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 1300 55 81 81.

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 1300 55 81 81 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 Range Retirement Village Drouin
Village street address	12 Norman Road, Drouin Victoria 3818
Village postal address	PO Box 808, Drouin Victoria 3818

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	The Range Drouin Pty Ltd
ABN / ACN	696 616 887
Address for service	12 Norman Road, Drouin Victoria 3818

Operator name	Norman Road Management Pty Ltd
ABN / ACN	700 888 160
Address for service	12 Norman Road, Drouin Victoria 3818

Telephone	0494 827 420	Email	drouin@therangeretirementvillage.com.au

Date current operator commenced in that role	16 November 2026

3. Operator representative

Name of representative	Anthony Walker
Position of representative	Director

Location within village	Once the Clubhouse is operational, the manager will be based in the Clubhouse
Times available	Once the Clubhouse is operational, it is anticipated the manager will be generally available between 10am and 2pm from Monday to Friday and will be based in the Clubhouse. Until then, a representative will be available during office hours by telephone.

Telephone 0494 827 420 Email drouin@therangeretirementvillage.com.au

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				
Serviced apartments				
Villas or townhouses		10 villas are due in 2026, 14 due by early 2027, 60 on completion including provision for a Manager's villa		

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?
If yes, provide details on restrictions below: ☒ Yes ☐ No

Residents must not keep a pet or animal at the premises without the operator's permission. The operator may give permission (in its reasonable discretion) for a bird or animal, and may reasonably revoke that permission having regard to the amenity, safety and wellbeing of all residents.

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

Note from the Operator: *Rear back gardens are to be maintained by residents, except where specifically outlined by the Operator.*

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

Note from the Operator: *Regular activities and events will take place once the Clubhouse is built and the Manager is appointed.*

Additional details:

Our Clubhouse is scheduled to be operational around October 2027. It will include indoor heated pool, library, billiards room, craft room, dining room with kitchen, lounge room with carpet bowls, cinema, BBQ and outdoor eating area and a community bus. We will have a busy social calendar where residents can choose from our weekly activities timetable including but not limited to morning tea, craft, cards, games, movie sessions, billiards indoor bowls, bingo as well as having regular bus outings.

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	Planning Permit to develop a Retirement Village comprising 61 villas and Clubhouse
Construction timeframes (anticipated start and finish dates)	Construction timeframes will be subject to sales, but it is estimated that completion of the 61 villas will take place by

end of 2029. It is estimated the Clubhouse will be finished around October 2027.

Note from the Operator: *The Range Drouin is a village under construction, and potential expansion. The Operator discloses:*

- *Construction activity may be on-going when residents move into the Village.*
- *The Operator may need to temporarily close internal roads where needed for construction or safety, giving notice where practicable and keeping access to residents' villas.*
- *The Planning Permit for 61 villas and Clubhouse is PLA0224/23*
- *The Operator has acquired a neighbouring acre site (approx.) at 24 Norman Road, Drouin. There will be application made to Baw Baw Shire Council to build a further 12 villas (approx.).*
- *As part of the development process, under the current planning permit and/or any future planning permit, the Operator may need to subdivide and/or consolidate land to facilitate development.*
- *As part of the on-going development process, the Operator can alter the size of the village by incorporating neighbouring land into it, or removing land from it.*
- *The Operator will construct the village in stages, and may construct further accommodation units on any vacant portion of the site which is not yet subject to development under a current or future Planning Permit.*
- *Potential future development sites are marked on the Site Plan.*
- *These provisions may be further outlined in the residence and management documents.*

10. Security and emergency assistance systems

The village is equipped with the following security system

Security cameras are located around the village with a focus on the entrance/exit point and around the Clubhouse. The village is a gated community for an extra level of security

The village is equipped with the following emergency assistance system

- Nil

Note from the Operator: *The security system and gates may not be operational until the Clubhouse is completed*

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	Separate Loan Agreement governing the Entry Payment advanced by the resident to the proprietor

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. ☐ **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.	☐ **Licence:** ☐ term…… or ☐periodic tenancy A resident has a licence to occupy a unit. The resident does not own the unit or land, but has a contractual right to reside there. ☒ **Lease –** ☒ term – lifetime lease continuing unless terminated in accordance with the Residence and Management Contract or ☐ periodic tenancy ☐ **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

30 June 2024	N/A	Village not operational
30 June 2025	N/A	Village not operational
30 June 2026	N/A	Village not operational

14. Capital maintenance fund

Does the village have a capital maintenance plan? ☒ Yes ☐ No

Does the village have a capital maintenance fund? ☐ Yes ☒ No

If yes, balance at end of last financial year: $NIL as there was no capital maintenance fund at the end of the last financial year.

