

Vermont Elderly People's Homes Inc.

Factsheet for Non-owner residents.

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.

1. Location

Name and address of the retirement village;

VEPH has three sites;

- Kirkpatrick Homes
10-14 Orion Street, Vermont, 3133.
- Pinnaroo Court
77-79 Glenburnie Road, Vermont, 3133.
- Dandevue Village
678 Mitcham Road, Vermont, 3133.

2. Ownership

- 2.1. The units are owned by Vermont Elderly People's Homes Inc. of 678 Mitcham Road, Vermont, 3133, a not-for-profit community based organisation.
- 2.2. The organisation was formed in 1968 when the first homes were constructed.

3. Management

- 3.1. The homes are managed by Vermont Elderly People's Homes Inc. of 678 Mitcham Road, Vermont, 3133.

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VEPH became manager on 13 October, 1968.

- 3.2 There is no onsite representative

4. Nature of Tenure

Tenure is by non-owner resident leasehold.

5. Number and size of residential options

Kirkpatrick Homes; 6 one bedroom units

Pinnaroo Court; 21 one bedroom units

Dandevue Village; 1 two bedroom unit, 22 one bedroom units.

Total units; 50 units

General car parking is available for residents and limited parking for visitors. Car parking spaces are not guaranteed for all units.

6. Planning and development

Planning permission has been granted for a further four units at Dandevue Village.

There is no land available for further expansion.

7. Facilities onsite at each village

Each village has a community room for residents' use.

There is no onsite or attached residential or aged care facility.

8. Services

The recurrent service charge provides for external maintenance of the units and grounds. Municipal rates and water charges are also included.

See Schedule B of the Occupancy Agreement for details.

There are no optional services provided on a user-pays basis.

Residents must pay for their own utilities and telephone/internet.

9. Entry costs and departure entitlement.

The resident must pay a non-refundable in-going contribution of up to \$60,000.

10. Ongoing charges

A charge of \$380 pcm (single occupancy) \$430 pcm (double occupancy) for all units.

11. Financial management of the village

In 2016/7, VEPH had an operating deficit of \$78,872.

In 2016/7, VEPH had \$1,538,000 in its long term maintenance fund.

12-13. Not applicable

14. Reinstatement or renovation of the unit.

The resident is not responsible for reinstatement or renovation of the unit on permanent departure.

15. Insurance

VEPH arranges insurance cover for the village, see Schedule B of the Occupancy Agreement.

Residents are responsible for insurance of their own personal belongings.

16. Security

There is no security or call-out system

17. Emergency system

There is no emergency system.

18. Resident restrictions

Residents may keep pets provided they cause no nuisance to other residents or the property.

There are no restrictions on car parking except that only one space per unit is generally available. There are no restrictions on visitor parking although only very limited spaces are available. Parking is not allowed in roadways within the village.

19. Accreditation

VEPH is not accredited under the Lifemark Village Scheme, the Australian Retirement Village Association or the International Retirement Community Accreditation Scheme.

20. Resident input

There is no residents committee.

21. Waiting list

The village has a waiting list and there is no fee to join the list.

The following documents are in the possession of the owner and can be inspected free-of-charge within seven days of a request.

- The statutory statements and report presented to the previous annual general meeting of the retirement village
- Example of the Occupancy Agreement that residents may have to enter into
- Village dispute resolution documents

The information in this factsheet is correct as at 1 October 2018.