



Factsheet 2025/2026

Factsheet for strata title 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.

1. Location

Name and address of retirement village:	Valley Village Retirement Community, 112 Stud Road, Dandenong, Victoria 3175
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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):	Valley Village Holdings Pty Ltd ACN 677 794 400 of 112 Stud Road Dandenong Vic 3175
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2.2 Year construction started:	1986
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3. Management

3.1	<ul style="list-style-type: none">Name of company or organisation that manages the retirement village:ABN:Address:Telephone number:Date company or organisation became manager:	Dandenong Valley Retirement Village Management Pty Ltd 44 006 584 890 112 Stud Road Dandenong Vic 3175 03 9793 3354 1987
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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 8.30am to 4.30pm
- Tuesday from 8.30am to 4.30pm
- Wednesday from 8.30am to 4.30pm
- Thursday from 8.30am to 4.30pm
- Friday from 8.30am to 4.30pm

4. Nature of ownership or tenure

Resident ownership or tenure of the units in the village is:

Strata title (owner resident)

5. Number and size of residential options

5.1 Number of units by accommodation type:

- 148 two-bedroom units
- 148 in total

5.2 Garages, carports or carpark:

- ☐ 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*) 16 units do not have a garage. 131 units have attached garages. 1 unit has a garage separated from the unit.
- ☐ 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 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.

<ul style="list-style-type: none"> • Activities or games room • Arts and crafts room • Auditorium • BBQ area outdoors • Billiards • Indoor Bowling • Community centre 	<ul style="list-style-type: none"> • Community vegetable plots • Hairdressing or beauty room • Library • Pavilion • Podiatrist consultation room 	<ul style="list-style-type: none"> • Separate lounge in community centre • Village bus • Other: <ul style="list-style-type: none"> • large parkland • outdoor caravan and boat storage areas • walking paths
7.2 Does the village have an onsite or attached residential or aged care facility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 <i>Aged Care Act 1997</i> .		

8. Services

8.1	Services provided to all village residents (funded from the recurrent service charge paid by residents):	As set out in Part A of Annexure 1.
8.2	Are optional services provided or made available to residents on a user-pays basis?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The list of current services and fees is attached – see Part B of Annexure 1.

9. Entry costs and departure entitlement

9.1	The resident must pay:	to the outgoing owner resident the sale price for the unit. The range of the sale prices is as set out in paragraph 9.6 of this factsheet.
9.2	If the resident must pay a refundable ingoing contribution:	
	<ul style="list-style-type: none"> • the range is 	\$300,000 to \$615,000, depending on the size of the unit
	It is refunded:	When the resident sells the unit to the next resident, and at settlement of that re-sale, the resident will receive the sale price less the deferred payment and all other charges

under the management contract and deferred payment deed.

9.3 If the resident must pay a **refundable** in-going contribution, is a fee deducted at permanent departure?

☒ Yes ☐ No

If yes, the departure fee is based on:

2.5% per annum for a maximum number of 10 years of residence - of:

- the purchase price paid by the next resident.

9.4 *[Paragraph 9.4 is not applicable and is not used.]*

9.5 These costs must be paid by the resident on permanent departure:

- A contribution to the long-term maintenance fund of:
 - 0.5% of the purchase price paid by the next resident plus GST for each year of residence up to a maximum of 5.5% of the purchase price paid by the next resident inclusive of GST
 - other amount (*specify*): any outstanding maintenance charges
- Reinstatement or renovation of the unit
- Other costs (*specify*): Re-establishment Fee of \$4,400 (inclusive of GST)(if the Manager assists with resale)

9.6 The estimated sale price ranges for all classes of units in the village (on a reinstated or renovated basis) as at June 2025 are:

- 7sq 2 bedroom \$300,000 to \$365,000
- 8.5sq 2 bedroom \$345,000 to \$400,000
- Full Renovation \$360,000 to \$450,000
- Full renovation without garage - \$335,000 to \$365,000
- 9sq 2 bedroom \$350,000 to \$410,000
- Full Renovation \$420,000 to \$485,000
- 10sq 2 bedroom \$430,000 to \$460,000
- 10.7sq 2 bedroom \$440,000 to \$480,000
- Full renovation - \$460,000 to \$515,000
- 12sq 2 bedroom \$485,000 to \$615,000

10. Ongoing charges

10.1 The current rates of ongoing charges for new residents:

Type of unit	Service charge
Self-contained unit:	<ul style="list-style-type: none">\$412.50 (inclusive of GST) per month (FY25/26)
10.2	The owners corporation fee is included in the service charge.

