

Are there any units for sale?

No. Please register your interest with the village coordinator for any up and coming re-sales

Is VMCH a reliable organisation?

VMCH is a leading not-for-profit organisation providing quality holistic services and life enhancing opportunities for older people, children and adults with disability, their families and carers.

Formed through the merger of Villa Maria and Catholic Homes in 2015, the organisation is one of Victoria's largest not-for-profit providers of disability, education, accommodation and senior services supporting about 6,500 people across the state and southern New South Wales.

An agency of the Catholic Archdiocese of Melbourne, every day of the year around 2,500 staff and 500-plus volunteers respond to the unique needs of people and families we support with openness, innovation, creativity and flexibility.

Who can live at Providence Village?

Providence Village offers a lifestyle especially suited to people aged 55 years and over who wish to enjoy the benefits of independent living, a caring community and the peace of mind of additional service options should their needs change in the future. Residents may be in part-time employment, retired or over the age of 55 years.

Do I need advice before buying a unit at Providence Village?

We recommend that you consult your solicitor and your accountant before making this important decision. You should also consider the List of Important Information to Prospective Residents, which is included as a Schedule to the Resident Agreement.

How secure are residents?

You have the security of a lifetime licence that is protected under the terms of the Retirement Villages Act 1986. You may of course leave at any time of your own choosing.

The Act provides for some exceptional circumstances in which you may be required to leave, including: where an independent doctor in consultation with a resident's doctor determines that the resident requires care of a kind that is not available at the village; or where a resident fails to remedy a continuing breach of the Resident Agreement. In any case the situation and options would be discussed with you. These matters are covered in the Resident Agreement.

Will I have to pay Stamp Duty or GST on my Providence Village unit?

No, stamp duty and GST are not applicable.

What do I need to do to reserve a unit at Providence Village?

To reserve a unit we ask you for an initial deposit of \$1000, which is fully refundable if you decide not to proceed with the purchase, plus a non-refundable administration charge of \$357.50

Should you go ahead with the purchase, we ask you to pay a further \$9,000 deposit 21 days after you received your agreement to secure your new home. Upon selling your home an additional amount should be paid that is equal to 10% of the purchase price. This will be held in trust. The balance of the purchase price is payable on settlement.

Are there weekly charges?

There is a weekly maintenance charge towards the operating cost of the communal facilities and services. This is set annually in relation to actual costs and in discussion with the Resident Committee.

For more information, refer to our Financial Information Sheet.

What insurance am I responsible for?

You are responsible for insuring the contents of your unit. Building insurance for your unit is included in the weekly maintenance fees.

What is the Deferred Management Fee (DMF)?

The Deferred Management Fee is really an 'enjoy now, pay later' arrangement. This fee contributes to the capital costs of the community centre and amenities. By deferring these costs, entry into our village lifestyle is more affordable. You pay these deferred fees when you leave the village from the ingoing price paid by the next resident, which is usually more than the amount you paid. In most situations today, the capital appreciation on your unit more than covers the deferred management fees.

When do I receive settlement money if I permanently vacate the unit?

The money will be paid to you on settlement of the next resident entering the unit.

Who is the builder?

J G King Projects was selected to build Providence Village because of its reputation and experience in building retirement villages.

Where is mail delivered?

Mail will be delivered to individual mailboxes located within the village.

How is rubbish collected?

It is the responsibility of village residents to take their rubbish to the central bins located through out the village. If this poses difficulties for any residents, they should advise the Retirement Living Co-ordinator who will discuss alternative arrangements.

Where is the nearest hospital?

There is a public hospital located in Bacchus Marsh; the Bacchus Marsh & Melton Regional Hospital. The other hospitals close to Bacchus Marsh are located at Sunshine and Ballarat.

Is there a Residents' Committee?

We encourage residents to form a Residents' Committee and collaborate with this committee on a regular basis.

Can we make alterations to the interior of our unit?

You are required to seek our approval prior to commencing work on any alterations involving electricity, plumbing, building structure and external appearance. All such work must be carried out by qualified, registered trades' people. You can decorate the interior of your home to your own taste.

Can we garden?

There is a private garden and courtyard with each unit. We ask you not to plant any trees or shrubs in the front garden as this is the responsibility of the village and is covered under your monthly maintenance charge. Your private courtyard can be planted any way you like and pot plants are allowed on your front porch.

Are pets allowed?

Pets are permitted on a discretionary basis. Permission may be withdrawn if pets pose a safety, noise or nuisance problem for other residents or cause damage to property.

What meal services are available?

Aside from social functions, there will be no meal service offered from the Community Centre. The co-ordinator will be able to assist you in arranging meals from an outside provider.

Does Providence Village have a Dispute Resolution Policy?

Yes, our Dispute Resolution arrangements are included in the Resident Agreement, Resident Handbook and displayed on the Community Centre notice board.