Retirement Village Information Statement

Retirement Villages Act 1986, section 19
Retirement Village Regulations 2026, regulations 11-12

This form is approved by the Director, Consumer Affairs Victoria under section 19 of the *Retirement Villages Act 1986.* All retirement village information statements must be in this form.

What is a Retirement Village Information Statement?

Every retirement village in Victoria must provide it in the same standardised format. Prospective residents can use information statements to compare retirement villages on a like-for-like basis.

It is designed to provide prospective residents information to make an informed decision about whether to move into this village. It covers the costs of entering, living in and leaving; the services and facilities available; and important details about how the village operates.

Information statements must be updated at least every 12 months and as soon as possible after any change to the information provided.

How to access information statements for different villages?

Every retirement village must publish their information statement on their village's website.

The operator of a retirement village must also provide the information statement:

- at the request of a prospective resident within seven days,
- with any targeted promotional material, and
- at least 21 days before a resident enters into a residence or management contract in respect of the village.

Navigating the information statement

Part A: Village-level information	Provides information about the village and operator including about any owners corporation, types of contracts and tenure, village facilities and services, the number and types of residential premises, future developments, security and emergency assistance systems, insurance arrangements, financial management, residents committee and village rules.
Part B: Village fees and charges	Provides information on fees and charges to be paid on entry, while living in the village, and when you leave.

Attachments to the information statement provide:

- A list of village services and facilities with associated fees (Attachment 1)
- Details of village insurance information (Attachment 2)
- A glossary of fees to help prospective residents understand the terms used throughout the statement (Attachment 3).

Finding more information

Other documents and information are available to help inform prospective residents. Operators must provide the following documents to prospective residents at least 21 days before entering into a management contract:

- a draft residence contract and management contract for the village
- the village by-laws and a document under which a resident agrees to observe the by-laws, and promises to pay an entry payment or a recurring charge for the provision of goods or services by the operator
- financial statements as presented at the most recent annual meeting of the residents.

Prospective residents may also wish to ask for information on the specific fees and charges for a residence they are considering in an easy to understand form. A suggested form for this purpose can be found on the Consumer Affairs Victoria website www.consumer.vic.gov.au.

Understanding the financial commitment

Entering a retirement village is a significant financial decision.

The financial structure of retirement village living is different from conventional home ownership or renting, and the net financial outcome can vary significantly depending on the length of stay and the terms of contracts. It is important that residents understand how the costs interact and what they will ultimately receive when they permanently depart the village.

Before signing any contract, you are strongly encouraged to read all documents carefully, ask questions of the operator, and seek advice from an independent financial adviser to ensure you have a full understanding of your financial obligations and entitlements.

Where can prospective residents get help or more information?

If prospective residents need help understanding this statement or want more details about retirement village living in Victoria, they can contact Consumer Affairs Victoria for information and assistance by visiting www.consumer.vic.gov.au or calling 1300 55 81 81.

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- a draft residence contract and management contract for the village
- the village by-laws and a document under which a resident agrees to observe the by-laws, and promises to pay an entry payment or a recurring charge for the provision of goods or services by the operator
- financial statements as presented at the most recent annual meeting of the residents.

Help or further information

For further information, visit the renting section – Consumer Affairs Victoria website at www.consumer.vic.gov.au/renting or call the Consumer Affairs Victoria Helpline on **1300 55 81 81**.

Telephone interpreter service

If you have difficulty understanding English, contact the Translating and Interpreting Service (TIS) on 131 450 (for the cost of a local call) and ask to be put through to an Information Officer at Consumer Affairs Victoria on 1300 55 81 81.

Arabic

إذا كان لديك صعوبة في فهم اللغة الإنكليزية، اتصل بخدمة الترجمة التحريرية والشفوية (TIS) على الرقم 131 450 (بكلفة مكالمة محلية) واطلب أن يوصلوك بموظف معلومات في دائرة شؤون المستهلك في فكتوريا على الرقم 81 81 55 1300.

