

# Peninsula View

Retirement Living



**FACT SHEET FOR LOAN-LICENSE  
OR LOAN-LEASE RETIREMENT VILLAGE**

Baptcare ✦

30-32 Moorooduc Highway, Frankston South, VIC 3199

# Factsheet for loan-licence or loan-lease for Peninsula View 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 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 contract 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
- 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. Note: for information on GST in relation to:

- property, visit the Australian Tax Office website: [ato.gov.au/Business/GST/In-detail/Your-industry/Property](http://ato.gov.au/Business/GST/In-detail/Your-industry/Property)
- displaying prices, visit the Australian Competition and Consumer Commission website: [acc.gov.au/business/pricing/displaying-prices](http://acc.gov.au/business/pricing/displaying-prices)

## 1. Location

Name and address of retirement village:	Baptcare Peninsula View Community 30 -32 Moorooduc Hwy Frankston South
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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):	Baptcare Limited 1193 Toorak Road Camberwell 3124
2.2 Year construction started:	2021

## 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>	Baptcare Limited  12069130463  1193 Toorak Road Camberwell 3124  03 9831 7222  2023
3.2	Is there an onsite representative of the manager available for residents?  If yes, the onsite representative is available on these days:	Yes  Monday to Friday 8.30 to 4.30pm (excluding Public Holidays)

## 4. Nature of ownership or tenure

Resident ownership or tenure of the units in the village is:	<ul style="list-style-type: none"><li>Licence (non-owner resident)</li></ul>
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## 5. Number and size of residential options

5.1	Number of units by accommodation type:	<b>57 Villas (construction begins 2025)</b> 22 Three-bedroom villas 1 Two-bedroom + study villa 34 Two-bedroom villas <b>24 Apartments</b> 4 One bedroom plus study apartments 16 Two-bedroom apartments 4 Three-bedroom apartments
5.2	Garages, carports, or carparks:	Each villa has its own garage attached. Each apartment has its own car park space separate from the apartment. Limited general car parking is available throughout the village for visitors.

## 6. Planning and development

Has planning permission been granted for further development of the village?  Yes

## 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.

**\*Services paid for by residents**

- Café \*
- BBQ Area
- Gym
- Cinema
- Multi-Purpose Room
- Den
- Electric Car Charging Station
- Swim Spa
- Hairdresser \*
- Resident's Lounge
- Consulting Room \*
- Private Dining Room

7.2 Does the village have an onsite or attached residential or aged care facility? Yes

**Note:** The co-location of the Residential Aged Care facility does not guarantee a suitable place will be available when required. 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
- Maintenance and care of communal lawns and gardens
- Insurance for the village, including public liability, and building insurance.
- Payment of all rates, fire levy, taxes and charges including gas, water electricity **for the communal areas** and village facilities only
- External washing of windows annually
- Cleaning of gutters, pits, and on-site drains
- Maintenance of the village infrastructure
- Lift Maintenance
- Fire safety equipment, training, and services including sprinkler system.
- Monitoring and maintaining the emergency call system.
- Collection of general & recycled **rubbish only**, all large objects to be removed by resident.
- Marketing
- Operation and maintenance of vehicles used for the village including insurance, registration, and servicing.

8.2 Are optional services provided or made available to residents on a user-pays basis?

Yes

If yes, services and pricing on application.

## 9. Entry costs and departure entitlement

9.1 The resident must pay: a **refundable** in-going contribution as per 9.2

9.2 If the resident must pay a **refundable** in-going contribution:

- the range is:  
Apartments \$485,000 – \$750,000  
Villas \$845,000 - \$1,200,000  
(Excludes the Upfront Fee for the Advance Model contract option)

It is refunded.  
Dependant on the  
Contract type chosen.

**Baptcare Assured Model:** within 14 days of the earliest to occur of the settlement of the sale or re-leasing of your villa/apartment or when the next resident takes possession or 4 months after you provide vacant possession of your villa/apartment.

**Or**

**Baptcare Select Model:** within 14 days of the earlier to occur of the settlement of the sale or re-leasing of your villa/apartment or when the next resident takes possession.

**Or**

**Baptcare Upfront (Advance Management Fee) Model:** refund within 14 days of the earlier to occur of

- the settlement of the sale or re-leasing of your villa/apartment or
- the date the next incoming resident takes possession of the vacated villa/apartment or
- 4 months after vacant possession of the villa/apartment has been provided.

The advance management fee is not refundable if your length of stay is 24 months or more. You will receive a refund of up to 10% of the advance management fee if you depart within 24 months of occupancy.

Year 1- retain 5% of management fee.

Year 2- retain 10% of management fee.