11. Financial management of the village

11.1	<ul style="list-style-type: none">The village operating surplus or deficit for the last financial year is:	See owners corporation figures in paragraph 12.1 below
11.2	Does the village have a long-term maintenance fund? If yes: <ul style="list-style-type: none">the balance of the maintenance fund at the end of the last financial year was:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No \$136,548.37 surplus

12. Financial management of the owners corporation

Note: All strata title residents are members of the owners corporation.

12.1	<ul style="list-style-type: none">The surplus or deficit was, at the end of the:<ul style="list-style-type: none">last financial year	\$22,905.57 surplus (FY24/25)
12.2	Does the owners corporation have a long-term maintenance plan ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
12.3	Does the owners corporation have a long-term maintenance fund ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

If yes:

- The balance of the maintenance fund was, at the end of the:
 - last financial year

\$149,604.23 surplus (FY24/25)

13. 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?

☒ Yes ☐ No

If yes, the resident's share in any capital gain or loss is calculated using this formula:

100% of any capital gain is paid to the resident; 100% of any capital loss is borne by the resident

14. Reinstatement or renovation of the unit

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

☒ Yes ☐ No

If yes, the resident must pay for:

The unit is owned by the resident and the resident can renovate at own discretion but on permanent departure, the resident must pay for the following:

- Replacement of carpet
- Paint internal of unit
- Professionally clean the unit
- Ensure that all appliances are in working order
- Cleaning of window coverings if required
- Bringing unit up to date where necessary
- Making good where repairs are necessary

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:

- Buildings
- Public liability
- Workers compensation
- Village bus

15.2 Is the resident responsible for arranging any insurance cover?

☒ Yes ☐ No

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

It is recommended that the resident effects his or her own contents insurance

16. Security

Does the village have a security system?

☒ Yes ☐ No

Night security patrols

If yes:

- the security system details are:

Limited to one security patrols per night

17. Emergency system

Does the village have an emergency help system?

☒ Yes ☐ No

If yes:

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- the emergency help system details are:

- the emergency help system is monitored between:

24 hours per day.

18. Resident restrictions

18.1 Are residents allowed to keep pets?

☒ Yes ☐ No

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

18.2 Are there restrictions on **residents'** car parking in the village?

☒ Yes ☐ No

If yes, details of parking restrictions are available on request.

18.3 Are there any restrictions on **visitors'** car parking in the village? ☒ Yes ☐ No

If yes, details of parking restrictions are available on request.

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)? ☐ Yes ☒ No

• by the Australian Retirement Village Association? ☐ Yes ☒ No

• under the International Retirement Community Accreditation Scheme (administered by Quality Innovation Performance and initiated by Leading Age Services Australia)? ☐ Yes ☒ No

20. Resident input

Does the village have a residents committee established under the *Retirement Villages Act 1986*? ☒ Yes ☐ No

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 1 July 2025.

ANNEXURE 1

Part A (Paragraph 8.1 of Factsheet)

Services provided to all village residents (funded from the recurrent service charge paid by residents) are as follows:

- 1 arranging for payment of all rates, taxes, duties, fees and other like outgoings which are imposed in respect of the Village (to the extent to which they are not separately assessed in respect of residents' units and are the direct responsibility of the residents);
- 2 arranging for payment of all charges for gas electricity water and all other utilities and services used in or assessed or charged on or in respect of the common areas in the Village;
- 3 arranging for fire protection systems for the common areas;
- 4 arranging for garbage and waste disposal;
- 5 arranging for cleaning and lighting of the common areas;
- 6 arranging for gardening, lawn mowing and landscaping expenses of and to the common areas;
- 7 effecting and maintaining all relevant insurances in respect of the Village;
- 8 providing an emergency call system;
- 9 providing a Village minibuss; and
- 10 generally to administer and manage the Village.

Part B (Paragraph 8.2 of Factsheet)

Optional services provided or made available to residents on a user-pay basis are as follows:

- 1 Podiatrist:
 - On site one day every seven weeks. Cost: \$60 initial visit (new patient) or \$50 repeat visit. Care Plan via GP available. EFTPOS facilities not available.
- 2 Hairdresser:

• Cut – mens	\$18
• Cut – ladies (includes wash)	\$22
• Shampoo/blow wave or set	\$30
• Cut/set or blow wave	\$40
• Perm	\$80
• Colour/foils – range	\$55 - \$150