Retirement Village Information Statement

Retirement Villages Act 1986, section 19
Retirement Village Regulations 2026, regulations 11-12

This form is approved by the Director, Consumer Affairs Victoria under section 19 of the *Retirement Villages Act 1986.* All retirement village information statements must be in this form.

What is a Retirement Village Information Statement?

Every retirement village in Victoria must provide it in the same standardised format. Prospective residents can use information statements to compare retirement villages on a like-for-like basis.

It is designed to provide prospective residents information to make an informed decision about whether to move into this village. It covers the costs of entering, living in and leaving; the services and facilities available; and important details about how the village operates.

Information statements must be updated at least every 12 months and as soon as possible after any change to the information provided.

How to access information statements for different villages?

Every retirement village must publish their information statement on their village's website.

The operator of a retirement village must also provide the information statement:

- at the request of a prospective resident within seven days,
- with any targeted promotional material, and
- at least 21 days before a resident enters into a residence or management contract in respect of the village.

Navigating the information statement

Part A: Village-level information	Provides information about the village and operator including about any owners corporation, types of contracts and tenure, village facilities and services, the number and types of residential premises, future developments, security and emergency assistance systems, insurance arrangements, financial management, residents committee and village rules.
Part B: Village fees and charges	Provides information on fees and charges to be paid on entry, while living in the village, and when you leave.

Attachments to the information statement provide:

- A list of village services and facilities with associated fees (Attachment 1)
- Details of village insurance information (Attachment 2)
- A glossary of fees to help prospective residents understand the terms used throughout the statement (Attachment 3).

Finding more information

Other documents and information are available to help inform prospective residents. Operators must provide the following documents to prospective residents at least 21 days before entering into a management contract:

- a draft residence contract and management contract for the village
- the village by-laws and a document under which a resident agrees to observe the by-laws, and promises to pay an entry payment or a recurring charge for the provision of goods or services by the operator
- financial statements as presented at the most recent annual meeting of the residents.

Prospective residents may also wish to ask for information on the specific fees and charges for a residence they are considering in an easy to understand form. A suggested form for this purpose can be found on the Consumer Affairs Victoria website www.consumer.vic.gov.au.

Understanding the financial commitment

Entering a retirement village is a significant financial decision.

The financial structure of retirement village living is different from conventional home ownership or renting, and the net financial outcome can vary significantly depending on the length of stay and the terms of contracts. It is important that residents understand how the costs interact and what they will ultimately receive when they permanently depart the village.

Before signing any contract, you are strongly encouraged to read all documents carefully, ask questions of the operator, and seek advice from an independent financial adviser to ensure you have a full understanding of your financial obligations and entitlements.

Where can prospective residents get help or more information?

If prospective residents need help understanding this statement or want more details about retirement village living in Victoria, they can contact Consumer Affairs Victoria for information and assistance by visiting www.consumer.vic.gov.au or calling 1300 55 81 81.

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- the village by-laws and a document under which a resident agrees to observe the by-laws, and promises to pay an entry payment or a recurring charge for the provision of goods or services by the operator
- financial statements as presented at the most recent annual meeting of the residents.

Help or further information

For further information, visit the renting section – Consumer Affairs Victoria website at www.consumer.vic.gov.au/renting or call the Consumer Affairs Victoria Helpline on **1300 55 81 81**.

Telephone interpreter service

If you have difficulty understanding English, contact the Translating and Interpreting Service (TIS) on 131 450 (for the cost of a local call) and ask to be put through to an Information Officer at Consumer Affairs Victoria on 1300 55 81 81.

Arabic

إذا كان لديك صعوبة في فهم اللغة الإنكليزية، اتصل بخدمة الترجمة التحريرية والشفوية (TIS) على الرقم 131 450 (بكلفة مكالمة محلية) واطلب أن يوصلوك بموظف معلومات في دائرة شؤون المستهلك في فكتوريا على الرقم 1300 55 81 81.

Turkish İngilize anlamakta güçlük çekiyorsanız, 131 450'den (şehir içi konuşma ücretine) Yazılı ve Sözlü Tercümanlık Servisini (TIS) arayarak 1300 55 81 81 numerali telefondan Victoria Tüketici İşleri'ni aramalarını ve size bir Danişma Memuru ile görüştürmelerini isteyiniz.