Turkish İngilize anlamakta güçlük çekiyorsanız, 131 450'den (şehir içi konuşma ücretine) Yazılı ve Sözlü Tercümanlık Servisini (TIS) arayarak 1300 55 81 81 numerali telefondan Victoria Tüketici İşleri'ni aramalarını ve size bir Danişma Memuru ile görüştürmelerini isteyiniz.

Vietnamese Nếu quí vị không hiểu tiếng Anh, xin liên lạc với Dịch Vụ Thông Phiên Dịch (TIS) qua số 131 450 (với giá biểu của cú gọi địa phương) và yêu cầu được nối đường dây tới một Nhân Viên Thông Tin tại Bộ Tiêu Thụ Sự Vụ Victoria (Consumer Affairs Victoria) qua số 1300 55 81 81.

Somali Haddii aad dhibaato ku qabto fahmida Ingiriiska, La xiriir Adeega Tarjumida iyo Afcelinta (TIS) telefoonka 131 450 (qiimaha meesha aad joogto) weydiisuna in lagugu xiro Sarkaalka Macluumaadka ee Arrimaha Macmiilaha
Fiktooriya tel: 1300 55 81 81.

Chinese 如果您聽不大懂英語，請打電話給口譯和筆譯服務處，電話：131 450（衹花費一個普通電話費），讓他們幫您接通維多利亞消費者事務處（Consumer Affairs Victoria）的信息官員，電話：1300 55 81 81。

Serbian Ако вам је тешко да разумете енглески, назовите Службу преводилаца и тумача (Translating and Interpreting Service – TIS) на 131 450 (по цену локалног позива) и замолите их да вас повежу са Службеником за информације (Information Officer) у Викторијској Служби за потрошачка питања (Consumer Affairs Victoria) на 1300 55 81 81.

Amharic በእንግሊዝኛ ቋንቋ ለመረዳት ችግር ካለብዎ የአስተርጓሚ አገልግሎትን (TIS) በስልክ ቁጥር 131 450 (በአካባቢ ስልክ ጥሪ ሂሳብ) በመደወል ለቪክቶሪያ ደንበኞች ጉዳይ ቢሮ በስልክ ቁጥር 1300 55 81 81 ደውሎ ከመረጃ አቅራቢ ሠራተኛ ጋር እንዲያገናኝዎት መጠየቅ።.

Dari

اگر شما مشکل دانستن زبان انگلیسی دارید، با اداره خدمات ترجمانی تحریری و شفاهی(TIS) به شماره 131 450 به قیمت مخابره محلی تماس بگیرید و بخواهید که شما را به کارمند معلومات دفتر امور مهاجرین ویکتوریا به شماره 81 81 55 1300 ارتباط دهد.

Croatian Ako nerazumijete dovoljno engleski, nazovite Službu tumača i prevoditelja (TIS) na 131 450 (po cijeni mjesnog poziva) i zamolite da vas spoje s djelatnikom za obavijesti u Consumer Affairs Victoria na 1300 55 81 81.

Greek Αν έχετε δυσκολίες στην κατανόηση της αγγλικής γλώσσας, επικοινωνήστε με την Υπηρεσία Μετάφρασης και Διερμηνείας (TIS) στο 131 450 (με το κόστος μιας τοπικής κλήσης) και ζητήστε να σας συνδέσουν με έναν Υπάλληλο Πληροφοριών στην Υπηρεσία Προστασίας Καταναλωτών Βικτώριας (Consumer Affairs Victoria) στον αριθμό 1300 55 81 81.

Italian Se avete difficoltà a comprendere l'inglese, contattate il servizio interpreti e traduttori, cioè il Translating and Interpreting Service (TIS) al 131 450 (per il costo di una chiamata locale), e chiedete di essee messi in comunicazione con un operatore addetto alle informazioni del dipartimento "Consumer Affairs Victoria" al numero 1300 55 81 81.

Part A: Village-level information

The following information applies to the village as a whole and is relevant to all prospective and current residents.

