



# SIROVILLA

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## Information & Application Pack

Updated DECEMBER 2025

### **Sirovilla Inc. Retirement Village**

[www.sirovilla.org.au](http://www.sirovilla.org.au)  
[info@sirovilla.org.au](mailto:info@sirovilla.org.au)  
Phone (03) 5241 1517

Affordable Housing for Independent Seniors

<b>Sirovilla Highton</b>	32-52 Broughton Drive Highton VIC 3216
<b>Sirovilla Anglesea</b>	32-34 Murray Street Anglesea VIC 3230
<b>Sirovilla Point Lonsdale</b>	2 Nelson Road Point Lonsdale VIC 3225
<b>Sirovilla Lorne</b>	4 Clissold Street Lorne VIC 3232



# Application Form

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Thank you for your enquiry regarding accommodation at Sirovilla.

Sirovilla provides long-term, affordable retirement village style housing for independent seniors across the Geelong, Bellarine and Surf Coast regions in Victoria under the Retirement Villages Act 1986.

There are currently four Sirovilla locations.

<b>Sirovilla Highton</b>	32-52 Broughton Drive Highton VIC 3216
<b>Sirovilla Anglesea</b>	32-34 Murray Street Anglesea VIC 3230
<b>Sirovilla Point Lonsdale</b>	2 Nelson Road Point Lonsdale VIC 3225
<b>Sirovilla Lorne</b>	4 Clissold Street Lorne VIC 3232

Our Highton location has 64 units (45 one-bedroom and 19 two-bedroom), Anglesea has 18 units (11 one-bedroom and 7 two-bedroom), Point Lonsdale has 16 units (all one bedroom) and Lorne has 16 units (all one bedroom). Singles or couples may apply for one bedroom room units and only couples may apply for two-bedroom units.

Sirovilla welcomes your application. You can apply by either completing this hard copy application form and returning it (either by post or in person) to:

Att: Services Coordinator  
Sirovilla Retirement Village  
32-52 Broughton Drive  
Highton VIC 3216

Or returning via email to **[info@sirovilla.org.au](mailto:info@sirovilla.org.au)**

Alternatively, you can apply online at **[www.sirovilla.org.au](http://www.sirovilla.org.au)**

By clicking on the "Apply Now" button on the home page to complete and submit your application details electronically.

If you are eligible, you will be placed on the **Register of Interest** list.

The underlying principles used to offer an applicant admission to a Sirovilla unit are their time on the Register of Interest (i.e. a vacant unit is offered to the applicant who applied the longest time ago), **AND** for our villages in Anglesea and Point Lonsdale, their connection or links to the Bellarine or Surf Coast areas.

The fortnightly rental charge is calculated as 25% of eligible income and 100% of the Commonwealth Rental Assistance. An ingoing contribution may be required based on the residence's ability to pay. This amount is calculated on the defined assets with a maximum amount to be paid of \$60,000. The ability to pay does not form part of the criteria when being offered a unit.

Some land and water rates are paid by Sirovilla and Residents are required to pay for utilities and services. Sirovilla maintains all common garden areas (lawns, trees, paths etc.). Residents are required to look after the garden attached to their unit.

If you would like more information on eligibility criteria and the application process, please consult the **Sirovilla Fact Sheet**, **Sirovilla Frequently Asked Questions** and the **Sirovilla website [www.sirovilla.org.au](http://www.sirovilla.org.au)**. Also feel free to contact our office on **(03) 5241 1517** or email us on **[info@sirovilla.org.au](mailto:info@sirovilla.org.au)**.

We are happy to discuss any questions you may have and look forward to hearing from you.

Warm Regards  
Sirovilla Operations Team

I/We wish to apply for (please tick):

- Sirovilla HIGHTON** 32-52 Broughton Drive, Highton VIC 3216
- Sirovilla ANGLESEA** 32-34 Murray Street, Anglesea VIC 3230
- Sirovilla POINT LONSDALE** 2 Nelson Road, Point Lonsdale VIC 3225
- Sirovilla LORNE** 4 Clissold Street, Lorne VIC 3232

I/We need the following configuration (please tick):

- One-bedroom unit** – for a single person or couple
- Two-bedroom unit** – for a couple/two-people only

## PRIMARY APPLICANT DETAILS

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Full Name:

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Full Address:

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Email:

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Mobile:

Phone:

