

## 741 Life's Worth Living

# Factsheet for loan-licence or loan-lease 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: 741- Life's Worth Living  
741 Mt Dandenong Rd, Kilsyth, VIC 3137

## 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): **MiCare Ltd**  
1105 Frankston Dandenong Rd, Carrum Downs VIC 3201

2.2 Year construction started: 2014

## 3. Management

3.1 • Name of company or organisation that manages the retirement village: MiCare Ltd  
• ABN: 51 072 127 238  
• Address: 1105 Frankston Dandenong Rd Carrum Downs VIC 3201  
• Telephone number: 03 9788 9020  
• Date company or organisation became manager: 1 April 2016

3.2 Is there an onsite representative of the manager available for residents?  Yes  No

## 4. Nature of ownership or tenure

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

- Licence (non-owner resident)
- Lease (non-owner resident)

## 5. Number and size of residential options

5.1	Number of units by accommodation type:	<ul style="list-style-type: none"><li>• 40 2-bedroom units</li><li>• 40 in total</li></ul>
5.2	Garages, carports or carparks:	<ul style="list-style-type: none"><li><input type="checkbox"/> Each unit has its own garage or carport<ul style="list-style-type: none"><li><input type="checkbox"/> attached to the unit</li><li><input type="checkbox"/> separate from the unit.</li></ul></li><li><input checked="" type="checkbox"/> Each unit has its own car park space<ul style="list-style-type: none"><li><input type="checkbox"/> adjacent to the unit</li><li><input checked="" type="checkbox"/> separate from the unit.</li></ul></li><li><input checked="" type="checkbox"/> General car parking is available in the village for residents and visitors.</li><li><input type="checkbox"/> Other (specify)</li><li><input type="checkbox"/> No garages, carports or car parking are provided.</li></ul>

## 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.

- Activities or games room
- Arts and crafts room
- Auditorium/TV Lounge
- BBQ area outdoors
- Billiards room/Gym
- Chapel/Reflection room
- Community room or centre
- Consulting rooms
- Library
- Village bus - shared

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

Yes  No

**Note:** a MiCare operated aged care facility is located across the road.

**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):	<ul style="list-style-type: none"><li>• annual auditing of village accounts</li><li>• cleaning and maintenance of communal areas and facilities</li><li>• maintenance and care of communal lawns and gardens</li><li>• management and administration services</li><li>• payment of all rates, taxes and charges for the communal areas and village facilities including for gas, water and electricity</li><li>• effecting, maintaining and paying insurance premiums for the village</li><li>• garbage and waste disposal from the communal areas and facilities and administration areas of the village</li><li>• maintenance of the fire protection systems for the communal areas and facilities and administration areas</li><li>• monitoring of the emergency call system</li><li>• maintaining the security of the village</li><li>• maintenance, operation and licensing of the village vehicles</li></ul>
8.2 Are optional services provided or made available to residents on a user-pays basis?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, the list of current services and fees is attached.

## 9. Entry costs and departure entitlement

9.1	The resident must pay:	<ul style="list-style-type: none"><li>• a <b>refundable</b> in-going contribution</li></ul>
9.2	If the resident must pay a <b>refundable</b> in-going contribution:	<ul style="list-style-type: none"><li>• the range is: \$460,000 to \$650,000</li></ul>
	It is refunded:	<ul style="list-style-type: none"><li>• within six months of permanent departure;</li><li>• within 14 days of the next resident taking possession of the unit; or</li><li>• within 14 days of receipt of the next full in-going contribution;</li></ul> <p>which-ever is the sooner.</p>
9.3	If the resident must pay a <b>refundable</b> in-going contribution, is a fee deducted at permanent departure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, the departure fee is based on:	<ul style="list-style-type: none"><li>• 5% per annum for the first year of residence, then 5% per annum for the next 4 years of residence (pro-rated daily) and then 1% per annum for the next 5 years of residence (pro-rated daily) - for a maximum number of 10 years of residence (30%) - of:<ul style="list-style-type: none"><li>• your in-going contribution</li></ul></li></ul>
9.4	These costs must be paid by the resident on permanent departure, or these costs are deducted from the refundable in-going contribution:	<ul style="list-style-type: none"><li>• Reinstatement of your unit</li><li>• Any outstanding service charges or other monies owing by you under your residence and management contract</li></ul>
9.5	The estimated sale price ranges for all classes of units in the village (on a reinstated or renovated basis) as at 1 September 2025 are:	<ul style="list-style-type: none"><li>• 2 bedroom unit: \$460,000 to \$650,000</li></ul>

## 10. Ongoing charges

10.1 The current rates of ongoing charges for new residents:

Type of unit	Service charge	Long term maintenance fund charge
Self-contained unit:	<ul style="list-style-type: none"><li>• \$693.20 per month</li></ul>	Not applicable

## 11. Financial management of the village

11.1 • The village operating surplus or deficit for the last financial year is:

11.2 Does the village have a long-term maintenance fund?  Yes  No

## 12. Capital gains or losses

If the unit is sold, does the resident share in any capital gain or loss?  Yes  No

## 13. 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:

“Reinstatement Work” to return to the condition upon occupation (fair wear and tear excepted), including:

- cleaning;
- repainting and re-plastering;
- removing any alterations/additions and making good any damage;
- professionally cleaning or replacing carpets and other floor coverings; and
- repairing or replacing items due to damage or accelerated wear and tear.

## 14. Insurance

14.1	Is the village owner or manager responsible for arranging any insurance cover for the village?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, the village owner or manager is responsible for these insurance policies:	<ul style="list-style-type: none"><li>• Building reinstatement insurance</li><li>• Public liability insurance for common areas</li><li>• Workers compensation, common law and statutory liability insurance in respect of village employees</li></ul>
14.2	Is the resident responsible for arranging any insurance cover?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, the resident is responsible for these insurance policies:	<ul style="list-style-type: none"><li>• Adequate insurance for any motorised mobility device</li><li>• It is recommended that the resident arrange insurance for the contents of the unit including any solar panels and public liability insurance for the interior of the unit</li></ul>

## 15. Security

Does the village have a security system?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village has electronic access systems in place with video intercom
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## 16. Emergency system

Does the village have an emergency help system?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	Tunstall back to base monitoring by phone and pendant
<ul style="list-style-type: none"><li>• the emergency help system details are:</li><li>• the emergency help system is monitored between:</li></ul>	24 hours per day 7 days per week

## 17. Resident restrictions

17.1	Are residents allowed to keep pets?  If yes, any restrictions or conditions on pet ownership are available on request.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
17.2	Are there restrictions on <b>residents'</b> car parking in the village?  If yes, details of parking restrictions are available on request.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (parking in allocated space only one per apartment, no visitor parking in resident allocated spaces)
17.3	Are there any restrictions on <b>visitors'</b> car parking in the village?  If yes, details of parking restrictions are available on request.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No –(for visitors only and only where and when available)

## 18. 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

## 19. Resident input

Does the village have a residents

Yes  No

committee established under the  
*Retirement Villages Act 1986?*

## 20. Waiting list

Does the village have a waiting list for entry?  Yes  No

If yes:

- what is the fee to join the waiting list?
- is the waiting list fee refundable on entry to the village?

- Fee of \$100.00

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 and model
- 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 January 2026.**