1. Village information

Village name	The Trentham Sandringham
Village street address	18 Trentham Street, Sandringham Vic 3191
Village postal address	18 Trentham Street, Sandringham Vic 3191

Is the village accredited by a recognised industry association? ☐ Yes ☒ No

If yes, name of accreditation	
Website for information about the accreditation	

2. Proprietor and operator details

Proprietor name	BG Bay Rd Landowner Pty Ltd
ABN / ACN	22 490 711 543
Address for service	3/8 St Andrews Street, Brighton Vic 3186

Operator name	OTA Retirement Pty Ltd Trading as OnetoAnother
ABN / ACN	78 348 753 770
Address for service	3/8 St Andrews Street, Brighton Vic 3186

Telephone 03 8527 7100 Email sales@ota.live

Date current operator commenced in that role 2022

3. Operator representative

Name of representative	Chris Biggin
Position of representative	Village Manager
Location within village	Village Managers Office

Times available	Monday to Friday 9am - 5pm

Telephone	0400 968 212	Email	chris@ota.live

4. Number and types of residential premises

The village has the following number and types of accommodation units:

Accommodation type	~~Owner resident~~	Leasehold	~~Licence~~	~~Other~~
Independent living units		72 (22 of which are yet to be constructed as part of stage 2, per clauses 9)		
Serviced apartments				
Villas or townhouses				

5. Residents committee

Has a residents committee been established at the village under the *Retirement Villages Act 1986*? ☒ Yes ☐ No

Under the *Retirement Villages Act 1986*, residents of a village may elect to establish a residents committee to represent their interests and participate in village decision-making.

6. Onsite or attached residential or aged care home

Is there a residential or aged care home onsite or attached with the village? ☐ Yes ☒ No

If there is a residential or aged care home onsite or attached, entry is dependent on a resident being assessed as eligible for entry in accordance with the *Aged Care Act 2024* (Cth).

This assessment is conducted independently and eligibility for aged care services is determined according to the criteria set out in the *Aged Care Act 2024* (Cth). The registered provider of the residential or aged care home cannot set places aside for residents of the village.

7. Village facilities and services

The list of services and facilities provided at the village and how they are funded is set out in Attachment 1 to this information statement.

The attachment includes details of:

- services and facilities funded by maintenance charges
- optional services, which are not funded by maintenance charges or rent and can be provided for an additional fee. The attachment must include costs of and restrictions on availability of optional services, and
- any other services or facilities available to residents and how they are funded.

8. Lifestyle and village rules

This section sets out key aspects of daily life in the village, including pets, gardening, and social activities, as influenced by the by-laws of the village. The full by-laws of the village are attached to a resident's contract.

Are there any restrictions on residents keeping pets? ☒ Yes ☐ No

If yes, provide details on restrictions below:

Residents must obtain the Operator's prior written approval before bringing any pet into the village or keeping a pet within the village. Approval may be subject to conditions. The operator maintains a pet policy, which sets out the requirements conditions and any restrictions relating to pets in the village. A copy of the Operator's pet policy is available on request.

Note: under Victorian law operators cannot unreasonably refuse consent for residents to keep pets.

Are residents permitted to undertake gardening in areas adjacent to their premises? ☒ Yes ☐ No

Does the village organise regular social activities and events for residents? ☒ Yes ☐ No

Additional details:

Regular social activities for Residents, which may include in-house entertainment, classes, special events and day tours. Participation is optional. Further details are available from village management on request.

9. Planning permission for future developments

Are there any current planning permissions or approvals for future development, expansion or redevelopment of the village? ☒ Yes ☐ No

If yes:

Description of development	The development will comprise 22 apartments including a mix of one, two and three bedroom residences, with underground basement parking.
Construction timeframes (anticipated start and finish dates)	Demolition of the existing has completed. Construction is anticipated to be completed in late 2027.

10. Security and emergency assistance systems

The village is equipped with the following security system

Access to the village is controlled via security fob and mobile application entry, with number plate recognition for vehicular access to the car park. Apartments are secure and video surveillance operators at entry points, throughout the grounds and other common areas of the village. Monitoring is undertaken remotely and by village staff.