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Pension Number (CRN):

Date of Birth:

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## PARTNER'S (SECONDARY APPLICANT) DETAILS

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Full Name:

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Full Address:

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Email:

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Mobile:

Phone:

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Pension Number (CRN):

Date of Birth:

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**EMERGENCY CONTACT/NEXT OF KIN**

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Full Name:

Full Address:

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Email:

Mobile:

Phone:

Relationship:

Enduring Power of Attorney?  Yes  No

**CURRENT CIRCUMSTANCES**

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I am currently (please tick):

Homeowner

Currently Renting

If renting,

How much are you currently paying: \$ \_\_\_\_\_ per week

Do you have a lease in place, if so for how long \_\_\_\_\_

**FINANCIAL INFORMATION**

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Before an offer is made, you will be required to provide a current income statement on your household's income.

Are you currently receiving a Centrelink income?  Yes  No

If not, will you eligible for the Aged Pension?  Yes  No

Do you own(or part own) a residential property?  Yes  No

Do you have assets that give you an income?  Yes  No

If yes, please state your gross (before tax) household fortnightly income  
\$ \_\_\_\_\_

Does your household have a total of more than \$30,000 (this includes savings, superannuation, investments, shares etc.) of assets?

Yes  No

**LINKS TO THE AREA**

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Please tell us about your links to the area/s (Highton, Anglesea, Point Lonsdale or Lorne). This can include links such as family, friends, or if you have lived in the area in the past.

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**FACT SHEET:**

I confirm I have received a Sirovilla Fact Sheet.  Yes  No  
(attached to this application form)

**APPLICANT DECLARATION:**

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To the best of my knowledge, the information I have given on this form is true and correct.

Signed:

Date:

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Print Full Name:

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**Privacy Statement.** *I consent to the information contained within this application being collected, used and disclosed by Sirovilla solely for purposes outlined in the Sirovilla Privacy Policy and that I can access the Sirovilla Privacy Policy at the Sirovilla Office. I understand that I can request to view any information supplied to me and held by Sirovilla.*

## 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
- 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:	Sirovilla Inc. 32-52 Broughton Drive Highton, Victoria, 3216
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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):	Sirovilla Inc. 32-52 Broughton Drive Highton, Victoria, 3216  Owners Corporation 1 Plan No. PS527105X C/- 32-52 Broughton Drive Highton, Victoria, 3216
2.2 Year construction started:	Built over seven stages from 1975 to 2008

### 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>	<p>There is currently no third-party manager appointed and the village is managed directly by the owner.</p> <p>41 901 391 780</p> <p>32-52 Broughton Drive Highton, Victoria 3216</p> <p>03 5241 1517</p> <p>1972</p>
3.2	Is there an onsite representative of the manager available for residents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

### 4. Nature of ownership or tenure

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

5.1	Number of units by accommodation type:	<ul style="list-style-type: none"><li>45 one-bedroom units</li><li>19 two-bedroom units</li><li>64 in total</li></ul>
5.2	Garages, carports, or carparks:	<p><input type="checkbox"/> Each unit has its own garage or carport</p> <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> <p><input type="checkbox"/> Each unit has its own car park space</p> <ul style="list-style-type: none"><li><input type="checkbox"/> adjacent to the unit</li><li><input type="checkbox"/> separate from the unit.</li></ul> <p><input checked="" type="checkbox"/> General car parking is available in the village for residents and visitors.</p> <p><input checked="" type="checkbox"/> Other (<i>specify</i>): Limited garage parking is available for allocation to residents by separate Car Park Licence agreement</p> <p><input type="checkbox"/> No garages, carports or car parking are provided.</p>

### 6. Planning and development

Has planning permission been granted for further development of the village?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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## 7. Facilities onsite at the village

7.1	The following facilities are available to residents as at the date of this statement.	
<b>Note:</b> 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"> <li>Community room or centre</li> <li>Library</li> <li>Community vegetable garden</li> </ul>	<ul style="list-style-type: none"> <li>Village bus</li> <li>Fully equipped kitchen</li> <li>Central office/administration area</li> <li>BBQ area outdoors</li> </ul>
7.2	Does the village have an onsite or attached residential or aged care facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Note:</b> 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):	<p>Cleaning and maintenance of communal areas, garden areas and facilities</p> <p>Management and administration services</p> <p>Payment of council rates</p> <p>Payment of water rates</p> <p>Payment of power and water charges for communal facilities</p> <p>Payment of buildings insurance</p> <p>Arrange repairs in relation to the Resident's Premises (including those due to fair wear and tear) which under this contract are not the responsibility of the Resident.</p>
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