Vietnamese Nếu quí vị không hiểu tiếng Anh, xin liên lạc với Dịch Vụ Thông Phiên Dịch (TIS) qua số 131 450 (với giá biểu của cú gọi địa phương) và yêu cầu được nối đường dây tới một Nhân Viên Thông Tin tại Bộ Tiêu Thụ Sự Vụ Victoria (Consumer Affairs Victoria) qua số 1300 55 81 81.

Somali Haddii aad dhibaato ku qabto fahmida Ingiriiska, La xiriir Adeega Tarjumida iyo Afcelinta (TIS) telefoonka 131 450 (qiimaha meesha aad joogto) weydiisuna in lagugu xiro Sarkaalka Macluumaadka ee Arrimaha Macmiilaha
Fiktooriya tel: 1300 55 81 81.

Chinese 如果您聽不大懂英語，請打電話給口譯和筆譯服務處，電話：131 450（衹花費一個普通電話費），讓他們幫您接通維多利亞消費者事務處（Consumer Affairs Victoria）的信息官員，電話：1300 55 81 81。

Serbian Ако вам је тешко да разумете енглески, назовите Службу преводилаца и тумача (Translating and Interpreting Service – TIS) на 131 450 (по цену локалног позива) и замолите их да вас повежу са Службеником за информације (Information Officer) у Викторијској Служби за потрошачка питања (Consumer Affairs Victoria) на 1300 55 81 81.

Amharic በእንግሊዝኛ ቋንቋ ለመረዳት ችግር ካለብዎ የአስተርጓሚ አገልግሎትን (TIS) በስልክ ቁጥር 131 450 (በአካባቢ ስልክ ጥሪ ሂሳብ) በመደወል ለቪክቶሪያ ደንበኞች ጉዳይ ቢሮ በስልክ ቁጥር 1300 55 81 81 ደውሎ ከመረጃ አቅራቢ ሠራተኛ ጋር እንዲያገናኝዎት መጠየቅ።.

Dari

اگر شما مشکل دانستن زبان انگلیسی دارید، با اداره خدمات ترجمانی تحریری و شفاهی(TIS) به شماره 131 450 به قیمت مخابره محلی تماس بگیرید و بخواهید که شما را به کارمند معلومات دفتر امور مهاجرین ویکتوریا به شماره 1300 55 81 81 ارتباط دهد.

Croatian Ako nerazumijete dovoljno engleski, nazovite Službu tumača i prevoditelja (TIS) na 131 450 (po cijeni mjesnog poziva) i zamolite da vas spoje s djelatnikom za obavijesti u Consumer Affairs Victoria na 1300 55 81 81.

Greek Αν έχετε δυσκολίες στην κατανόηση της αγγλικής γλώσσας, επικοινωνήστε με την Υπηρεσία Μετάφρασης και Διερμηνείας (TIS) στο 131 450 (με το κόστος μιας τοπικής κλήσης) και ζητήστε να σας συνδέσουν με έναν Υπάλληλο Πληροφοριών στην Υπηρεσία Προστασίας Καταναλωτών Βικτώριας (Consumer Affairs Victoria) στον αριθμό 1300 55 81 81.

Italian Se avete difficoltà a comprendere l'inglese, contattate il servizio interpreti e traduttori, cioè il Translating and Interpreting Service (TIS) al 131 450 (per il costo di una chiamata locale), e chiedete di essee messi in comunicazione con un operatore addetto alle informazioni del dipartimento "Consumer Affairs Victoria" al numero 1300 55 81 81.

Part A: Village-level information

The following information applies to the village as a whole and is relevant to all prospective and current residents.