More than 2 years occupancy – no refund



<p>9.3 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><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes</p>
<p><b>Baptcare Assured Model:</b> An amount equal to 5% of the Capital Sum per annum calculated on your ingoing contribution for a maximum of 5 years. The departure fee will not exceed 25% of the Capital Sum.</p> <p><b>Or</b></p> <p><b>Baptcare Select Model:</b> An amount equal to 6% of the Capital Sum per annum calculated on your ingoing contribution for a maximum of 5 years. The departure fee will not exceed 30% of the Capital Sum.</p> <p><b>Or</b></p> <p><b>Baptcare Advance Model:</b> An upfront Fee up to 20% of the refundable ingoing contribution.</p>	
<p>9.4 If the resident must pay a <b>non-refundable</b> in-going contribution, the amount is:</p>	<p>Not Applicable</p>
<p>9.5 These costs must be paid by the resident on permanent departure, or are deducted from the refundable in-going contribution:</p>	<p><b>Baptcare Assured Model:</b> No charges.</p> <p><b>Baptcare Select Model:</b> The cost of reinstatement or renovation of the apartment as per section 13 of this document.</p> <p><b>Baptcare Advance Model:</b> No charges.</p> <p><b>Long Term Maintenance Fund:</b> see 11.2.</p>

9.6 The estimated sale price ranges for all classes of villas and apartment in the village (on a reinstated or renovated basis) as at (insert date) are:

**Apartments**

1 bedroom + Study - \$485,000 - \$505,000

2 bedrooms -\$595,000 - \$660,000

3 bedrooms -\$690,000 - \$750,000

**Villas**

2 bedroom \$855,000 – \$1,040,000

2 beds + study – \$1,040,000

3 bedroom \$930,000 - \$1,050,000

## 10. Ongoing charges

10.1 The current rates of weekly ongoing charges for new residents:

Type of property	Weekly Service charge	Long term maintenance fund charge
Apartments	1 bedroom - \$124.90 2 bedroom - \$137.35 3 bedrooms - \$142.00	0.25% per annum for a maximum of 10 Years
and Villas	\$160.00 per week <b>Increased annually by CPI from 1<sup>st</sup> of October.</b>	

## 11. Financial management of the village

11.1 The village operating surplus or deficit for the last financial year is: (49,475)  
This amount only includes the deficit in the village operating costs after collection of the service charge income.

11.2 Does the village have a long-term maintenance fund? Yes  
The LTM Contribution is an amount equal to 0.25% of the Capital Sum per annum for ten years. The LTM Contribution will not exceed 2.5% of the Capital Sum.  
The Long-Term Maintenance Fund contribution will be deducted on permanent departure.

If yes:  
The balance of the maintenance fund at the end of the last financial year was: \$0.0



## 12. Capital gains or losses

If the villa/apartment is sold, does the resident share in any capital gain or loss on the resale of their villa/apartment?

**Baptcare Assured Model**  
No share of capital gain

**Baptcare Advance Model**  
No share of capital gain

**Baptcare Select Model**  
Yes

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

Capital Gain: 50% of the amount by which the new capital sum exceeds the capital sum paid by the resident.

Capital Loss: 50% of the amount by which the capital sum exceeds the ingoing contribution paid by the next resident

## 13. Reinstatement or renovation of the unit

Is the resident responsible for reinstatement or renovation of the villa/apartment on permanent departure?

**Baptcare Assured Model**  
Yes

**Baptcare Advance Model**  
Yes

**Baptcare Select Model**  
Yes

If yes, the resident must pay for:

**Baptcare Select Model**  
50% of the cost incurred for replacement of fixed floor coverings, painting, cleaning, and any essential repairs, including kitchen and bathroom refurbishment to achieve the maximum new ingoing contribution.

## 14. Insurance

14.1	Is the village owner or manager responsible for arranging any insurance cover for the village?  If yes, the village owner or manager is responsible for these insurance policies.	Yes  Building Insurance Public Liability
14.2	Is the resident responsible for arranging any insurance cover?  If yes, the resident is responsible for these insurance policies:	Yes  It is strongly recommended residents have their own insurance for personal contents against loss/theft/damage/destruction and public liability within your property.

## 15. Security

Does the village have a security system?	Yes Unmonitored Security cameras are located throughout the Village
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## 16. Emergency system

Does the village have an emergency help system?	Yes
If yes: • the emergency help system details are:	Emergency call button in all apartments, villas, and community facilities.
• the emergency help system is monitored externally between:	24 hours a day, 7 days a week

## 17. Resident restrictions

17.1	Are residents allowed to keep pets?	<input checked="" type="checkbox"/> Yes
	If yes, any restrictions or conditions on pet ownership are available on request.	Please refer to Pet Policy available on request.
17.2	Are there restrictions on residents' car parking in the village?	Yes. Parking is permitted in your own parking spaces and not on the grass or roadways
17.3	Are there any restrictions on visitors' car parking in the village?	Yes. Parking is permitted in parking bays only and not on grass or roadways.

## 18. Accreditation

Is the village accredited:	No
Code of Conduct	Baptcare Villages all abide by the Retirement Living Code of Conduct, as endorsed by the Property Council.

## 19. Resident input

Does the village have a residents' committee established under the <i>Retirement Villages Act 1986</i> ?	Yes
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## 20. Waiting list

Does the village have a waiting list for entry?	Yes
If yes, what is the fee to join the waiting list?	No fee

**The following documents are in the possession or control of the owner/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.
- Planning permission for any further development of the village
- Village dispute resolution documents

**Declaration: The information in this factsheet is correct as at January, 2025**

Baptcare Peninsula View  
Retirement Living  
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or loan-lease retirement village.

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