## 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> <li>a <b>bond</b> - calculated at two weeks rent refundable when exiting provided the property is returned in an acceptable condition.</li> </ul>
9.2	If the resident must pay a <b>refundable</b> in-going contribution: (if applicable)	
	The range is:	Calculated 40% on the defined assets with a maximum amount to be paid of \$60,000.
	On the earliest of:	<ul style="list-style-type: none"> <li>within 14 days of the next resident taking possession of the unit</li> <li>within six months of permanent departure</li> <li>within 14 days of receipt of the next in-going contribution</li> <li>other (<i>specify</i>): If payable under Regulation 6 of the Retirement Villages (Contractual Arrangements) Regulations 2006, within the time set out in those regulations.</li> </ul>

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>• 10% per annum - for a maximum number of 10 years of residence – of your in-going contribution. (ie. after 10 years the departure fee will be 100% of the in-going contribution).</li> </ul>
9.4	If the resident must pay a <b>non-refundable</b> in-going contribution, the amount is:	<ul style="list-style-type: none"> <li>• 10% of the in-going contribution if the resident leaves within the first year.</li> <li>• If the resident leaves after the first year, then an amount equal to 90% of the Ingoing Contribution less an amount equal to 2.5% of such contribution for each three-calendar month anniversary of the Commencement Date or part thereof - for a maximum number of 10 years of residence. (ie. after 10 years the departure fee will be 100% of the in-going contribution).</li> </ul>
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"> <li>• Reinstatement of your unit (if you have not delivered up unit in clean and tidy and good and tenable repair (except for fair wear and tear, structural or capital repair or replacement, unless such repair or replacement is required due to your negligence, repair of damage which is covered by the owner's insurance provided you have not invalidated that insurance)</li> <li>• Other costs: any amounts outstanding amounts payable by the Resident pursuant to the residence agreement including any GST</li> </ul>
9.6	The estimated sale price ranges for all classes of units in the village (on a reinstated or renovated basis) as at 18/3/22 are:	• N/A

## 10. Ongoing charges

10.1	The current rates of ongoing charges for new residents:	
<b>Type of unit</b>	<b>Service charge</b> (ie: Rent + Maintenance Charge)	
Self-contained unit:	Rent is calculated at Viz: 25% of household income and 100% of the Commonwealth rent assistance if applicable.	

## 11. Financial management of the village

11.1	The village operating surplus or deficit for the last financial year is:	\$206,315 surplus
11.2	Does the village have a long-term maintenance fund?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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### 13. Reinstatement or renovation of the unit

Is the resident responsible for reinstatement or renovation of the unit on permanent departure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, the resident must pay for:	The Resident must return the premises to the owner clean and tidy and in good and tenable repair (except for fair wear and tear, structural or capital repair or replacement, unless such repair or replacement is required due to the negligence of the resident, repair of damage which is covered by the owner's insurance provided the tenant has not invalidated that insurance).

### 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:	The owner insures to its full insurable value the premises and village property against damage by fire and all other risks deemed appropriate by the owner including public liability insurance for \$20 million or such other amount as reasonably determined by the owner from time to time.
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:	The Resident may take out any additional insurance not covered by the Village Owner's insurance if required by the Resident, including, without limitation house contents insurance policy and/or public liability insurance for the Unit.

### 15. Security

Does the village have a security system?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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### 16. Emergency system

Does the village have an emergency help system?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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### 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.	The resident must not bring or keep on the premises any animals without the consent of the owner.
17.2	Are there restrictions on <b>residents'</b> 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 <b>visitors'</b> car parking in the village?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If yes, details of parking restrictions are available on request.	

