

BEOLITE VILLAGE LIMITED

ABN 76 114 480 625

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P O Box 245
Mansfield
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From 01 January 2026

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 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
- consider whether retirement village living provides the lifestyle that is right for you.

All amounts in this factsheet are GST-inclusive, unless stated otherwise where that is permitted by law.

**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 retirement village:	Beolite Retirement Village 13-21 Kidston Parade Mansfield, Victoria 3722
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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):	Beolite Village Limited 100 Macpherson Smith Drive Mansfield, Victoria 3722
2.2	Year construction started:	2009

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:	Beolite Village Limited 76 114 480 625 PO Box 245 Mansfield, Victoria 3722 (03) 5775 1925 or 0419 092 010 1 December, 2009
3.2	Is there an onsite representative of the manager available for residents? If yes, the onsite representative is available on these days:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none">• Monday from 9.00am to 5.00pm• Tuesday from 9.00am to 5.00pm• Wednesday from 9.00am to 5.00pm• Thursday from 9.00am to 5.00pm• Friday from 9.00am to 5.00pm

4. Nature of ownership or tenure

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

- Lease (non-owner resident)

5. Number and size of residential options

5.1 Number of units by accommodation type:

- 20 two-bedroom units
- 52 two-bedroom + study units
- 72 in total

5.2 Garages, carports or carparks:

- 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):
- 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

Note: See the notice at the end of this factsheet regarding inspection of the permission document.

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.

- Residents Lounge
- Multipurpose Room
- BBQ area outdoors
- Billiards Table
- Community Centre
- Library
- Bowling Mat (indoor)
- Hobby & Repairs Centre
- Other (*specify*):
 - Croquet Lawn
 - Caravan/Trailer Parking
 - Community Garden
 - Petanque Court

7.2 Does the village have an onsite or attached residential or aged care facility? Yes 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 Aged Care Act 1997.

8. Services

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

- 24 Hour Emergency Alarm Service
- Cleaning & maintenance of communal areas & facilities
- Management & administration services
- Groundskeeper services to common areas and front gardens
- Payment of council rates
- Payment of water rates and usage
- Payment of power for communal facilities
- Payment of Home Building Insurance
- Insurance of communal areas
- Change home smoke alarm batteries annually
- Cleaning of home air-conditioner filters twice yearly

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"> • a refundable in-going contribution
9.2 If the resident must pay a refundable in-going contribution:	
• the range is:	\$450,000 to \$580,000
It is refunded:	<ul style="list-style-type: none"> • within 14 days of the next resident taking possession of the unit • within 14 days of receipt of the next in-going contribution
9.3 If the resident must pay a refundable 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"> • 5% per annum - for a maximum number of 6 years of residence - of: <ul style="list-style-type: none"> • your in-going contribution
9.4 If the resident must pay a non-refundable in-going contribution, the amount is:	<ul style="list-style-type: none"> • \$ _____ • [number] % of the refundable in-going contribution
9.5 These costs must be paid by the resident on permanent departure, or are deducted from the refundable in-going contribution:	<ul style="list-style-type: none"> • Reinstatement or renovation of your unit • Sale costs • Other costs (<i>specify</i>): <ul style="list-style-type: none"> - Costs of Finding a New Resident - Outstanding Service & Maintenance Fees

9.6 The estimated sale price ranges for all classes of units in the village (on a reinstated or renovated basis) as at 01/01/2026 are:

- 2 bedroom unit: \$450,000 to \$550,000
- 3 bedroom unit: \$465,000 to \$565,000

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"> • \$132.25 per single per week (\$574.66 per calendar month) • \$165.42 per couple per week (\$718.80 per calendar month)

For year commencing 01/01/2026

11. Financial management of the village

11.1 The village operating surplus or deficit for the last financial year is: \$439,924 surplus

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

If yes: \$6,307

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

12. 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

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:

- cleaning
- re-painting & associated plastering
- replacing carpets and other floor coverings
- repairing damage, including damage caused to the Home by the removal of any alterations or additions made by the Resident
- treating the Home for insects, pests, rodents, vermin & termites
- replacing or renewing or renovating fixtures, fittings, cabinets, equipment, appliances (including air conditioners, stove, cook top & rangehood), furnishings (including curtains, blinds, screens & awnings), the personal safety alarm and other property in or on the home if required

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">• Building Insurance covering all homes and communal buildings• Contents Insurance for Community Centre• Public Liability covering all communal areas• Workers Compensation Insurance
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:	Own Home Contents and Public Liability Insurance

15. Security

Does the village have a security system? Yes No

CCTV Cameras on the Community Centre

16. Emergency system

Does the village have an emergency help system? Yes No

If yes:

- the emergency help system details are: Live Life Personal Mobile Alarm
- the emergency help system is active: 24 Hours per day, 7 Days per week, 365 days per year

17. Resident restrictions

17.1	Are residents allowed to keep pets?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, any restrictions or conditions on pet ownership are available on request.	Prior written consent must be given and pets are to be controllable, not to cause damage to the homes or Village property, or cause a nuisance to other residents
17.2	Are there restrictions on residents' car parking in the village?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, details of parking restrictions are available on request.	
17.3	Are there any restrictions on visitors' car parking in the village?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, details of parking restrictions are available on request.	

18. Accreditation

Is the village accredited:

- under the Retirement Living Code of Conduct? Yes No
- under the Australian Retirement Village Accreditation Scheme (ARVAS)? Yes No

**Please note both these accreditations are on hold and under review until the new Retirement Villages ACT and Regulations are finalised and implemented from 1st May 2026*

19. Resident input

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

20. Waiting list

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

The waitlist fee is \$1,000 which is fully refundable at any time if you change your mind. If you go ahead with a home it will form part of your initial 10% deposit.

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 01/01/2026