

# BEOLITE VILLAGE LIMITED

ABN 76 114 480 625

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P O Box 245  
Mansfield  
Victoria 3724

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](http://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"><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>	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	<p>Is there an onsite representative of the manager available for residents?</p> <p>If yes, the onsite representative is available on these days:</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"><li>Monday from 9.00am to 5.00pm</li><li>Tuesday from 9.00am to 5.00pm</li><li>Wednesday from 9.00am to 5.00pm</li><li>Thursday from 9.00am to 5.00pm</li><li>Friday from 9.00am to 5.00pm</li></ul>

## 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 car parks:

- ☒ 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  | • Community Centre       | • Other ( <i>specify</i> ): |
| • Multipurpose Room | • Library                | • Croquet Lawn              |
| • BBQ area outdoors | • Bowling Mat (indoor)   | • Caravan/Trailer Parking   |
| • Billiards Table   | • Hobby & Repairs Centre | • 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? ☐ Yes ☒ No
- If yes, the list of current services and fees is attached.

## 9. Entry costs and departure entitlement

- 9.1 The resident must pay:
- 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:
- 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? ☒ Yes ☐ No
- If yes, the departure fee is based on:
- 5% per annum - for a maximum number of 6 years of residence - of:
    - your in-going contribution
- 9.4 ~~If the resident must pay a non-refundable in-going contribution, the amount is:~~
- ~~\$ \_\_\_\_\_~~
  - ~~[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:
- Reinstatement or renovation of your unit
  - Sale costs
  - Other costs (*specify*):
    - 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
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Self-contained unit:	<ul style="list-style-type: none"> <li>• \$132.25 per single per week (\$574.66 per calendar month)</li> <li>• \$165.42 per couple per week (\$718.80 per calendar month)</li> </ul>	For year commencing 01/01/2026
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## 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:

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

## 15. Security

Does the village have a security system?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CCTV Cameras on the Community Centre	

## 16. Emergency system

Does the village have an emergency help system?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?  If yes, any restrictions or conditions on pet ownership are available on request.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  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 <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
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

## 18. Accreditation

Is the village accredited:	
• under the Retirement Living Code of Conduct?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• under the Australian Retirement Village Accreditation Scheme (ARVAS)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>*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</i>	

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## 19. Resident input

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

## 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***