## 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 committee established under the *Retirement Villages Act 1986*?  Yes  No

## 20. Waiting list

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

- What is the fee to join the waiting list?
  - No fee
- Is there a criteria for joining the waitlist?
  - 62+yrs of age

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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
- 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:	Sirovilla Anglesea 32-34 Murray St, Anglesea Victoria 3230
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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):	Sirovilla Inc. 32-52 Broughton Drive Highton, Victoria, 3216  Owners Corporation 1 Plan No. PS527105X C/- 32-52 Broughton Drive Highton, Victoria, 3216
2.2	Year construction started:	Built from 1989 to 2003

### 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>	<p>There is currently no third-party manager appointed and the village is managed directly by the owner.</p> <p>41 901 391 780</p> <p>32-52 Broughton Drive Highton, Victoria 3216</p> <p>03 5241 1517</p> <p>August 2014</p>
3.2	Is there an onsite representative of the manager available for residents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

### 4. Nature of ownership or tenure

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

5.1	Number of units by accommodation type:	<ul style="list-style-type: none"><li>11 one-bedroom units</li><li>7 two-bedroom units</li><li>18 in total</li></ul>
5.2	Garages, carports, or carparks:	<input type="checkbox"/> Each unit has its own garage or carport <input type="checkbox"/> attached to the unit <input type="checkbox"/> separate from the unit. <input type="checkbox"/> Each unit has its own car park space <input type="checkbox"/> adjacent to the unit <input type="checkbox"/> separate from the unit. <input type="checkbox"/> General car parking is available in the village for residents and visitors. <input checked="" type="checkbox"/> Other ( <i>specify</i> ): Limited garage parking is available for allocation to residents by separate Car Park Licence agreement <input type="checkbox"/> No garages, carports or car parking are provided.

### 6. Planning and development

Has planning permission been granted for further development of the village?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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## 7. Facilities onsite at the village

7.1	The following facilities are available to residents as at the date of this statement.	
<b>Note:</b> 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"> <li>Community room or centre</li> <li>Library (with one computer with internet connection at no extra charge to residents). Printer</li> </ul>	<ul style="list-style-type: none"> <li>Fully equipped kitchen</li> <li>Central office/administration area</li> </ul>
7.2	Does the village have an onsite or attached residential or aged care facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Note:</b> 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):	<p>Cleaning and maintenance of communal areas, garden areas and facilities</p> <p>Management and administration services</p> <p>Payment of council rates</p> <p>Payment of water rates</p> <p>Payment of power and water charges for communal facilities</p> <p>Payment of buildings insurance</p> <p>Arrange repairs in relation to the Resident's Premises (including those due to fair wear and tear) which under this contract are not the responsibility of the Resident.</p>
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

## 9. Entry costs and departure entitlement

9.1	<ul style="list-style-type: none"> <li>The resident must pay:</li> </ul>	<ul style="list-style-type: none"> <li>a <b>refundable</b> in-going contribution</li> <li>a <b>bond</b> - calculated at two weeks rent refundable when exiting provided the property is returned in an acceptable condition.</li> </ul>
9.2	If the resident must pay a <b>refundable</b> in-going contribution: (if applicable)	
	The range is:	Calculated 40% on the defined assets with a maximum amount to be paid of \$60,000.
		On the earliest of:
		<ul style="list-style-type: none"> <li>within 14 days of the next resident taking possession of the unit</li> <li>within six months of permanent departure</li> <li>within 14 days of receipt of the next in-going contribution</li> <li>other (<i>specify</i>): If payable under Regulation 6 of the Retirement Villages (Contractual Arrangements) Regulations 2006, within the time set out in those regulations.</li> </ul>

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>• 10% per annum - for a maximum number of 10 years of residence – of your in-going contribution. (ie. after 10 years the departure fee will be 100% of the in-going contribution).</li> </ul>
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9.6	The estimated sale price ranges for all classes of units in the village (on a reinstated or renovated basis) as at 18/3/22 are:	• N/A

## 10. Ongoing charges

10.1	The current rates of ongoing charges for new residents:	
	<b>Type of unit</b>	<b>Service charge</b> (ie: Rent + Maintenance Charge)
	Self-contained unit:	Rent is calculated at 25% of household income and 100% of the Commonwealth rent assistance if applicable.

## 11. Financial management of the village

11.1	The village operating surplus or deficit for the last financial year is:	\$206,315 surplus
11.2	Does the village have a long-term maintenance fund?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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### 13. Reinstatement or renovation of the unit

Is the resident responsible for reinstatement or renovation of the unit on permanent departure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, the resident must pay for:	The Resident must return the premises to the owner clean and tidy and in good and tenable repair (except for fair wear and tear, structural or capital repair or replacement, unless such repair or replacement is required due to the negligence of the resident, repair of damage which is covered by the owner's insurance provided the tenant has not invalidated that insurance).