Note from the Operator: *The village is currently under construction, and no monthly fees will be collected until the Clubhouse is operational. Once monthly fees are collected, the Operator will maintain a Capital Maintenance Fund in accordance with the Retirement Villages Act and Regulations.*

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):

Whilst the village is under construction, builders undertaking construction are required to have construction material damage and liability insurance. Contents of what will be the manager's villa is insured.

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)

Workers compensation cover for anyone a resident engages to work at their villa

Does the operator have any funds set aside to insure against potential damage to the village? (self-insurance) ☐ Yes ☒ No

If yes:

Amount of funds set aside	$
Nature of risk for which funds have been set aside	

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.

Note from the proprietor/operator: Before you enter into your residence and management contract, you are able to select between two contract options. These options are:

- ***Upfront Management Fee***
- ***Deferred Management Fee***

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			The village keeps a waiting list but does not charge a waiting list fee
Is the waiting list fee refunded on entry?	☐ Yes ☐ No	☐ Yes ☐ No			
Holding deposit	☐ Yes ☐ No	☒ Yes ☐ No	$1,000	On reserving a villa	Refundable holding deposit in accordance with the Residence and Management Contract which will be credited against the Entry Payment
Entry payment	☐ Yes ☐ No	☒ Yes ☐ No	Entry Payments at Oct 2026 by villa type until further notice are: * Tyers - $650,000 * St Gwinear - $675,000 * Worth - $700,000 *Erica - $750,000	On entry	The Entry Payment varies depending upon the villa selected and is specified in the applicable Residence and Management Contract and Loan Agreement.

Other entry fees or charges – specify:					
Upfront Management Fee (if Upfront Management Fee contract chosen, in place of the Deferred Management Fee)		☒ Yes ☐ No	15% of the Entry Payment	On entry	Payable only if you choose the Upfront Management Fee option, instead of the Deferred Management Fee. It is 15% of the Entry Payment, paid on entry. If you cancel your contract within the 7-business day cooling-off period, it is refunded, less the administration fee (the greater of $100 or 0.2% of the Entry Payment). Otherwise, it is not refunded when your contract ends.
Ongoing costs: paid while residing in the village					
Rent	☐ Yes ☐ No	☐ Yes ☒ No		☐ Weekly ☐ Monthly ☐ Annually	
Maintenance charges	☐ Yes ☐ No	☒ Yes ☐ No	$750.00	☐ Weekly ☒ Monthly ☐ Annually	This amount: - is an estimate of the maintenance charge that would apply from 1 July 2026 to 30 June 2027, and is offered for disclosure purposes as it will not be charged until the Clubhouse is complete (estimated completion date Oct 2027); - is based on a village size of 60 villas; and - is subject to annual increases (in accordance with legislation) with effect on each 1 July.
Owners corporation fees	☐ Yes ☐ No	☐ Yes ☒ No		☐ Weekly ☐ Monthly ☐ Annually	
Optional services charges	☐ Yes ☐ No	☐ Yes ☒ No		☐ Weekly ☐ Monthly	

				☐ Annually	
Capital maintenance fund contribution	☐ Yes ☐ No	☐ Yes ☒ No			No separate contribution. Part of the maintenance charge will be paid into a Capital Maintenance Fund once charges are collected.
Utility charges	☐ Yes ☐ No	☒ Yes ☐ No	Providers' rates	Billed directly to residents by the relevant supplier	Provider charges for Clubhouse and common areas are included within the maintenance fee
Council rates	☐ Yes ☐ No	☒ Yes ☐ No	Rates on each villa are set by Baw Baw Shire Council. Rates for the Clubhouse and common areas are included within the maintenance charge	As billed by Baw Baw Shire Council	Baw Baw Shire Council bills residents directly for rates on their own villa. Residents do not pay a separate charge for rates on the Clubhouse and common areas, because these are included in the maintenance charge
Land taxes	☐ Yes ☐ No	☐ Yes ☒ No			
Other ongoing fees or charges –					
Costs and entitlements on exit: when permanently leaving the village					
Deferred Management Fee (% of entry payment per year), payable only if Deferred Management Fee option chosen)	☐ Yes ☐ No	☒ Yes ☐ No	5 % of entry payment per year	On exit	Payable only if you choose the Deferred Management Fee option, instead of the Upfront Management Fee. It is 5% of the Entry Payment for each year you live in the village, calculated daily, up to a maximum of 25% (reached after 5 years), but not less than 5%. It is paid on exit, by deduction from the Entry Payment when the Entry Payment is repaid to you.
Resident receives a share of capital gain on exit	☐ Yes ☐ No	☐ Yes ☒ No	% of capital gain	On exit	

