,547.45 per calendar month (single)</li> <li>• \$5,094.90 per calendar month (double)</li> </ul>

## 11. Financial management of the village

11.1	The village operating surplus or deficit for the last financial year is:	\$13,717 Deficit (2024)
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
<p><b>Unless</b> upon termination of agreement the Owner reasonably determines the Premises have suffered damage beyond fair wear and tear in which case the Resident will be responsible for reasonable repair costs.</p>	

## 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:	Property and public liability insurance for the Community Centres and all communal areas and facilities of the Village and for the respective interests

of the village owner and the resident in the premises

14.2 Is the resident responsible for arranging any insurance cover?  Yes  No

If yes, the resident is responsible for these insurance policies: Contents insurance for their own possessions, should they choose to do so

## 15. Security

Does the village have a security system?  Yes  No

If yes:

• the security system details are: Community Centres and Administrative offices have alarm systems.

• the security system is monitored between: Alarms are set outside hours of regular use and, if triggered, provide a loud audible alert.

CCTV cameras installed at various locations throughout the Village

## 16. Emergency system

Does the village have an emergency help system?  Yes  No

If yes:

• the emergency help system details are: An emergency help system is in place based on call points and personal alarms available for each resident

• the emergency help system is monitored between: 24 hours per day, seven days a week

## 17. Resident restrictions

17.1 Are residents allowed to keep pets?  Yes  No

If yes, any restrictions or conditions on pet ownership are available on request.



17.2	Are there restrictions on <b>residents'</b> car parking in the village?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, details of parking restrictions are available on request.	
17.3	Are there any restrictions on <b>visitors'</b> car parking in the village?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, details of parking restrictions are available on request.	

## 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)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## 19. Resident input

Does the village have a residents committee established under the <i>Retirement Villages Act 1986</i> ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	---

## 20. Waiting list

Does the village have a waiting list for entry?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes,	
• what is the fee to join the waiting list?	\$1,000.00
• is the waiting list fee refundable on entry to	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Provided the request is

the village?

supported by medical evidence). The waiting list fee would not be refundable in other circumstances.

**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<sup>st</sup> May 2025.**