### 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:	The owner insures to its full insurable value the premises and village property against damage by fire and all other risks deemed appropriate by the owner including public liability insurance for \$20 million or such other amount as reasonably determined by the owner from time to time.
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:	The Resident may take out any additional insurance not covered by the Village Owner's insurance if required by the Resident, including, without limitation house contents insurance policy and/or public liability insurance for the Unit.

### 15. Security

Does the village have a security system?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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### 16. Emergency system

Does the village have an emergency help system?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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### 17. Resident restrictions

17.1	Are residents allowed to keep pets?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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	If yes, details of parking restrictions are available on request.	
17.3	Are there any restrictions on <b>visitors'</b> 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 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 committee established under the *Retirement Villages Act 1986*?  Yes  No

## 20. Waiting list

Does the village have a waiting list for entry?

Yes  No

- what is the fee to join the waiting list?
- Is there a criteria for joining the waitlist?

- No fee
- 62+yrs age

## 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
- 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:	2 Nelson Road Point Lonsdale Victoria 3225
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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):	Landlord Bellarine Community Health Ltd. ABN 96 536 879 169 2 Nelson Rd, Point Lonsdale VIC 3225 The Landlord has the power to grant this Lease under Section 17D Crown Land (Reserves) Act 1978
2.2	Year construction started:	Originally Constructed 1982 Fully Refurbished by Sirovilla 2022

### 3. Management

3.1	<ul style="list-style-type: none"><li>Name of company or organisation that manages the retirement village: Sirovilla Incorporated under lease</li><li>ABN: 41 901 391 780</li><li>Address: 32-52 Broughton Drive Highton, Victoria 3216</li><li>Telephone number: 03 5241 1517</li><li>Date company or organisation became manager: March 2022</li></ul>
3.2	Is there an onsite representative of the manager available for residents? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

### 4. Nature of ownership or tenure

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

5.1	Number of units by accommodation type:	<ul style="list-style-type: none"><li>16 one-bedroom units</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 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 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 (<i>specify</i>): Limited garage parking is available for allocation to residents by separate Car Park Licence agreement</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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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## 7. Facilities onsite at the village

7.1 The following facilities are available to residents as at the date of this statement.	
<b>Note:</b> 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.	
	• BBQ area outdoors
7.2 Does the village have an onsite or attached residential or aged care facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Note:</b> 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):	<ul style="list-style-type: none"> <li>Cleaning and maintenance of communal areas, garden areas and facilities</li> <li>Management and administration services</li> <li>Payment of council rates</li> <li>Payment of water rates – residents pay usage</li> <li>Payment of power and water charges for communal facilities</li> <li>Payment of buildings insurance – residents pay contents</li> <li>Arrange repairs in relation to the Resident's Premises (including those due to fair wear and tear) which under this contract are not the responsibility of the Resident.</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

## 9. Entry costs and departure entitlement

9.1	<ul style="list-style-type: none"> <li>• The resident must pay:</li> <li>• a <b>refundable</b> in-going contribution</li> <li>• a <b>bond</b> - calculated at two weeks rent refundable when exiting provided the property is returned in an acceptable condition.</li> </ul>
9.2	<p>If the resident must pay a <b>refundable</b> in-going contribution: (if applicable)</p> <p>The range is:                      Calculated 40% on the defined assets with a maximum amount to be paid of \$60,000.</p> <p>On the earliest of:</p> <ul style="list-style-type: none"> <li>• within 14 days of the next resident taking possession of the unit</li> <li>• within six months of permanent departure</li> <li>• within 14 days of receipt of the next in-going contribution</li> <li>• other (<i>specify</i>): If payable under Regulation 6 of the Retirement Villages (Contractual Arrangements) Regulations 2006, within the time set out in those regulations.</li> </ul>