The village is equipped with the following emergency assistance system

Lumin and MePACS 24 hours per day, 7 days per week.

11. Operator and proprietor exemptions

Is the operator or proprietor exempt from any of the provisions of the *Retirement Villages Act 1986* in relation to this village? ☐ Yes ☒ No

If yes:

Provision the exemption applies to	Description of the obligation the exemption applies to

12. Contracts and tenure

To become a resident of this village, a resident will be required to enter into one or more of the following contracts:

~~☐ **Residence contract**~~
~~This contract grants a resident the right to occupy a unit within the village.~~

~~☐ **Management contract**~~
~~This contract relates to the provision of services by the operator to a resident.~~

☒ **Combined residence and management contract**
This is a contract comprising both a residence and a management contract.

☒ **Optional services agreement**
A contract for additional services a resident may choose to receive (such as meals, cleaning, or personal care to the extent not funded by maintenance charges). This may be incorporated into a residence or management contract (or combined residence and management contract).

☒ **Other**
(for example, a contract for sale of land).

If other, please describe	Agreement to Lease; Car Park Licence (if applicable)

The village offers the following rights to occupy:

~~☐ **Owner Resident**~~ ~~An owner resident owns the premises, company shares or units in a trust which forms the basis of their right to occupy.~~	☒ **Non-Owner Resident** The resident does not own the premises but is granted a right to occupy the premises on the following basis:
~~☐ **Estate in fee simple**: A resident purchases a strata titled unit or a freehold lot in the village, becoming the registered proprietor.~~	~~☒ **Licence:** ☐ term…~~ ~~☐periodic tenancy~~ ~~A resident has a licence to occupy a unit. The resident does not own the~~

☐ **~~Company title:~~** ~~A resident purchases shares in a company that owns the village. That shareholding gives the resident the right to occupy a specific unit in the village.~~ ☐ **~~Unit trust~~**: ~~A resident purchases units in a unit trust that owns the village. That unitholding gives the resident the right to occupy a specific unit in the village.~~	~~unit or land, but has a contractual right to reside there.~~ ☒ **Lease –** ☒ term 30 years + 19 year option ☐ periodic tenancy A resident has a leasehold interest, but does not own the unit or the land. ☐ **Other**……

13. Financial management

Details of the surplus/deficit in the annual accounts for the last 3 financial years:

Financial year ending	Surplus / deficit (and amount)	Comments
		The village has not yet completed a full financial year.
		Note – Operating Deficits are a normal part of the business and not recovered through increased fees

14. Capital maintenance fund

Does the village have a capital maintenance plan? ☐ Yes ☒ No, Refer to further information below

Does the village have a capital maintenance fund? ☐ Yes ☒ No, Refer to further information below

If yes, balance at end of last financial year $

*The village does not currently have a capital maintenance plan or capital maintenance fund. These are new requirements under the *Retirement Villages Act* 1986 (Vic) (as amended) and will be established imminently.

15. Owners corporation

Is any of the common property in the village vested in an owners corporation? ☐ Yes ☒ No

~~*If yes, complete the following:*~~

~~Name of owners corporation~~

~~Address for service of owners corporation~~

~~Description of common property~~

~~Does the owners corporation have a maintenance plan?~~ ~~☐ Yes~~ ~~☐ No~~

~~Does the owners corporation have a maintenance fund?~~ ~~☐ Yes~~ ~~☐ No~~

~~If yes, balance at end of last financial year~~ ~~$~~

16. Insurance arrangements

The operator has provided details of the following insurance policies in respect of the village at Attachment 2 and attached certificates of currency:

☒ Public Liability Insurance

☒ Building Insurance

☒ Other insurances (please specify):

Workcover insurance for employees

The operator recommends that residents take out their own insurance policies in relation to the following:

☒ The contents of their unit

☒ Public liability claims brought as a result of any incident occurring in a resident's unit

☒ Any motorised mobility aid (mobility scooter or power wheelchair) that the resident uses

☒ Other (please specify)

Valuable items insurance (jewellery/artwork)
Motor vehicle insurance where the Resident owns a vehicle

Does the operator have any funds set aside to insure against potential damage to the village? ☒ Yes ☐ No

If yes:

Amount of funds set aside	$50,000
Nature of risk for which funds have been set aside	The operator will have a minimum of $50,000 available immediately at any time for repairs of damage to the village.