Resident is liable for a share of capital loss on exit	☐ Yes ☐ No	☐ Yes ☒ No	% of capital loss	On exit	
Other ongoing fees or charges – specify:					
Ad Hoc fees and fees for service					
Other one-off or ad-hoc fees or charges – specify:					
Administration fee on cancelling within the cooling-off period		☒ Yes	The greater of $100 or 0.2% of the Entry Payment	Deducted from the money refunded to you	Applies only if you cancel your contract within 7 business days of signing it. All other money you have paid is refunded.
Reinstatement costs		☒ Yes	Reasonable cost of the works needed	On exit, deducted from your exit entitlement	You must leave your villa reasonably clean and in the same condition as when you moved in, apart from fair wear and tear. The operator must give you written notice of the works and their estimated cost within 21 days after you vacate. You have 21 days to dispute it.
Special levies		☒ Yes	Amount of the expense, shared among residents	As and when levied	No more than one special levy in any 12 months. It may be charged only if required by law, approved by residents by special resolution, or covered by the contract or by-laws.

Note from the Operator: *Exit Entitlement*

When you permanently leave the village, the Entry Payment you loaned to the proprietor under the Loan Agreement will be repaid to you, less the following deductions:

- *the Deferred Management Fee, if you chose the Deferred Management Fee option;*
- *any outstanding maintenance charges;*
- *any reinstatement costs; and*
- *Any other amounts properly chargeable under the Residence and Management Contract*

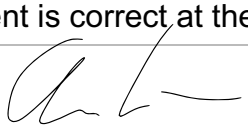
You do not share in any capital gain, and you are not liable for any capital loss.

Your exit entitlement will be paid on the earlier of:

- *14 days after a new resident pays an entry payment for your villa, or moves into it; or*
- *12 months after you permanently vacate your villa.*

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	Anthony Walker
Date	25 November 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	Anthony Walker
Date	25 November 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
Managing the village, including engaging staff and contractors necessary for the operation of the village	Mandatory	Included in maintenance charge	
Maintenance of all grounds, gardens and lawns within the village common areas	Mandatory	Included in maintenance charge	
Maintenance and repair within the village (including preventative maintenance): - including those parts of the villas as required by legislation - to keep the village generally in good order and provide for orderly and sensible maintenance and repair; and - to provide for the safety of residents, staff and visitors	Mandatory	Included in maintenance charge	
Accounting and audit fees (if audit requested by special resolution of residents)	Mandatory	Included in maintenance charge	
Safety/emergency plan/audit fees	Mandatory	Included in maintenance charge	
Capital Maintenance Plan fees	Mandatory	Included in maintenance charge	
Payment of rates, charges and taxes for, and providing utilities to, common areas in the village	Mandatory	Included in maintenance charge	
Building reinstatement, Public Liability and Employee insurance	Mandatory	Included in maintenance charge	Appropriate insurance will be in place for each stage of development and use of the village

Supervising and maintaining the CCTV system and gates	Mandatory	Included in maintenance charge	Full operation will commence when the Clubhouse is open
Pest management within the village	Mandatory	Included in maintenance charge	
Operating and maintaining a bus for transporting residents to events and locations scheduled by the Operator	Mandatory	Included in maintenance charge	Bus service will commence when the Clubhouse is open
Regular activities and Entertainment as scheduled by the Operator	Mandatory	Included in maintenance charge	Regular activities and entertainment (eg movie nights at The Range, carpet bowls, morning teas) will commence when the Clubhouse is open
Facilities provided to all residents: - Indoor heated pool - Library - Billiards room - Craft room - Dining room with kitchen - Lounge room with carpet bowls - Cinema - BBQ and outdoor eating area	Mandatory	Included in maintenance charge	Facilities will commence operation when the Clubhouse is open
Extra activities and entertainment as scheduled by the operator	Optional	Fee for service – available before each proposed event from the Village Manager	Extra activities such as day trips to ticketed events (eg MCG, NGV), cruises, take-away dinners in the Clubhouse will commence when the Clubhouse is open
Total mandatory service and facility charges		Estimated amount $750.00. Refer to Maintenance Charges – Further Information in Part B	
Total optional and mandatory services and facilities charges		Variable as depends on optional services chosen	