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>• 10% per annum - for a maximum number of 10 years of residence – of your in-going contribution. (ie. after 10 years the departure fee will be 100% of the in-going contribution.</li> </ul>
9.4	If the resident must pay a <b>non-refundable</b> in-going contribution, the amount is:	<ul style="list-style-type: none"> <li>• 10% of the in-going contribution if the resident leaves within the first year.</li> <li>• If the resident leaves after the first year, then an amount equal to 90% of the Ingoing Contribution less an amount equal to 2.5% of such contribution for each three-calendar month anniversary of the Commencement Date or part thereof - for a maximum number of 10 years of residence. (ie. after 10 years the departure fee will be 100% of the in-going contribution.</li> </ul>
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"> <li>• Reinstatement of your unit (if you have not delivered up unit in clean and tidy and good and tenable repair (except for fair wear and tear, structural or capital repair or replacement, unless such repair or replacement is required due to your negligence, repair of damage which is covered by the owner's insurance provided you have not invalidated that insurance)</li> <li>• Other costs: any amounts outstanding amounts payable by the Resident pursuant to the residence agreement including any GST</li> </ul>
9.6	The estimated sale price ranges for all classes of units in the village (on a reinstated or renovated basis) as at 18/3/2022 are:	• N/A

## 10. Ongoing charges

10.1	The current rates of ongoing charges for new residents:	
	<b>Type of unit</b>	<b>Service charge</b> (ie: Rent + Maintenance Charge)
	Self-contained unit:	Rent is calculated at 25% of household income and 100% of the Commonwealth rent assistance (CRA) if applicable.

## 11. Financial management of the village

11.1	The village operating surplus or deficit for the last financial year is:	\$206,315 surplus
11.2	Does the village have a long-term maintenance fund?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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### 13. Reinstatement or renovation of the unit

Is the resident responsible for reinstatement or renovation of the unit on permanent departure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, the resident must pay for:	The Resident must return the premises to the owner clean and tidy and in good and tenable repair (except for fair wear and tear, structural or capital repair or replacement, unless such repair or replacement is required due to the negligence of the resident, repair of damage which is covered by the owner's insurance provided the tenant has not invalidated that insurance).

### 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:	The owner insures to its full insurable value the premises and village property against damage by fire and all other risks deemed appropriate by the owner including public liability insurance for \$20 million or such other amount as reasonably determined by the owner from time to time.
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:	The Resident may take out any additional insurance not covered by the Village Owner's insurance if required by the Resident, including, without limitation house contents insurance policy and/or public liability insurance for the Unit.

### 15. Security

Does the village have a security system?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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### 16. Emergency system

Does the village have an emergency help system?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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### 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.	The resident must not bring or keep on the premises any animals without the consent of the owner.
17.2	Are there restrictions on <b>residents'</b> 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 <b>visitors'</b> 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 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 committee established under the *Retirement Villages Act 1986*?  Yes  No

## 20. Waiting list

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

- what is the fee to join the waiting list?
  - No fee
  - 62+yrs age
- Is there a criteria for joining the waitlist?

## 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

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- 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*.

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**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:	4 Clissold Street Lorne, Victoria, 3232
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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):	Lorne Village Incorporated ABN 15 207 901 372 4 Clissold Street, Lorne VIC 3232
2.2	Year construction started:	1978

### 3. Management

3.1	<ul style="list-style-type: none"><li>Name of company or organisation that manages the retirement village: Sirovilla Incorporated</li><li>ABN: 41 901 391 780</li><li>Address: 32-52 Broughton Drive Highton, Victoria 3216</li><li>Telephone number: 03 5241 1517</li><li>Date company or organisation became manager: 1 July 2025</li></ul>
3.2	Is there an onsite representative of the manager available for residents? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

### 4. Nature of ownership or tenure

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

5.1	Number of units by accommodation type: <ul style="list-style-type: none"><li>16 one-bedroom units</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 type="checkbox"/> General car parking is available in the village for residents and visitors.</li><li><input type="checkbox"/> Other (<i>specify</i>): Limited garage parking is available for allocation to residents by separate Car Park Licence agreement</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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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## 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.

- Nil

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):

- Cleaning and maintenance of communal areas, garden areas and facilities
- Management and administration services
- Payment of council rates
- Payment of water rates – residents pay usage
- Payment of power and water charges for communal facilities
- Payment of buildings insurance – residents pay contents
- Arrange repairs in relation to the Resident's Premises (including those due to fair wear and tear) which under this contract are not the responsibility of the Resident.

8.2 Are optional services provided or made available to residents on a user-pays basis?  Yes  No

## 9. Entry costs and departure entitlement

9.1 The resident must pay:

- a **refundable** in-going contribution
- a **bond** - calculated at two weeks rent refundable when exiting provided the property is returned in an acceptable condition.