17. Additional documents

The following documents are attached to this information statement:

☒ Certificates of currency for the insurances held by the operator in respect of the village (mandatory)

Part B: Village fees and charges

The fees outlined in this section apply to new residents. The purpose of this information is to inform prospective residents of the arrangements they would enter if they moved into the village.

A retirement village cannot charge new residents any fee that was not disclosed in the information statement.

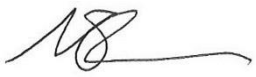
Fee or charge	~~Owner-resident~~	Non-owner resident	Amount, range or method of determining amount	When paid	Further information
Entry costs: paid before or on entering the village					
Waiting list fee	☐ ~~Yes~~ ☐ ~~No~~	☐ Yes ☒ No		*On joining waiting list*	Not applicable
Is the waiting list fee refunded on entry?	☐ ~~Yes~~ ☐ ~~No~~	☐ ~~Yes~~ ☐ ~~No~~			Not applicable
Holding deposit	☐ ~~Yes~~ ☐ ~~No~~	☒ Yes ☐ No	$2,000.00 will be applied towards the initial loan payable.	*On reserving a unit*	Refundable (Owner reserves the right to charge and deduct an administration cancellation fee of up to $500 + GST)
Entry payment	☐ ~~Yes~~ ☐ ~~No~~	☒ Yes ☐ No	$790,000 to $4,450,000	*On entry*	Loan amount agreed
Other entry fees or charges – specify:					
Pre-Paid Service Fees		☒ Yes ☐ No	$60,000 - $135,000	*On entry*	For Residents who elect the Pre-Paid Service Fee Offer for maintenance charges payable in advance no further maintenance charges are payable during the resident's tenure.

Ongoing costs: paid while residing in the village					
Rent	☒ ~~Yes~~ ☐ ~~No~~	☐ Yes ☒ No		☐ Weekly ☐ Monthly ☐ Annually	Not applicable
Maintenance charges	☐ ~~Yes~~ ☐ ~~No~~	☒ Yes ☐ No	$775 to $1,500	☐ Weekly ☒ Monthly ☐ Annually	$775 to $1,500 per calendar month depending on size of unit. Maintenance charges can only be varied (including increased) in accordance with the Act.
Owners corporation fees	☐ ~~Yes~~ ☐ ~~No~~	☐ Yes ☒ No		☐ Weekly ☐ Monthly ☐ Annually	Not applicable
Optional services charges	☐ ~~Yes~~ ☐ ~~No~~	☒ Yes ☐ No	Refer Attachment 1: Services and facilities	☐ Weekly ☒ Monthly ☐ Annually	Optional services charges include meals in the restaurant, bar or room service. Apartment cleaning, laundry services, allied health and wellness services and assisted living support packages.
Capital maintenance fund contribution	☐ ~~Yes~~ ☐ ~~No~~	☐ Yes ☒ No			Not applicable
Utility charges	☐ ~~Yes~~ ☐ ~~No~~	☒ Yes ☐ No	Supply and Usage charges	☐ Monthly	Individual Electricity and Water bills are received by operator and charged to Resident account.
Council rates	☐ ~~Yes~~ ☐ ~~No~~	☒ Yes ☐ No	Council charges	☒ Annually	Individual Rates are received by operator and charged to Resident
Land taxes	☐ ~~Yes~~ ☐ ~~No~~	☐ Yes ☒ No			Not applicable
Other ongoing fees or charges – specify:					