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	50% certain underwriters at Lloyd's, led by QBE syndicate; 50% Berkley Insurance company
Amount insured	$20,000,000
Period of cover	Expires 13/3/2027
Premium	Available on request
Excess	Available on request
Exclusions	Available on request
Other information:	Available on request

Note from the Operator: *The village will at all times have insurance that is appropriate to its stage of use and development. Current insurance in place is as outlined herein, and additional insurance will be taken out as necessary – eg bus becomes operational, Clubhouse becomes operational etc. Builders' Insurance Certificates of Currency are attached.*

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
- ☐ Other risks covered (please specify):

Name of insurer	Ansvar Insurance Limited
Amount insured	$6,250,000.00
Period of cover	Expires 6/10/27
Premium	Available on request
Excess	Available on request
Exclusions	Available on request
Other information	Available on request

Note from the Operator: *The village will at all times have insurance that is appropriate to its stage of use and development. Current insurance in place is as outlined herein, and additional insurance will be taken out as necessary – eg bus becomes operational, Clubhouse becomes operational etc. There is insurance cover for the contents of what will be the manager's villa.*

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.

Certificate of Currency

Date of Issue:	20/11/2026
Class of Risk:	Public and Products Liability
POLICY NUMBER:	01P4L/0428226
Insured:	The Range Drouin Pty Ltd
Period of Insurance:	From: 13/03/2026 at 4:00 PM at the Insureds principal place of business To: 13/03/2027 at 4:00 PM at the Insureds principal place of business
Business:	Commercial Property Developer - Retirement Village - Single Project (61 Villas and 1 x Community Centre)
Principal Place of Business:	12 Norman Road, Drouin VIC 3818
Limit of Liability:	$20,000,000 any one Occurrence in respect to Public Liability, and $20,000,000 in the Aggregate any one Period of Insurance in respect to Products Liability
Interested Party:	None Applying
Pen Contact:	Ashley Bunn - Senior Underwriter - General Liability Phone: 0466 689 507 | Email: Ashley_Bunn@penunderwriting.com

Insurer

50% Certain Underwriters at Lloyd's, led by QBE Syndicate 0386 under Agreement No. B1263EC0011625

50% Berkley Insurance Company trading as Berkley Re Australia (ABN 53 126 559 706)

This Certificate of Currency does not form part of the Policy. The content of this Certificate of Currency is for general information purposes only and is correct at the Date of Issue. This Certificate of Currency does not provide, amend, extend or alter the cover provided by the Policy.

Signed on Behalf of the Insurer Date: 20/11/2026

Pen Underwriting Pty Ltd Business bound by Pen underwriting ABN 86 173 929 516 AFSL 490518

Certificate of Currency – Industrial Special Risk

This is to certify that this Ansvar Insurance Limited policy of insurance is current as at the date of issue of this Certificate of Currency. This certificate is a summary of cover only and is not intended to amend, extend, replace or override the terms and conditions contained in the actual policy documentation.

Policy Number: 03.015.0641283

Name of Insured: The Range Drouin Pty Ltd

Policy Wording: Ansvar ISR Mark IV Consolidated Insurance Policy Wording_AUSPOLISR (0523 V1)

Policy Limit Any One Loss:
Sections 1 Material Damage & 2 Consequential Loss Combined
$ 4,250,000

Section 1 Material Damage Declared Values

Building/s: ..... $ 2,000,000
Contents: ..... $ 100,000

Period of Insurance: From 4.00pm on 6/10/2026 to 4.00pm on 6/10/2027

Signed for and on behalf of Ansvar Insurance Limited

Date: 19/11/2026

Genevieve Payet
Senior Underwriter

1300 650 540
www.ansvar.com.au

Ansvar Insurance Limited
Level 5, 1 Southbank Blvd
Southbank, VIC, 3006

ABN 21 007 216 506
AFSL 237826

SURA CONSTRUCTION PTY LTD
LEVEL 14 / 141 WALKER ST
NORTH SYDNEY NSW 2060
PO BOX 1813
NORTH SYDNEY NSW 2059

ABN 35 147 580 756
TELEPHONE: 02 9930 9500
FACSIMILE: 02 9930 9501
SURA.COM.AU

SURA CONSTRUCTION

CERTIFICATE OF CURRENCY

ANNUALLY RENEWABLE CONSTRUCTION INSURANCE

This document certifies that the Policy referred to below, is currently intended to remain in force until 4.00pm on the expiry date shown and will remain in force until that date, unless the Policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the Insurance Contracts Act, 1984 as amended.