9.2 If the resident must pay a **refundable** in-going contribution: (if applicable)

The range is: Calculated 40% on the defined assets with a maximum amount to be paid of \$60,000.

On the earliest of:

- within 14 days of the next resident taking possession of the unit
- within six months of permanent departure
- within 14 days of receipt of the next in-going contribution
- other (*specify*): If payable under Regulation 6 of the Retirement Villages (Contractual Arrangements) Regulations 2006, within the time set out in those regulations.

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>• 10% per annum - for a maximum number of 10 years of residence – of your in-going contribution. (ie. after 10 years the departure fee will be 100% of the in-going contribution).</li> </ul>
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9.6	The estimated sale price ranges for all classes of units in the village (on a reinstated or renovated basis) as at 18/3/22 are:	• N/A

## 10. Ongoing charges

10.1	The current rates of ongoing charges for new residents:	
<b>Type of unit</b>	<b>Service charge</b> (ie: Rent + Maintenance Charge)	
Self-contained unit:	Rent is calculated at Viz: 25% of household income and 100% of the Commonwealth rent assistance if applicable.	

## 11. Financial management of the village

11.1	The village operating surplus or deficit for the last financial year is:	\$206,315 surplus
11.2	Does the village have a long-term maintenance fund?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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### 13. Reinstatement or renovation of the unit

Is the resident responsible for reinstatement or renovation of the unit on permanent departure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, the resident must pay for:	The Resident must return the premises to the owner clean and tidy and in good and tenable repair (except for fair wear and tear, structural or capital repair or replacement, unless such repair or replacement is required due to the negligence of the resident, repair of damage which is covered by the owner's insurance provided the tenant has not invalidated that insurance).

### 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:	The owner insures to its full insurable value the premises and village property against damage by fire and all other risks deemed appropriate by the owner including public liability insurance for \$20 million or such other amount as reasonably determined by the owner from time to time.
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:	The Resident may take out any additional insurance not covered by the Village Owner's insurance if required by the Resident, including, without limitation house contents insurance policy and/or public liability insurance for the Unit.

### 15. Security

Does the village have a security system?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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### 16. Emergency system

Does the village have an emergency help system?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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### 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.	The resident must not bring or keep on the premises any animals without the consent of the owner/management
17.2	Are there restrictions on <b>residents'</b> 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 <b>visitors'</b> car parking in the village?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, details of parking restrictions are available on request.	
	There is not allocated visitor's car parking in the village. Street parking only.	

## 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 committee established under the *Retirement Villages Act 1986*?  Yes  No

## 20. Waiting list

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

- What is the fee to join the waiting list?
  - No fee
- Is there a criteria for joining the waitlist?
  - 62+yrs of age



## Frequently Asked Questions

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### **Who is eligible to live at Sirovilla?**

Residents need to meet the age and residency requirements of the Commonwealth Aged Pension and be in receipt of a Centrelink income at the time of admission.

### **Where are the Villages located?**

Highton (64 units), both one and two bedrooms.

Anglesea (18 units), both one and two bedrooms.

Point Lonsdale (16 units), one bedroom only.

Lorne (16 units), one bedroom only

### **How old must I be to apply?**

The minimum application age is **62 years of age** at date of application.

### **Can anyone apply for a 2-bedroom unit?**

No, these units are for couples or anyone wishing to share – an individual can not apply to live alone in a two-bedroom unit.

### **Can you apply for any Village?**

You can apply for any village, but you need to have a connection to the Surf Coast to apply for Anglesea or Lorne and a connection to the Bellarine to apply for Point Lonsdale such as; you are currently a resident of the area or you have family in the area. You will be asked to detail this in your application.

### **Does Sirovilla own the Villages?**

Sirovilla owns Highton and Anglesea. Point Lonsdale is leased through Bellarine Community Health Ltd. and Lorne is leased from The Lorne Village Inc.

### **What happens after I apply and how long is the wait time?**

You are notified that your application has been received and you are placed on the register of interest. The wait time varies but it is helpful to know that Sirovilla is a long-term option, you can expect to wait more than 4 years.

### **How are units allocated?**

When a unit becomes available it is offered to the next person on the register of interest. If they do not accept, it is offered to the next person on the list. There needs to be a valid reason to decline the offer. If an offer is not accepted the applicant will not retain their position on the register of interest.