Costs and entitlements on exit: when permanently leaving the village					
Deferred management fee (% of entry payment per year)	☐ ~~Yes~~ ☐ ~~No~~	☒ Yes ☐ No		*On exit*	TRADITIONAL CONTRACT 6% of entry payment, then 4% per year to a maximum of 30% in 6 years CERTAINTY CONTRACT 5% establishment fee then 5% pa of the Market Value at Ingoing. Max 30% in 5 years DISCOUNT CONTRACT (80% of Market Value Ingoing Contribution) As per Certainty Model plus an additional 2% pa of the Market Value at Ingoing with no maximum PENTHOUSE (> $3m) CONTRACT For Penthouses 5% on entry and 4% per year to a maximum of 25% in 5 years
Resident receives a share of capital gain on exit	☐ ~~Yes~~ ☐ ~~No~~	☒ Yes ☐ No		*On exit*	Traditional & Penthouse Contracts – 50% of capital gain Certainty & Discount Contracts – n/a
Resident is liable for a share of capital loss on exit	☐ ~~Yes~~ ☐ ~~No~~	☒ Yes ☐ No		*On exit*	Traditional & Penthouse Contracts – 50% of capital gain Certainty & Discount Contracts – n/a
Other ongoing fees or charges – specify:					
Administration Fee	☐ ~~Yes~~ ☐ ~~No~~	☒ Yes ☐ No			Traditional & Penthouse Contracts – 1.5% New Residents Ingoing Contribution

Ad Hoc fees and fees for service					
Other one-off or ad-hoc fees or charges – specify:		☒ Yes ☐ No		*On entry*	$1.00 pre-paid rent

21. Attestation

Operator attestation	The operator attests that, to the best of the operator's knowledge, the information contained in this information statement is correct at the time it is provided.
Signed by Operator	
Print name	Nolan Stevens
Date	23 October 2026

Proprietor attestation	The proprietor attests that, to the best of the proprietor's knowledge, the information contained in this information statement is correct at the time it is provided.
Signed by Proprietor	
Print name	Samantha Buxton
Date	23 October 2026

Attachment 1: Services and facilities

Service or facility	Optional or mandatory	Fee for use (dollar figure or inc. in maintenance charge)	Further information and any restrictions
Meals served in bistro	Optional	Available on request	Available on request
Beverages	Optional	Available on request	Available on request
Laundry	Optional	Available on request	Available on request
Apartment cleaning	Optional	Available on request	Available on request
Housekeeping	Optional	Available on request	Available on request
Assisted living	Optional	Available on request	Available on request
Personal fitness training	Optional	Available on request	Available on request
Allied health and beauty treatments	Optional	Available on request	Available on request
Events	Optional	Available on request	Available on request
Total mandatory service and facility charges		Nil	Nil
Total optional and mandatory services and facilities charges			

Attachment 2: Details of insurance policies

Public liability insurance

The nature of the risk insured against

- ☒ Injury to residents in common areas of the retirement village
- ☒ Injury to visitors or other third parties in common areas of the village
- ☒ Injury arising from the operation or management of the village (for example, maintenance works, services or activities organised by the operator)
- ☒ Damage to third party personal property in common areas of the village
- ☐ Injury or property damage occurring within a resident's private unit
- ☐ Other risks covered (please specify):

Name of insurer	Probitas 1492 (Pacific) Pty Ltd
Amount insured	$20,000,000
Period of cover	31.7.2026 to 31.7.2027
Premium	$3,088.25 incl GST
Excess	$2,500.00
Exclusions	
Other information:	

Building insurance

The nature of the risk insured against

☒ Sudden damage to village property and shared buildings caused by insured events

☒ Sudden damage to residents' private units caused by insured event

☒ Insured events include:

- ☒ Fire
- ☒ Burst pipes or sudden water leaks
- ☒ Storm, wind or hail
- ☒ Vandalism
- ☒ Rainwater damage
- ☒ Flood $20,000,000

☐ Other risks covered (please specify):

Name of insurer	Allianz Australia Insurance
Amount insured	Buildings $60,000,000
Period of cover	30.9.2026 to 30.10.2027
Premium	$69,725.46 inc GST
Excess	$2,500 and Flood $10,000
Exclusions	
Other information	

Other insurance (specify, and attach additional pages if needed)

The nature of the risk insured against	
Name of insurer	
Amount insured	
Period of cover	
Premium	
Excess	
Exclusions	
Other information	

Attachment 3: Glossary of fees

Capital maintenance fund contribution: A portion of resident payments is set aside by the operator into a dedicated fund for future major repairs and maintenance of village infrastructure. The operator determines the required portion.

