

## **Fact sheet 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	
1.1 Name and address of retirement village	Hillsborough Village 32 Sydney Rd, Beechworth VIC 3747
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)	UPA of NSW Ltd of Suite 302/108-114 George St, Hornsby NSW 2077
2.2 Year construction started	2009
3. MANAGEMENT	
3.1 Company or organisation that manages the retirement village	UPA Riverina Murray Region
ABN	71 050 057 620
Address	342 Wagga Road Lavington NSW 2641
Telephone number	02 6025 1776
Date company or organisation became manager	01/07/2016
3.2 Is there an onsite representative of the manager available for residents?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
The onsite representative is available from 11am to 3pm one day per fortnight	<input type="checkbox"/> Monday <input type="checkbox"/> Tuesday <input checked="" type="checkbox"/> Wednesday <input type="checkbox"/> Thursday <input type="checkbox"/> Friday <input type="checkbox"/> Saturday <input type="checkbox"/> Sunday

#### 4. NATURE OF OWNERSHIP OR TENURE

Resident ownership or tenure of the units in the village

licence (non-owner resident)

#### 5. NUMBER AND SIZE OF RESIDENTIAL OPTIONS

5.1 Number of units by accommodation type

1      2 bedroom unit

16      3 bedroom units

17      Total

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

**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.

BBQ area outdoors

Library

Community room or centre

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
- Emergency Call.
- other (*specify*) .
- other (*specify*) .

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 attached.

## 9. ENTRY COSTS AND DEPARTURE ENTITLEMENT

9.1 Entry costs payable by the resident:	
• a <b>refundable</b> in-going contribution?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• a <b>non-refundable</b> in-going contribution?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9.2 If the resident must pay a <b>refundable</b> in-going contribution:	
• the range is	\$280,000.00 to \$305,000.00
• it is refunded:	<input type="checkbox"/> on permanent departure <input checked="" type="checkbox"/> within 14 days of permanent departure <input type="checkbox"/> on the next resident taking possession of the unit <input type="checkbox"/> within 14 days of the next resident taking possession of the unit <input type="checkbox"/> within six months of permanent departure <input type="checkbox"/> on receipt of the next in-going contribution <input type="checkbox"/> within 14 days of receipt of the next in-going contribution <input type="checkbox"/> other ( <i>specify</i> ) .
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

<p>Departure fees, if they apply, are based on:</p>	<p><input checked="" type="checkbox"/> 6% per annum - for a maximum number of 5 years of residence - of:</p> <p style="padding-left: 40px;"><input checked="" type="checkbox"/> your in-going contribution</p>
<p>9.4 If the resident must pay a <b>non-refundable</b> in-going contribution, the amount is</p>	<p><input type="checkbox"/> \$</p> <p><input type="checkbox"/> % of the refundable in-going contribution</p>
<p>9.5 These costs must be paid by the resident on permanent departure, or these costs are deducted from the refundable in-going contribution</p>	

9.6 The estimated sale price ranges for all classes of units in the village (on a reinstated or renovated basis) as at June 2017 are	2 bedroom unit:	\$280,000 to \$305,000
	3 bedroom unit:	\$285,000 to \$305,000

## 10. ONGOING CHARGES

10.1 The current rates, including GST, of ongoing charges for new residents

Type of unit	Service charge
Self-contained unit	fortnight <input checked="" type="checkbox"/> \$249.57 Single & \$298.36 Couple per fortnight

## 11. FINANCIAL MANAGEMENT OF THE VILLAGE

11.1 The village operating surplus or deficit for the last financial year:	\$27,184 deficit
11.2 Does the village have a long-term maintenance fund?	<input checked="" type="checkbox"/> Yes <input 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
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### 13. REINSTATEMENT OR RENOVATION OF THE UNIT

Is the resident responsible for reinstatement or renovation of the unit on permanent departure?  Yes  No

### 14. INSURANCE

15.1 Is the owner or manager responsible for arranging any insurance cover for the village?  Yes  No

The owner or manager is responsible for these insurance policies:  
Public liability  
Workers Compensation  
Building Insurance

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

The resident is responsible for these insurance policies:  
Contents Insurance

### 15. SECURITY

Does the village have a security system?  Yes  No

### 16. EMERGENCY SYSTEM

Does the village have an optional emergency help system?  Yes  No

Emergency help system details: INS Lifeguard

The emergency help system is monitored 24hrs per day, 7 days per week.



17. RESIDENT RESTRICTIONS	
<p>18.1 Are residents allowed to keep pets?</p> <p>Any restrictions or conditions on pet ownership are available on request.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>18.2 Are there restrictions on <b>residents'</b> car parking in the village?</p> <p>Details of parking restrictions are available on request.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>18.3 Are there any restrictions on <b>visitors'</b> car parking in the village?</p> <p>Details of parking restrictions are available on request.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
18. ACCREDITATION	
The village is accredited by:	
The Retirement Living Council of the Property Council of Australia?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Leading Age Services Australia?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
19. RESIDENT INPUT	
<p>If there is no owners corporation in the village, does the village have a residents committee established under the <i>Retirement Villages Act 1986</i>?</p> <p><i>Note: if the village has an owners corporation, it operates as the residents committee</i></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

## 20. WAITING LIST

Does the village have a waiting list for entry?

Yes  No

Fees to join the waiting list:

No fee

Fee of \$

**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**

**20/03/20**