### **What if I am in crisis or have been given a notice to vacate?**

Sirovilla does not offer emergency accommodation, it is long term affordable housing. We appreciate that many people are in need, offers are made based on the next person on the list.

### **How is rent calculated?**

Rent is paid fortnightly and at an amount equal to 25% of eligible gross household income and 100% of Commonwealth Rent Assistance.

For example, you may receive:

\$1100 a fortnight from Centrelink and other income such as shares or superannation so you would pay 25% of this in rent, which would equal \$275.

**and**

You may get \$190 a fortnight in rental assistance, which would be 100% payable to Sirovilla.

**so, the total rental payment would be**

\$275 from income + \$190 from rent assistance = \$465 a fortnight

### **Is there a Bond?**

Yes, a security maintenance bond equivalent to 2 weeks rent is payable prior to entry. This is refundable upon exit.

## **What does the rent cover?**

The rent covers the operating costs of the village including:

- Repairs and maintenance to the interior and exterior of your unit
- Management and administration of the Village
- Council rates – land
- Building and public liability insurance
- Utility payments for any communal areas
- Staff wages and related costs
- Legal and auditing fees
- Grounds maintenance

## **Who is responsible for the gardens and maintenance?**

Residents are responsible for the gardens attached to their units. Sirovilla maintains all communal areas.

## **What happens if I want to move or I am no longer able to live independently?**

Each situation is unique, and we appreciate this can be a difficult time for some. Sirovilla will work with you and your family to assist you during your transition.

## **Do all residents need to pay an in-going contribution?**

No. It is based on a person's ability to pay. We determine this based on the hardship limit through Centrelink. This is currently \$29,023.80 for singles and \$43,752.80 for couples. If someone has less than this amount in assets there is no ingoing contribution to make.

## **How is the in-going contribution calculated?**

Ingoing contribution = (total assets less the hardship limit) x 40% and then capped at \$60,000

This is amortised over 10 years which means each year 10% is nonrefundable. After 10 years there is no refund.

Some examples:

**Example 1** - If someone had \$20,000. No ingoing contribution is required as this is below the hardship limit mentioned above

**Example 2** - If someone had \$100,000 they would be required to pay an ingoing contribution of \$28,390 =  $(100,000 - 29,023) \times 40\%$ . If they left after 5 years, \$14,195 would be refunded,  $10\% \times 5\text{years} = 50\%$  not refunded

**Example 3** - If someone had \$200,000 the ingoing contribution would calculate to \$68,390 however due to the cap, the most they would pay is \$60,000. If they left after 5 years, \$30,000 (50%) would be refunded.

### **Are there any other services?**

Our model is independent living, there are no support service offered by Sirovilla. Residents live in individual units and may receive support such as meals on wheels, home help and, if required, a personal call alarm service. Residents are required to arrange these support services themselves with family, friends, or case managers.

### **What about pets?**

One small pet is usually permitted subject to management approval in units that have a courtyard that is suitable for pets. In the case of dogs and cats this is limited to one animal. Approval to keep a pet and the type of animal is subject to the Sirovilla Pet Policy which applicants are provided at time of offer.

### **Is there a bus for the Village?**

Sirovilla Highton and Anglesea share a bus that can be booked if residents wish to go on outings. We have volunteers that are willing to help transport residents who do not drive. The outings are usually organised through the social clubs at each Village.

### **Is there parking at the Villages?**

Each Village is a little different. Highton has onsite parking, this varies from garages, carports and general outside parking. The garages and carports are allocated based on a waiting list. Anglesea has garages or carports for all residents on site. Point Lonsdale has some parking onsite, none of which is undercover. Lorne has designated parking on site but it is not adjacent to the units, nor is it undercover.

**Is there visitor parking?**

There is designated visitor parking in the Highton Village and only residents are permitted to park in their allocated bays, carports and garages. There is not allocated visitor parking on site in Anglesea, Point Lonsdale or Lorne, but there is parking available on the street.

**Is there an office on site or Community Centre?**

Our main office is based in Highton, where there is also a Community Centre and library. Anglesea also has a community hall, BBQ area and office space, staff visit weekly. At Point Lonsdale we have a communal outdoor space to gather in and Lorne does not have any official communal spaces.

**If you have any other questions, please give us a call on (03) 52 411517 or email us at [info@sirovilla.org.au](mailto:info@sirovilla.org.au)**