



## 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:	Rosebud Village 287-323 Bayview Road Rosebud VIC 3939
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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 (company /organisation/owners corporation):	Baptist Village Baxter Ltd 8 Robinsons Road Frankston South VIC 3199
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2.2 Year construction started:	1981
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# 3. Management

3.1	<ul style="list-style-type: none"><li>Name of company or organisation that manages the retirement village:</li><li>ABN:</li><li>Address:</li><li>Telephone number:</li><li>Date company or organisation became manager:</li></ul>	Baptist Village Baxter Ltd, trading as The Village Baxter  96 006 640 544  8 Robinsons Road Frankston South 3199  03 59 711 349  6 <sup>th</sup> April 2018
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3.2	Is there an onsite representative of the manager available for residents?	Yes
	If yes, the onsite representative is available on these days:	Monday to Friday from 8 am to 4pm (excluding Public Holidays)

# 4. Nature of ownership or tenure

Resident ownership or tenure of the units in the village is:	Licence (non-owner resident)
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## 5. Number and size of residential options

5.1 Number of units by accommodation type:	<ul style="list-style-type: none"> <li>• 25 one-bedroom units</li> <li>• 77 two-bedroom units</li> <li>• 3 one bedroom + study units</li> <li>• 105 in total</li> </ul>
5.2 Garages, carports or carparks:	<p>Strictly one car per unit may be parked on Village grounds. General car parking is available in the village for visitors – Residents should not use visitor parking spaces.</p> <p>1 bedroom + Study Units have attached garages, for all other units, a limited number of carports are available for rent otherwise general parking is available in the Village</p>

## 6. Planning and development

Has planning permission been granted for further development of the village?	No
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**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.		
<b>Note:</b> 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.		
<ul style="list-style-type: none"> <li>• Activities or games room</li> <li>• games room</li> <li>• Arts and crafts</li> <li>• BBQ area outdoors</li> <li>• Billiards room</li> </ul>	<ul style="list-style-type: none"> <li>• Community centre</li> <li>• Hairdressing</li> <li>• Library</li> <li>• Bocce Court</li> <li>Putting Green</li> </ul>	<ul style="list-style-type: none"> <li>• Lounge</li> <li>• Village bus</li> <li>• Workshop</li> <li>• Darts</li> </ul>
7.2 Does the village have an onsite or attached residential or aged	No	

care facility?

**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):	Day to day management of the Village including staffing Annual auditing of village accounts Cleaning and maintenance of communal areas and facilities Community Bus Emergency Call System Household rubbish disposal Maintenance and care of communal lawns and gardens Common area pest control Management and administration services Payment of all rates (inclusive of pensioner discount), taxes and charges for the communal areas and village facilities including for gas, water and electricity for common areas. Non-pensioners will be required to pay an additional fee equal to the pension concession for Water and Council Rates
8.2 Are optional services provided or made available to residents on a user-pays basis?	Yes The list of current private services and fees is available from our Community Care Office

## 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 <b>refundable</b> in-going contribution:

	<ul style="list-style-type: none"> <li>the range is: \$250,000 to \$400,000</li> </ul>						
	<p>It is refunded: 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.</p> <p>Current Village practice is to refund the amount upon vacation of the Unit and return of the keys.</p>						
9.3	<p>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>						
	<p>Yes</p> <p>6% per annum - for a maximum number of 6 years of residence of the in-going contribution</p> <p>Departure fee shall be no less than 12% and no more than 36% of the ingoing contribution</p>						
9.4	<p>If the resident must pay a <b>non-refundable</b> in-going contribution, the amount is:</p>						
9.5	<p>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"> <li>2% Administration Fee</li> <li>\$15,000 Asset replenishment Fee</li> </ul>						
9.6	<p>The estimated sale price ranges for all classes of units in the village (on a reinstated or renovated basis) as at 1 July 2024 are:</p>						
	<table> <tr> <td>1 bedroom unit:</td> <td>\$250,000</td> </tr> <tr> <td>2 bedroom unit:</td> <td>\$350,000</td> </tr> <tr> <td>1 Bed+ Study unit:</td> <td>\$400,000</td> </tr> </table>	1 bedroom unit:	\$250,000	2 bedroom unit:	\$350,000	1 Bed+ Study unit:	\$400,000
1 bedroom unit:	\$250,000						
2 bedroom unit:	\$350,000						
1 Bed+ Study unit:	\$400,000						

## 10. Ongoing charges

10.1 The current rates of ongoing charges for new residents:

Type of unit	Service charge	Long term maintenance fund charge
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Self-contained unit:	\$590 per month	\$0 per month
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## 11. Financial management of the village

11.1	The village operating surplus or deficit for the last financial year is:	\$33,756 deficit as at 30 June 2023
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11.2	Does the village have a long-term maintenance fund?	Yes, balance as at 30 June 2023 was \$352,419
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## 12. Financial management of the owners corporation

This section does not apply

## 13. Capital gains or losses

If the unit is sold, does the resident share in any capital gain or loss?	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?	No, unless a resident has damaged the unit beyond reasonable wear and tear or made an alteration or addition without written management approval.
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## 15. Insurance

15.1	Is the village owner or manager responsible for arranging any insurance cover for the village?	Yes
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If yes, the village owner or manager is responsible for these insurance policies:	Building insurance, public liability insurance and other business / staffing related insurances
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15.2	Is the resident responsible for arranging any insurance cover?	Yes
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If yes, the resident is responsible for these insurance policies: Personal contents insurance

## 16. Security

Does the village have a security system? No,  
Unmonitored Security cameras are located throughout the Village

## 17. Emergency system

Does the village have an emergency help system? Yes

If yes:

- the emergency help system details are: Emergency call button in all units and community buildings
- 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 - pets may be kept with Management permission.