Contract check fee: The annual contract check, which summarises fees and exit position, must be provided free. An on-demand check is also free where the resident gives 28 or more days written notice of intention to leave.

Deferred management fee: A fee payable on exit, as a contribution toward the cost of services provided to the resident during their time in the village. It is calculated as a percentage of the entry payment, accruing daily based on length of residence. It cannot be charged where the resident leaves during the settling-in period or moves to another unit within the same village.

Entry payment: The main upfront payment for the right to live in the village. It may be a lump sum or fixed instalments. It may be fully or partly refunded when you leave (a repayable entry payment) or it may be non-refundable. It does not include rent, maintenance charges or optional service fees.

Exit entitlement: The amount paid back to the resident on exit. For non-owner residents, it starts with the repayable entry payment. For owner residents, it starts with the sale price of the unit. Any fees, outstanding charges and other deductible amounts are subtracted to give the final figure.

Holding deposit: A payment to reserve a specific unit before a residence contract is signed. It falls outside the standard entry payment rules and is regulated under the Sale of Land Act 1962 instead.

Maintenance charge: A regular fee, usually weekly, fortnightly or monthly, covering village management, staff, facilities and common areas. It is capped each year in line with the all groups Consumer Price Index (CPI) for Melbourne in original terms published by the Australian Bureau of Statistics;and can only exceed that cap if residents approve a higher amount by special resolution.

Optional services charge: A fee for extra services a resident elects to use, such as meals or personal care, that are not part of the standard village offering. These charges cease on vacation of the premises or on the resident's death.

Owners corporation fee (owner residents only): Where the village has an owners corporation, owner residents pay a separate fee covering common property upkeep and insurance. This is in addition to the maintenance charge.

Rates and taxes: Government charges such as council rates and land tax on the village land. These may be passed on through the maintenance charge or charged separately, as set out in the contract.

Reinstatement costs (non-owner residents): non-owner residents must return the unit reasonably clean and in the same condition as when they moved in, allowing for fair wear and tear. Where this has not occurred, the operator may issue a written notice specifying the required works and their estimated cost. If not disputed within 21 days, the operator may carry out the works and charge the resident the reasonable cost.

Rent (non-owner residents): Some non-owner residents pay ongoing rent for the right to occupy their unit, in place of or in addition to an entry payment. Rent is treated separately from entry payments under the legislation.

Special levy: A one-off charge for unexpected major expenses. No more than one special levy may be charged in any 12-month period, and only where required by law, approved by residents by special resolution, or covered by the contract.

Utility charges: Charges for electricity, gas and water consumed by the resident. The method of calculation varies between villages and is set out in the contract.

Waiting list fee: A fee charged to join the village waiting list. It may or may not be refundable. The operator is required to state in the information statement whether a waiting list fee applies and whether it is refundable on entry.

Allianz Australia Insurance Limited

Industrial Special Risks
Certificate of Currency

This Certificate of Currency has been issued by the Insurer and confirms that on the Date of Issue the Policy is current for the Period of Insurance and Sums Insured and other limits as shown herein.

This Certificate of Currency is issued as a matter of information only and confers no rights upon its holder. This Certificate of Currency does not form part of the terms and conditions of the Policy and does not amend, extend, replace or alter the terms, conditions, definitions, limitations and exclusions noted therein.

This Certificate of Currency is provided as a summary only of the cover provided and is current only at the Date of Issue. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice.

Certain words used in this document and the Policy have special meanings. Please read the Policy Wording, the Schedule and any other document that forms part of the Policy for the terms and conditions of cover.