1. Village information

Village name	Barwarre Gardens Retirement Village
Village street address	89 Barwarre Rd, Marshall, VIC 3216
Village postal address	As above

Is the village accredited by a recognised industry association? ☒ Yes ☐ No

If yes, name of accreditation	Australian Retirement Village Accreditation Scheme (ARVAS)
Website for information about the accreditation	www.qip.com.au

2. Proprietor and operator details

Proprietor name	Karingal St Laurence Limited
ABN / ACN	74 614 366 031
Address for service	21-29 Reynolds Rd, Highton, VIC 3216

Operator name	Karingal St Laurence Limited
ABN / ACN	74 614 366 031
Address for service	21-29 Reynolds Rd, Highton, VIC 3216

Telephone 1300 558 368 Email barwarregardens@genu.org.au

Date current operator commenced in that role 1/2/2013

3. Operator representative

Name of representative	Nikki Di Pasquale
Position of representative	Retirement Living Manager

Location within village	Community Centre
Times available	8.00am – 4.00pm on Weekdays

Telephone	03 5249 0600	Email	barwarregardens@genu.org.au

4. Number and types of residential premises

The village has the following number and types of accommodation units:

Accommodation type	Owner resident	Leasehold	Licence	Other
Independent living units			181	
Serviced apartments				
Villas or townhouses				

5. Residents committee

Has a residents committee been established at the village under the *Retirement Villages Act 1986*? ☒ Yes ☐ No

Under the *Retirement Villages Act 1986*, residents of a village may elect to establish a residents committee to represent their interests and participate in village decision-making.

6. Onsite or attached residential or aged care home

Is there a residential or aged care home onsite or attached with the village? ☐ Yes ☒ No

If there is a residential or aged care home onsite or attached, entry is dependent on a resident being assessed as eligible for entry in accordance with the *Aged Care Act 2024* (Cth).

This assessment is conducted independently and eligibility for aged care services is determined according to the criteria set out in the *Aged Care Act 2024* (Cth). The registered provider of the residential or aged care home cannot set places aside for residents of the village.

7. Village facilities and services

The list of services and facilities provided at the village and how they are funded is set out in Attachment 1 to this information statement.

The attachment includes details of:

- services and facilities funded by maintenance charges
- optional services, which are not funded by maintenance charges or rent and can be provided for an additional fee. The attachment must include costs of and restrictions on availability of optional services, and
- any other services or facilities available to residents and how they are funded.

8. Lifestyle and village rules

This section sets out key aspects of daily life in the village, including pets, gardening, and social activities, as influenced by the by-laws of the village. The full by-laws of the village are attached to a resident's contract.

Are there any restrictions on residents keeping pets?
If yes, provide details on restrictions below:

☒ Yes ☐ No

Operators consent required

Note: under Victorian law operators cannot unreasonably refuse consent for residents to keep pets.

Are residents permitted to undertake gardening in areas adjacent to their premises?

☒ Yes ☐ No

Does the village organise regular social activities and events for residents?

☒ Yes ☐ No

Additional details:

9. Planning permission for future developments

Are there any current planning permissions or approvals for future development, expansion or redevelopment of the village?

☐ Yes ☒ No

If yes:

Description of development	
Construction timeframes (anticipated start and finish dates)	

10. Security and emergency assistance systems

The village is equipped with the following security system

Allied Security Monitoring

The village is equipped with the following emergency assistance system

INS Lifeguard for each unit installed.

11. Operator and proprietor exemptions

Is the operator or proprietor exempt from any of the provisions of the *Retirement Villages Act 1986* in relation to this village?

☐ Yes ☒ No

If yes:

Provision the exemption applies to	Description of the obligation the exemption applies to

12. Contracts and tenure

To become a resident of this village, a resident will be required to enter into one or more of the following contracts:

☐ **Residence contract**
This contract grants a resident the right to occupy a unit within the village.

☐ **Management contract**
This contract relates to the provision of services by the operator to a resident.

☒ **Combined residence and management contract**
This is a contract comprising both a residence and a management contract.

☐ **Optional services agreement**
A contract for additional services a resident may choose to receive (such as meals, cleaning, or personal care to the extent not funded by maintenance charges). This may be incorporated into a residence or management contract (or combined residence and management contract).

☐ **Other**
(for example, a contract for sale of land).