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

18.3 Are there any restrictions on **visitors'** car parking in the village? Yes, must park in a designated visitor space.

## 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)? No.
- by the Australian Retirement Village Association? No, the RVA no longer exists

- under the International Retirement Community Accreditation Scheme (administered by Quality Innovation Performance and initiated by Leading Age Services Australia)?

No, Leading Age Services Australia no longer exists.

The ARVAS Accreditation program administered by Quality Innovation Performance self-assessment process is underway and is expected to be completed by June 2025

## 20. Resident input

Does the village have a residents committee established under the *Retirement Villages Act 1986*?

Yes

## 21. Waiting list

Does the village have a waiting list for entry?

Yes

If yes:

\$2,000

- what is the fee to join the waiting list?

- 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).**

- X Village site plan
- X Plans of any units under construction
- X The statutory statements and report presented to the previous annual meeting of the retirement village
- X 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
- X Examples of contracts that residents may have to enter into
- X Planning permission for any further development of the village
- X Village dispute resolution documents

**Declaration: The information in this factsheet is correct as at [1 July 2024](#).**

- (ii) the provisions of section 37 (4) of the Act do not apply to any by-law contained in the model documents entitled Service Agreement and Agreement to Purchase annexed to the application; which may be or have been entered into by a resident of the village—

and upon condition that a copy of this exemption be given to each prospective resident at the same time such residents are given the residence documents relating to the village.

Dated 25 August 1987

Responsible Minister

J. H. KENNAN  
Attorney-General

GORDON TIPPETT  
Acting Clerk of the Executive Council

*Retirement Villages Act 1986*  
Section 6

DECLARATION OF EXEMPTION

Under the powers found in section 6 of the *Retirement Villages Act 1986*, the Governor in Council on the recommendation of the Attorney-General, declares:

Patterson Retirement Village of 130 McLeod Road, Patterson Lakes to be an exempt village for the purposes of the *Retirement Villages Act 1986* (the Act) to which:

- (i) The provisions of section 25 (2) (d) of the Act do not apply upon condition that the obligation to repay the refundable ingoing contribution to any resident (or their legal personal representative) is secured by a written guarantee as required in the conditions of the Deferred Contract of Sale annexed to the application;
- (ii) The provision of section 37 (4) of the Act do not apply to any by-law contained in the model documents entitled Service Agreement and Contract of Sale annexed to the application which may be or have been entered into by a resident of the village—

and upon condition that a copy of this exemption be given to each prospective resident at the same time such residents are given the residence documents relating to the village.

Dated 25 August 1987

Responsible Minister

J. H. KENNAN  
Attorney-General

GORDON TIPPETT  
Acting Clerk of the Executive Council

*Retirement Villages Act 1986*  
Section 6

DECLARATION OF EXEMPTION

Under the powers found in section 6 of the *Retirement Villages Act 1986*, the Governor in Council on the recommendation of the Attorney-General, declares:

Rosebud Retirement Village of 287 Bayview Road, Rosebud, to be an exempt village for the purposes of the *Retirement Villages Act 1986* (the Act) to which:

- (i) The provisions of section 25 (2) (d) of the Act do not apply upon condition that the obligation to repay the refundable ingoing contribution to any resident (or their legal personal representative) is secured by a written guarantee as required in the conditions of the Repurchase Agreement annexed to the application;
- (ii) The provisions of section 37 (4) of the Act do not apply to any by-law contained in the model documents entitled Service Agreement and Agreement to Purchase annexed to the application, which may be or have been entered into by a resident of the village—

and upon condition that a copy of this exemption be given to each prospective resident at the same time such residents are given the residence documents relating to the village.

Dated 25 August 1987

Responsible Minister

J. H. KENNAN  
Attorney-General

GORDON TIPPETT  
Acting Clerk of the Executive Council

*Retirement Villages Act 1986*  
Section 6

DECLARATION OF EXEMPTION

Under the powers found in section 6 of the *Retirement Villages Act 1986*, the Governor in Council on the recommendation of the Attorney-General, declares:

Templestowe Retirement Village of 29 Fitzsimons Lane, Templestowe, to be an exempt village for the purposes of the *Retirement Villages Act 1986* (the Act) to which:

- (i) The provisions of section 25 (2) (d) of the Act do not apply upon condition that the obligation to repay the refundable ingoing contribution to any resident (or their legal personal representative) is secured by a written guarantee as required in the conditions of the Repurchase Agreement annexed to the application;