

Factsheet for Mixed Tenure

St John's Village Terrace 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

All amounts in this factsheet are GST-inclusive, unless stated otherwise where that is permitted by law.

Document #	Authorised By:	Location:	Doc Date:	Review Date:
SJV-TER-01	Managing Director	N/A	April 2018	April 2019

1. Location

Name and address of retirement village:	St. John's Village 138 Williams Road, Wangaratta 3677
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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:	The Wangaratta Diocesan Trustees of 13 The Close, Wangaratta 3677
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2.2 Year construction started:	1998
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3. Management

3.1	<ul style="list-style-type: none">Name of company or organisation that manages the retirement village: St. John's Village Inc Registered No. AO035611MABN: 50 074 53 937Address: 138 Williams Road, Wangaratta 3677Telephone number: (03) 5721-4214Date company or organisation became manager: 1998
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3.2	Is there an onsite representative of the manager available for residents?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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If yes, the onsite representative is available on these days:

- Monday from 9am to 5pm
- Tuesday from 9am to 5pm
- Wednesday from 9am to 5pm
- Thursday from 9am to 5pm

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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:

- 64 two-bedroom units
- 89 three-bedroom units
- 153 in total

5.2 Garages, carports or carparks:

- Each unit has its own garage or carport attached to 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

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.

- BBQ area outdoors
- Bowling green [outdoor]
- Chapel
- Community centre
- Library
- Rotunda
- Public transport
- Workshop

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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):

- Management and administration services
- Payment of common rates, charges, land tax and similar
- Payment of charges for electricity, water and all other utilities and services of the common facilities;
- Arranging collection and disposal of garbage and waste
- Cleaning and lighting of common facilities
- Maintenance and repair of individual residences
- Gardening, lawn mowing and landscaping of the common facilities
- Maintenance and repair of common facilities
- Payment of premiums for all insurance policies (excluding contents and motorised wheelchair)
- Providing and maintaining fire protection services for the common facilities and administration areas
- Providing and maintaining security of the village
- Providing and maintaining signage of the village

8.2 Are optional services provided or made available to residents on a user-pays basis? Yes No

- Limited caravan parking @ \$21.20/mth

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9. Entry costs and departure entitlement

<p>9.1 The resident must pay:</p>	<ul style="list-style-type: none"> • a refundable in-going contribution. This is known as the lease premium. • non-refundable 5% of the lease premium per annum for a maximum of 5 years of residence, i.e. maximum of 25% of the lease premium. This is known as the deferred fee and is deducted monthly for the first 60 months of the contract.
<p>9.2 If the resident must pay a refundable in-going contribution (lease premium):</p> <p>The current amount is:</p> <p>It is refunded:</p>	<p>\$ 218,000 for a 2 bedroom unit \$ 245,000 for a 3 bedroom unit</p> <ul style="list-style-type: none"> • By the earliest of: 14 days from the next resident's ingoing contribution for your unit; 14 days of the next resident taking possession of your unit; or six months after your permanent departure.
<p>9.3 If the resident must pay a refundable in-going contribution, is a fee deducted at permanent departure?</p> <p>If yes, the departure fee is based on:</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • The reasonable costs associated with the reinstatement or renovation of your unit; and. • Marketing and selling costs.
<p>9.4 If the resident must pay a non-refundable in-going contribution, the amount is:</p>	<ul style="list-style-type: none"> • 5% of the lease premium per annum for a maximum of 5 years of residence, i.e. maximum of 25% of the lease premium. This amount is known as the deferred fee and is deducted monthly.
<p>9.5 These costs must be paid by the resident on permanent departure, or are deducted from the refundable in-going contribution:</p>	<ul style="list-style-type: none"> • Reinstatement or renovation of your unit above fair wear and tear. • See 9.3 and 9.4 above.

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9.6	The estimated lease premium ranges for all classes of units in the village (on a reinstated or renovated basis) as at July 2015	<ul style="list-style-type: none"> • 2 bedroom unit: \$218,000 • 3 bedroom unit: \$245,000
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10. Ongoing charges

10.1 The current rates of ongoing charges for new residents:

Type of unit	Service charge
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Self-contained unit:	<ul style="list-style-type: none"> • \$12.00 per day
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11. Financial management of the village

11.1 The village operating surplus or deficit for the last financial year is: \$(1,086) deficit EBITDA

11.2 Does the village have a long-term maintenance fund? Yes No

12. Financial management of the owners corporation

Note: Residents who own their strata title unit are members of the owner's corporation. Not applicable.

13. Capital gains or losses

If the company share is sold, does the resident share in any capital gain or loss? Yes No

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14. Reinstatement or renovation of the unit

Is the resident responsible for reinstatement or renovation of the unit on permanent departure?

Yes No

All costs reasonably incurred in order to bring the unit to the standard required in the Residence and Management Contract.

The resident will be responsible for the cost of reinstatement or renovation beyond normal wear and tear.

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:

- building reinstatement insurance including extended fire and flood insurance
- public liability
- worker's compensation, common law and statutory liability
- plant and machinery insurance
- breakage of glass

15.2 Is the resident responsible for arranging any insurance cover?

Yes No

If yes, the resident is responsible for these insurance policies:

- household contents insurance (recommended)
- motorised wheelchair insurance (recommended)

16. Security

Does the village have a security system?

Yes No

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17. Emergency system

Does the village have an emergency help system?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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18. Resident restrictions

18.1	Are residents allowed to keep pets?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
18.2	Are there restrictions on residents' car parking in the village? Details of parking restrictions are available on request.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
18.3	Are there any restrictions on visitors' car parking in the village? Details of parking restrictions are available on request.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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)?	<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

20. 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
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21. 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).

- 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 *April 2018*

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