If other, please describe	

The village offers the following rights to occupy:

☐ **Owner Resident** An owner resident owns the premises, company shares or units in a trust which forms the basis of their right to occupy.	☒ **Non-Owner Resident** The resident does not own the premises but is granted a right to occupy the premises on the following basis:
☐ **Estate in fee simple**: A resident purchases a strata titled unit or a freehold lot in the village, becoming the registered proprietor. ☐ **Company title:** A resident purchases shares in a company that owns the village. That shareholding gives the resident the right to occupy a specific unit in the village. ☐ **Unit trust**: A resident purchases units in a unit trust that owns the village. That unitholding gives the	☐ **Licence:** ☐ term…… or ☐periodic tenancy A resident has a licence to occupy a unit. The resident does not own the unit or land, but has a contractual right to reside there. ☒ **Lease –** ☒ term (lifetime) or ☐ periodic tenancy A resident has a leasehold interest, but does not own the unit or the land. ☐ **Other**……

resident the right to occupy a specific unit in the village.	

13. Financial management

Details of the surplus/deficit in the annual accounts for the last 3 financial years:

Financial year ending	Surplus / deficit (and amount)	Comments
30/06/2025	Deficit $252,149	
30/6/2024	Deficit $228,763	
30/06/2023	Deficit $317,742	

14. Capital maintenance fund

Does the village have a capital maintenance plan? ☒ Yes ☐ No

Does the village have a capital maintenance fund? ☒ Yes ☐ No

If yes, balance at end of last financial year $ 107,338.54

15. Owners corporation

Is any of the common property in the village vested in an owners corporation? ☐ Yes ☒ No

If yes, complete the following:

Name of owners corporation

Address for service of owners corporation

Description of common property

Does the owners corporation have a maintenance plan? ☐ Yes ☐ No

Does the owners corporation have a maintenance fund? ☐ Yes ☐ No

If yes, balance at end of last financial year $

16. Insurance arrangements

The operator has provided details of the following insurance policies in respect of the village at Attachment 2 and attached certificates of currency:

☒ Public Liability Insurance

☒ Building Insurance

☐ Other insurances (please specify):

The operator recommends that residents take out their own insurance policies in relation to the following:

☒ The contents of their unit

☒ Public liability claims brought as a result of any incident occurring in a resident's unit

☒ Any motorised mobility aid (mobility scooter or power wheelchair) that the resident uses

☐ Other (please specify)

Does the operator have any funds set aside to insure against potential damage to the village? (self-insurance) ☐ Yes ☒ No

If yes:

Amount of funds set aside	$
Nature of risk for which funds have been set aside	

17. Additional documents

The following documents are attached to this information statement:

☒ List of Services and Facilities provided by the operator (Attachment 1)

☒ Certificates of currency for the insurances held by the operator in respect of the village (Attachment 2)

Part B: Village fees and charges

The fees outlined in this section apply to new residents. The purpose of this information is to inform prospective residents of the arrangements they would enter if they moved into the village.

A retirement village cannot charge new residents any fee that was not disclosed in the information statement.

Fee or charge	Owner-resident	Non-owner resident	Amount, range or method of determining amount	When paid	Further information
Entry costs: paid before or on entering the village					
Waiting list fee	☐ Yes ☐ No	☐ Yes ☒ No			
Holding deposit	☐ Yes ☐ No	☒ Yes ☐ No	$2,500	On reserving a unit	Although no deposit is payable on signing the Contract, the holding deposit paid by the resident will operate as the deposit for reserving the unit and will be credited towards the entry payment upon settlement.
Entry payment	☐ Yes ☐ No	☒ Yes ☐ No	Varies depending on the value of the property	On entry	The estimated Entry Payment in the village is in the range of $630,000 to $700,000 and is accurate at the time of this Information Statement. Alternatively, if entry payment values change over time, the range will be updated in future versions of the Information Statement.
Other entry fees or charges – specify:	☐ Yes ☐ No	☒ Yes ☐ No	$445.20	On entry	The first maintenance charge is payable prior to, or on, the resident's entry into the Village and may be collected as an advance payment at settlement.