NAMED INSURED	OLSSON BUILDING PTY LTD		
NAMED INSURED'S BUSINESS	Construction of, alterations and additions to residential and commercial buildings and any Incidental Business activities thereto		
ADDITIONAL INSUREDS			
INTERESTED PARTIES			
SPECIAL CLAUSE			
POLICY NUMBER	SURA-CONS-833244		
POLICY PERIOD	7 August 2026 to 7 August 2027 4pm Local Time		
MAXIMUM CONSTRUCTION PERIOD	104 weeks		
TERRITORIAL LIMITS			
	Section 2	Anywhere in Australia	
LIMITS OF LIABILITY			
	Section 2	Public Liability	$20,000,000 for each and every Occurence
		Products Liability	$20,000,000 for each and every Occurence and in aggregate for the Policy Period
INSURER	Certain Underwriters at Lloyd's	UMR: Section 1: B0572IF25SL03 Section 2: B0572IF25SL03	

SIGNED  DATED 21 September 2026

IMPORTANT INFORMATION

This Certificate has been arranged by us in our capacity as agents for the Insurer named above. It does not reflect in detail the policy terms and conditions and merely provides a brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to obtain details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

DISCLAIMER - In arranging this Certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms of the Insurance Contracts Act, 1984 as amended. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation of the policy of insurance.

ATC Insurance Solutions Pty. Ltd.
Address: Level 4, 451 Little Bourke Street, Melbourne Vic 3000

p: 03 9258 1777 f: 03 9867 5540 e: info@atcis.com.au
w: www.atcis.com.au
ABN: 25 121 360 978 AFS Licence No. 305802

Certificate of Currency

This document certifies that the policy referred to below is currently intended to remaining force until 4:00pm on the expiry date shown and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the '*Insurance Contracts Act 1984*'.

Insurer:	Certain Underwriters at Lloyd's (UMR B0621P33127726 & B0621P33127926)		
Product Issuer:	This policy is issued by ATC Insurance Solutions Pty. Ltd. (ACN121 360 978, AFS License No. 305802) acting on behalf of Certain Underwriters at Lloyd's.		
Insured:	Henzen Brothers Constructions Pty Ltd		
Policy No:	ATCCW-91613		
Class of Insurance:	Construction Material Damage & Liability Insurance		
Policy Wording:	Annual Construction & Liability Policy Wording - WRD144 v1		
Business Description:	Residential Builder		
Insured Contract(s):	Contracts Transferred		
Territorial Limits:	Material Damage - Anywhere in Australia below the 26th Parallel South Liability - Worldwide except USA and Canada		
Period of Insurance:	13 February 2026 to 13 February 2027 at 4:00pm		
	Maximum Construction Period:	24 Months	
	Maximum Maintenance Period:	12 Months	
	Testing and Commissioning Period:	4 Weeks	
Material Damage:	Contract Value (Including Principal Supplied Materials)	$2,000,000	aoO
	Named Insured's Plant & Equipment (Australia Wide)	$30,000	aoO
Legal Liability:	Limit of Liability:		
	Public Liability	$20,000,000	aoO
	Products Liability	$20,000,000	aoOaitA
	Property in Your physical or legal control	$100,000	aoOaitA
	Vibration, removal, weakening of support	$1,000,000	aoO

Signature:



Shane Sheppard

Date: 23 February 2026

IMPORTANT:
In arranging this certificate, we are acting under an authority given to us by the insurer named above to issue certificates on their behalf. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is, to the best of our know knowledge, in existence at the date we have issued this certificate. If you wish to obtain details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

DISCLAIMER:

In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the '*Insurance Contracts Act 1984*'. We accept no responsibility or liability to advise any party who may be relying on this certificate of such an alteration to or cancellation of the policy of insurance.