



## **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](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:	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 (company /organisation/owners corporation):	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"><li>Name of company or organisation that manages the retirement village: Baptist Village Baxter Ltd</li><li>ABN: 96006640544</li><li>Address: 8 Robinsons Road Frankston South 3199</li><li>Telephone number: 03 59 711 349</li><li>Date company or organisation became manager: 1986</li></ul>
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"><li>Monday to Friday from 8 am to 4pm (excluding Public Holidays)</li></ul>

## 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:

- 57 one-bedroom units
- 314 two-bedroom units
- 48 two-bedroom + study units
- 419 in total

5.2 Garages, carports or carparks:

- Each unit has its own garage or carport  
 attached to the unit for all units built after 2003
- General car parking is available in the village for residents and visitors.
- Other (*specify*) 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 | • Community room or centre    | • Separate lounge in community centre |
| • Arts and crafts room     | • Dining room                 | • Village bus                         |
| • BBQ area outdoors        | • Gym                         | • Workshop                            |
| • Billiards room           | • Hairdressing or beauty room | • Pottery workshop                    |
| • Bowling green            | • Library                     | • Painting room                       |
| • Chapel                   | • Medical consultation room   | • Computer Club                       |
| • Communal laundry         | • Restaurant                  | • Darts                               |
| • Croquet green            | • Shop                        | • Table Tennis                        |
| • Internet Cafe            |                               |                                       |

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
- 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 Community Care Office

---

## 9. Entry costs and departure entitlement

<p>9.1 The resident must pay:</p> <p>9.2 If the resident must pay a <b>refundable</b> in-going contribution:</p> <p>the range is:</p> <p>It is refunded:</p> <ul style="list-style-type: none"><li>•</li></ul>	<ul style="list-style-type: none"><li>• a <b>refundable</b> in-going contribution</li></ul> <p>\$150,000 to \$550,000</p> <ul style="list-style-type: none"><li>• 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.</li></ul> <p>Current Village policy is to refund the amount upon vacation of the Unit and return of the keys.</p>
<p>9.3 If the resident must pay a <b>refundable</b> in-going contribution, is a fee deducted at permanent departure?</p> <p>If yes, the departure fee is based on:</p>	<ul style="list-style-type: none"><li>• <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li><li>• 6% per annum - for a maximum number of 5 years of residence - of:</li><li>• your in-going contribution</li></ul> <p>Deferred Fee shall be no less than 12% and no more than 30% of the Capital Sum</p> <p>(* special pricing arrangements for \$150,000 units of 12% per annum with a minimum of 24% and maximum of 60%)</p>
<p>9.4 If the resident must pay a <b>non-refundable</b> in-going contribution, the amount is:</p>	<ul style="list-style-type: none"><li>• 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</li></ul>

9.5 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>• Other costs : Asset Replenishment Fee of \$10,000</li> <li>• Administrative Fee: 2.0% of the Capital Sum</li> <li>• (** special pricing arrangements for \$150,000 units of 4% Administrative fee)</li> </ul>
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 2017	<ul style="list-style-type: none"> <li>• 1 bedroom unit: \$200,000 to \$340,000</li> <li>• 2 bedroom unit: \$150,000 to \$440,000</li> <li>• 2 bed + study unit: \$460,000 to \$550,000</li> </ul>

## 10. Ongoing charges

10.1 The current rates of ongoing charges for new residents: <i>[Note: Delete the column 'Long term maintenance fund charge' if this is not a periodic charge that is separate from the service charge]</i>		
Type of unit	Service charge	Long term maintenance fund charge
Self-contained unit:	• \$637 per month	\$0

## 11. Financial management of the village

11.1 • The village operating deficit for the last financial year is:	\$ 251,597 deficit (as at 30 June 2021)
11.2 Does the village have a long-term maintenance fund?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## 12. Financial management of the owners corporation

This section does not apply

## 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

No, unless a resident has made an alteration or addition with written management approval.

## 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: Public Liability, Building and up to \$25,000 contents

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

If yes, the resident is responsible for these insurance policies: if the resident wishes to have more than \$25,000 contents insurance

---

## 16. Security

Does the village have a security system?  Yes  No

Unmonitored Security cameras are located throughout the Village

## 17. Emergency system

Does the village have an emergency help system?  Yes  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

## 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.

Yes - Cats and birds with written permission, no dogs

18.2 Are there restrictions on **residents'** car parking in the village?  Yes  No

If yes, details of parking restrictions are available on request.

Parking in parking bays only and not on grass or roadways.

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.

Parking in parking bays only and not on grass or roadways.



---

## 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

## 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 1 July 2022**