Ongoing costs: paid while residing in the village					
Maintenance charges	☐ Yes ☐ No	☒ Yes ☐ No	$445.20	☐ Weekly ☒ Monthly ☐ Annually	This is current to 30 June 2027 and will be updated annually with effect on each 1 July.
Utility charges	☐ Yes ☐ No	☒ Yes ☐ No	Amount determined by the supplier	Upon charged by the relevant supplier	Utility charges are assessed on a consumption basis and are payable in accordance with the supplier's terms.
Owners corporation fees	☐ Yes ☐ No	☐ Yes ☒ No		☐ Weekly ☐ Monthly ☐ Annually	
Optional services charges	☐ Yes ☐ No	☒ Yes ☐ No	As determined by the supplier	☐ Weekly ☐ Monthly ☐ Annually	Available optional services are outlined in Attachment 1 and is accurate at the time of this Information Statement. Optional services provided may change from time to time.
Council rates	☐ Yes ☐ No	☒ Yes ☐ No	Amount determined by the authority		
Land taxes	☐ Yes ☐ No	☐ Yes ☒ No			
Other ongoing fees or charges – specify:					
Costs and entitlements on exit: when permanently leaving the village					

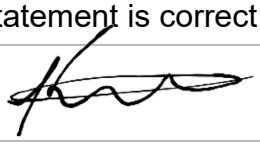
<table>
<tr>
<td>Deferred management fee (% of entry payment per year)</td>
<td>☐ Yes
☐ No</td>
<td>☒ Yes
☐ No</td>
<td>See “further information”</td>
<td>On exit</td>
<td>The Deferred Management Fee is calculated as follows:
<table>
<tr><th>Length of Stay</th><th>DMF Payable (as % of Ingoing Contribution)</th></tr>
<tr><td>1 year or less</td><td>6% (calculated daily)</td></tr>
<tr><td>More than 1 year but ≤ 2 years</td><td>6% for Year 1, plus 6% (calculated daily) for Year 2 (maximum 12%)</td></tr>
<tr><td>More than 2 years but ≤ 3 years</td><td>12% for Years 1–2, plus 4% (calculated daily) for Year 3 (maximum 16%)</td></tr>
<tr><td>More than 3 years but ≤ 4 years</td><td>12% for Years 1–2, plus 4% for Year 3, plus 4% (calculated daily) for Year 4 (maximum 20%)</td></tr>
<tr><td>More than 4 years but ≤ 5 years</td><td>20% for Years 1–4, plus 4% (calculated daily) for Year 5 (maximum 24%)</td></tr>
<tr><td>More than 5 years but ≤ 10 years</td><td>Increases by 4% per year (calculated daily), up to a maximum of 44%</td></tr>
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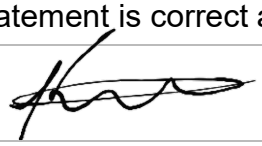
					<table><tr><td>More than 10 years</td><td>44% (maximum DMF applies and no further accrual)</td></tr></table> This fee accrues on a daily basis and compounds per year (or part-year) by reference to the period between the Entry Date and the date the resident permanently vacates the premises. The maximum deferred management fee percentage payable is 44% of the *Entry Payment*, which is reached where the resident occupies the premises for 10 years or more.
Resident receives a share of capital gain on exit	☐ Yes ☐ No	☒ Yes ☐ No	50% of capital gain	On exit	
Resident is liable for a share of capital loss on exit	☐ Yes ☐ No	☒ Yes ☐ No	50% of capital loss	On exit	
Capital maintenance fund contribution	☐ Yes ☐ No	☒ Yes ☐ No	2.0% of original ingoing premium per year, to a maximum of 4 years	On Exit	This fee accrues on a daily basis and compounds each year (or part-year) by reference to the period between the Entry Date and the date the resident permanently vacates the premises. The maximum deferred Capital Maintenance Fund contribution percentage payable is 8% of the *Entry Payment*, which is reached where the resident occupies the premises for 4 years or more.

					This applies in addition to the deferred management fee above.
Makegood/Reinstatement	☐ Yes ☐ No	☒ Yes ☐ No	Leave in clean, working condition taking into account reasonable fair wear and tear. 100% of cost to resident for reinstatement.	On exit	Resident is liable for: • costs of repairing or replacing anything in the village and in the resident unit that the resident or their invitee have damaged or destroyed; • costs of any outstanding maintenance or repair work for which the resident is responsible; • other amounts owed to the operator under the contract; and • GST, if applicable.
Refurbishment/Renovation	☐ Yes ☐ No	☒ Yes ☐ No	50% shared with Operator	On exit	By separate agreement between the resident and the operator
Other fees or charges	☐ Yes ☐ No	☒ Yes ☐ No	• 2.5% of the entry payment as a sale and marketing fee, if the resident elects to engage the operator as the sales agent for the premises; and • Any outstanding council rates and utility	On exit	

			charges and other amounts payable by the resident under the Contract.		
Ad Hoc fees and fees for service					