Date of Issue:	20th October 2026	
THE INSURED:	BG Bay Rd Landowner Pty Ltd	
INSURANCE COVER:	Industrial Special Risk	
POLICY NUMBER:	32-0375355-IAR	
PERIOD OF INSURANCE:	30th September 2026 to 30th October 2027	
TOTAL DECLARED VALUE:	**Section 1:**	$64,000,000
	Section 2:	$14,650,000
EXCESS DETAILS:	**Section 1:**	$2,500
	Section 2:	**48** Hours
COMBINED LIMIT OF LIABILITY:	$95,000,000	
PROPERTY INSURED:	As per the asset schedule	
POLICY WORDING:	POL565BA 10.25 Allianz ISR Mark IV Policy	

COVERING:	Physical loss and/or damage to the insured property including loss of profits as per policy wording
ALLIANZ AUSTRALIA INSURANCE LTD PROPORTION:	100.0%
INTERESTED PARTY:	N/A
EXTENT OF SPECIFIC INTERESTED PARTY (DETAILS AND VALUE)	

Felicity A. Rathbone
Senior Property Underwriter

For and on behalf of Allianz Australia Insurance Limited

Allianz Centre,
GPO Box 9870 Melbourne VIC 3000

Allianz Australia Insurance Limited ABN. 15 000 122 850,

PROBITAS
SYNDICATE 1492
an Aviva company

LLOYD'S
Underwriters

CERTIFICATE OF CURRENCY

Policy number:	CS122G26A000
Name Insured:	OTA Retirement Pty Ltd ATF OTA Retirement Trust; BG New St Landowner Pty Ltd ATF BG New St Landowner Trust; Owners Corporation Plan No PS438575; BG Outer Crescent Landowner Pty Ltd ATF BG Outer Crescent Landowner Trust, Buxton Supportive Care Pty Ltd, BG Bay Rd Landowner Pty Ltd
Business:	Owners and Operators of Retirement Villages, The Granton - 233 New Street Brighton Vic, The Cresent - 95 Outer Cresent Brighton Vic. The Trentham, 18 Trentham Street, Sandringham, Vic
Care Service:	Operators of Retirement Villages, The Granton - 233 New Street Brighton Vic, The Cresent - 95 Outer Cresent Brighton Vic. The Trentham, 18 Trentham Street, Sandringham, Vic
Period of Insurance:	31/07/2026 to 31/07/2027 4 PM at the Insured Corporations Head Office Address
Head Office Address:	88 High Street Windsor Vic 3181
Additional Insured:	None
Designated Contract:	None

Policy Section 1 General and Products Liability Insurance

General Liability:	$20,000,000 any one Occurrence
Products Liability:	$20,000,000 any one Occurrence and in the aggregate any one Period of Insurance

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PROBITAS
SYNDICATE 1492
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LLOYD'S
Underwriters

Policy Section 2 Abuse Liability Insurance	
Limit of Liability:	$20,000,000 any one Claim or series of Claims arising from an act of Abuse and in the aggregate any one Period of Insurance

Policy Section 3 Professional Indemnity incl malpractice	
Limit of Liability:	$5,000,000 any one Loss and $5,000,000 in the aggregate any one Period of Insurance

Territorial Limits: Worldwide excluding the United States of America and/or Canada

Signed for and on behalf of certain Underwriters at Lloyd's

Frank van Rooy
Liability Underwriting Manager
Probitas 1492 (Pacific) Pty Ltd on behalf of Probitas Syndicate 1492

Probitas 1492 (Pacific) Pty Ltd (ABN 82 663 993 244) is registered in Australia and is a Lloyd's approved service company and coverholder of Probitas Managing Agency Limited.
Australian Securities and Investments Commission (Licence No: 545082).

Date of Issue: 30/7/2026

This Certificate is issued as a matter of information only and confers no rights on the holder;
Does not amend, extend or alter the coverage afforded by the Policy Number Referenced above.
For full particulars, reference must be made to the current Policy Wording and Policy Schedule.

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