21. Attestation

Operator attestation	The operator attests that, to the best of the operator's knowledge, the information contained in this information statement is correct at the time it is provided.
Signed by Operator	
Print name	Yoshi Kang
Date	1 July 2026

Proprietor attestation	The proprietor attests that, to the best of the proprietor's knowledge, the information contained in this information statement is correct at the time it is provided.
Signed by Proprietor	
Print name	Yoshi Kang
Date	1 July 2026

Attachment 1: Services and facilities

Service or facility	Optional or mandatory	Fee for use (dollar figure or inc. in maintenance charge)	Further information and any restrictions
Village Bus	Optional	Included in Maintenance charge	Services
Hairdresser	Optional	Fee for service	Services
Podiatrist	Optional	Fee for service	Services
Masseuse	Optional	Fee for service	Services
Reflexologist	Optional	Fee for service	Services
Caravan Storage	Optional	$35 per month	Waiting list applies
Library	Optional	Included in Maintenance charge	Facility
Gymnasium	Optional	Included in Maintenance charge	Facility
Kitchen	Optional	Included in Maintenance charge	Facility
Dining Room	Optional	Included in Maintenance charge	Facility
Meeting Room	Optional	Included in Maintenance charge	Facility
Computer Kiosk	Optional	Included in Maintenance charge	Facility
Billard Tables	Optional	Included in Maintenance charge	Facility
Art and Crafts room	Optional	Included in Maintenance charge	Facility
Games room	Optional	Included in Maintenance charge	Facility
Outdoor BBQ areas	Optional	Included in Maintenance charge	Facility
Men’s shed/workshop	Optional	Included in Maintenance charge	Facility
Piazza/community garden	Optional	Included in Maintenance charge	Facility
Bowling green	Optional	Included in Maintenance charge	Facility

Sports Pavilion	Optional	Included in Maintenance charge	Facility
Bar	Optional	Included in Maintenance charge	Facility
Dining room	Optional	Included in Maintenance charge	Facility
Cleaning, maintenance and care of communal areas, lawns, gardens and facilities	Mandatory	Included in Maintenance charge	Services
Management and administration services and associated costs	Mandatory	Included in Maintenance charge	Services
Payment of all rates, taxes and charges for communal areas and village facilities including for gas, water and electricity	Mandatory	Included in Maintenance charge	Services
Village security, fire alarms and fire protection systems, nurse on call system	Mandatory	Included in Maintenance charge	Services
Village insurance (not including insurance for the contents of the residents homes)	Mandatory	Included in Maintenance charge	Services
Maintenance of the exterior, and cleaning of roof gutters of the units at the village	Mandatory	Included in Maintenance charge	Services
Total mandatory service and facility charges		**$445.20 per month**	**Facilities & Services**
Total optional and mandatory services and facilities charges		**$445.20 per month**	

Attachment 2: Details of insurance policies

Public liability insurance

The nature of the risk insured against	☒ Injury to residents in common areas of the retirement village ☒ Injury to visitors or other third parties in common areas of the village ☒ Injury arising from the operation or management of the village (for example, maintenance works, services or activities organised by the operator) ☒ Damage to third party personal property in common areas of the village ☐ Injury or property damage occurring within a resident's private unit ☐ Other risks covered (please specify):
Name of insurer	Victorian Managed Insurance Authority (VMIA)
Amount insured	$20,000,000 any one occurrence
Period of cover	1 July 2026 - 30 June 2027
Premium	$0
Excess	$0
Exclusions	• Nuclear & Radioactivity • War & Civil Unrest • Pollution • Asbestos • Employee Injuries • Fines & Penalties • Product Recall • Vehicles, Aircraft & Watercraft
Other information:	

Building insurance

The nature of the risk insured against

☒ Sudden damage to village property and shared buildings caused by insured events

☒ Sudden damage to residents' private units caused by insured event

☒ Insured events include:

- ☒ Fire
- ☒ Storm, wind or hail
- ☒ Rainwater damage (Is insured when sudden and unforeseen not insured for gradual ingress/maintenance)
- ☒ Burst pipes or sudden water leaks
- ☒ Vandalism
- ☒ Flood (Defined flood conditions apply)

☒ Other risks covered (please specify):

Accidental damage, explosion, impact, theft, glass breakage, riot/civil commotion, code upgrade costs, evacuation and temporary accommodation, and associated reinstatement expenses, subject to policy terms, conditions and sub-limits.

Name of insurer	Zurich Australian Insurance Limited
Amount insured	$83,320,000
Period of cover	30 September 2025 - 30 September 2026
Premium	$74,871.15
Excess	$20,000

Exclusions

- Wear and tear·
- Gradual deterioration
- Maintenance defects
- Inherent vice
- Pollution (non-sudden)
- War and terrorism
- Certain infrastructure (roads, bridges)
- Certain machinery breakdown (unless resulting damage)

Other information	

Other insurance (specify, and attach additional pages if needed)

The nature of the risk insured against	
Name of insurer	
Amount insured	
Period of cover	
Premium	
Excess	
Exclusions	
Other information	

Attachment 3: Glossary of fees

Capital maintenance fund contribution: A portion of resident payments is set aside by the operator into a dedicated fund for future major repairs and maintenance of village infrastructure. The operator determines the required portion.

Contract check fee: The annual contract check, which summarises fees and exit position, must be provided free. An on-demand check is also free where the resident gives 28 or more days written notice of intention to leave.

Deferred management fee: A fee payable on exit, as a contribution toward the cost of services provided to the resident during their time in the village. It is calculated as a percentage of the entry payment, accruing daily based on length of residence. It cannot be charged where the resident leaves during the settling-in period or moves to another unit within the same village.

Entry payment: The main upfront payment for the right to live in the village. It may be a lump sum or fixed instalments. It may be fully or partly refunded when you leave (a repayable entry payment) or it may be non-refundable. It does not include rent, maintenance charges or optional service fees.

Exit entitlement: The amount paid back to the resident on exit. For non-owner residents, it starts with the repayable entry payment. For owner residents, it starts with the sale price of the unit. Any fees, outstanding charges and other deductible amounts are subtracted to give the final figure.

Holding deposit: A payment to reserve a specific unit before a residence contract is signed. It falls outside the standard entry payment rules and is regulated under the Sale of Land Act 1962 instead.

Maintenance charge: A regular fee, usually weekly, fortnightly or monthly, covering village management, staff, facilities and common areas. It is capped each year in line with the all groups Consumer Price Index (CPI) for Melbourne in original terms published by the Australian Bureau of Statistics;and can only exceed that cap if residents approve a higher amount by special resolution.

Optional services charge: A fee for extra services a resident elects to use, such as meals or personal care, that are not part of the standard village offering. These charges cease on vacation of the premises or on the resident's death.

Owners corporation fee (owner residents only): Where the village has an owners corporation, owner residents pay a separate fee covering common property upkeep and insurance. This is in addition to the maintenance charge.

Rates and taxes: Government charges such as council rates and land tax on the village land. These may be passed on through the maintenance charge or charged separately, as set out in the contract.

Reinstatement costs (non-owner residents): non-owner residents must return the unit reasonably clean and in the same condition as when they moved in, allowing for fair wear and tear. Where this has not occurred, the operator may issue a written notice specifying the required works and their estimated cost. If not disputed within 21 days, the operator may carry out the works and charge the resident the reasonable cost.

Rent (non-owner residents): Some non-owner residents pay ongoing rent for the right to occupy their unit, in place of or in addition to an entry payment. Rent is treated separately from entry payments under the legislation.

Special levy: A one-off charge for unexpected major expenses. No more than one special levy may be charged in any 12-month period, and only where required by law, approved by residents by special resolution, or covered by the contract.

Utility charges: Charges for electricity, gas and water consumed by the resident. The method of calculation varies between villages and is set out in the contract.

Waiting list fee: A fee charged to join the village waiting list. It may or may not be refundable. The operator is required to state in the information statement whether a waiting list fee applies and whether it is refundable on entry.