

Village Comparison Document

Retirement Villages Act 1999 (Section 74)

This form is effective from 1 February 2019

ABN: 86 504 771 740

NOOSA DOMAIN

COUNTRY CLUB

Name of Village: Noosa Domain Country Club

Important information for the prospective resident

- The Village Comparison Document gives general information about the retirement village accommodation, facilities and services, including the general costs of moving into, living in and leaving the retirement village. This makes it easier for you to compare retirement villages.
- The *Retirement Villages Act 1999* requires a retirement village scheme operator to:
 - provide a copy of the Village Comparison Document to a prospective resident of the retirement village within seven days of receiving a request
 - include a copy of the Village Comparison Document with any promotional material given to a person, other than through a general distribution (e.g. mail-out)
 - publish the Village Comparison Document on the village's website so that the document, or a link to it appears prominently on each page of the website that contains, or has a link to, marketing material for the village
- You can access a copy of this Village Comparison Document on the village website at <https://noosadomain.com.au/for-sale/home-buying-process/>
- All amounts in this document are GST-inclusive, unless stated otherwise where that is permitted by law.

Notice for prospective residents

Before you decide whether to live in a retirement village, you should:

- Seek independent legal advice about the retirement village contract – there are different types of contracts and they can be complex
- Find out the financial commitments involved – in particular, you should understand and consider ingoing costs, ongoing fees and charges (which can increase) and how much it will cost you when you leave the village permanently
- Consider any impacts to any pensions, rate subsidies and rebates you currently receive
- 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. Moving into a retirement village is very different to moving into a new house. It involves buying into a village with communal facilities where usually some of the costs of this lifestyle are deferred until you leave the village. These deferred costs when you leave your unit may be significant.
- Seek further information and advice to help with making a decision that is right for you. Some useful contacts are listed at the end of this document, including:
 - Queensland Retirement Village and Park Advice Service (QRVPAS) which provides free information and legal assistance for residents and prospective residents of retirement village. See www.caxton.org.au or phone 07 3214 6333.
 - The Queensland Law Society which can provide a list of lawyers who practice retirement village law. See www.qls.com.au or phone: 1300 367 757.

More information

- If you decide to move into a retirement village, the operator will provide you with a Prospective Costs Document for your selected unit, a residence contract and other legal documents.
- By law, you must have a copy of the Village Comparison Document, the Prospective Costs Document, the village by-laws, your residence contract and all attachments to your residence contract for at least 21 days before you and the operator enter into the residence contract. This is to give you time to read these documents carefully and seek professional advice about your legal and financial interests. You have the right to waive the 21-day period if you get legal advice from a Queensland lawyer about your contract.

The information in this Village Comparison Document is correct as at **1st October 2023** and applies to prospective residents.

Some of the information in this document may not apply to existing residence contracts.

Part 1 – Operator and management details

1.1 Retirement village location	Retirement Village Name: Noosa Domain Village Street Address: 35 Walter Hay Drive Suburb Noosaville State QLD Post Code 4566
1.2 Owner of the land on which the retirement village scheme is located	Name of landowner: Noosa Domain Pty Ltd Australian Company Number (ACN) 161 369 553 Address: 18-20 Peel Street Nth Suburb: Ballarat State: VIC Post Code 3350
1.3 Village operator	Name of entity that operates the retirement village (scheme operator) Noosa Domain Pty Ltd Australian Company Number (ACN) 161 369 553 Address: 18-20 Peel Street Nth Suburb: Ballarat State: VIC Post Code 3350 Date entity became operator: 10 May 2013
1.4 Village management and onsite availability	Name of village management entity and contact details Country Club Villages Pty Ltd Australian Company Number (ACN) 075 604 652 Phone 03 5331 2611 Email: info@countryclubliving.com.au An onsite manager (or representative) is available to residents: <input checked="" type="checkbox"/> Full time

	<input type="checkbox"/> Part time <input type="checkbox"/> By appointment only <input type="checkbox"/> None available <input type="checkbox"/> Other Onsite availability includes: Weekdays – 9am – 5.30pm plus emergency callouts Office Hours: 10am – 12pm and 2pm – 4pm Weekends - Emergency callouts only
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1.5 Approved closure plan or transition plan for the retirement village	Is there an approved transition plan for the village? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>A written transition plan approved by the Department of Housing and Public Works is required when an existing operator is transitioning control of the retirement village scheme's operation to a new operator.</i> Is there an approved closure plan for the village? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>A written closure plan approved by the residents of the village (by a special resolution at a residents meeting) or by the Department of Housing and Public Works is required if an operator is closing a retirement village scheme. This includes winding down or stopping to operate the village, even temporarily.</i>
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Part 2 – Age limits

2.1 What age limits apply to residents in this village?	Applicants must be 55 years of age or over. In the case of a joint application at least one applicant must be 55 years of age or over. The suitability of the applicant is at the discretion of the scheme operator.
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ACCOMMODATION, FACILITIES AND SERVICES

Part 3 – Accommodation units: Nature of ownership or tenure

3.1 Resident ownership or tenure of the units in the village is:	<input type="checkbox"/> Freehold (owner resident) <input checked="" type="checkbox"/> Lease (non-owner resident) <input type="checkbox"/> Licence (non-owner resident) <input type="checkbox"/> Share in company title entity (non-owner resident) <input type="checkbox"/> Unit in unit trust (non-owner resident) <input type="checkbox"/> Rental (non-owner resident) <input type="checkbox"/> Other
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Accommodation types

3.2 Number of units by accommodation type and tenure	There are 155 units in the village, comprising 97 single story units; 58 units in two multi-story buildings with 2 levels
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Accommodation unit	Freehold	Leasehold	Licence	Other
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Independent living units				
• Studio				
• One bedroom		0		
• Two bedroom		69		
• Three bedroom		28		
Serviced units				
• Studio				
• One bedroom				
• Two bedroom				
• Three bedroom				
Other- Apartments				
• Two bedroom		50		
• Three bedroom		8		
Total number of units		155		

Access and design

3.3 What disability access and design features do the units and the village contain?

- Level access from the street into and between all areas of the unit (i.e. no external or internal steps or stairs) in all some units
- Level access from the street into and between all areas of the ground floor apartments (i.e. no external or internal steps or stairs)
- Alternatively, a ramp, elevator or lift allows entry into all some apartments
- Step-free (hob free) shower in all some units and all apartments
- Width of doorways allow for wheelchair access in all some units and apartments
- Toilet is accessible in a wheelchair in all some units and apartments
- Other key features in the units or village that cater for people with disability or assist residents to age in place
- Handrails to all toilets and showers and unit and apartments designed in accordance with Qld accessibility codes.
- None

Part 4 – Parking for residents and visitors

<p>4.1 What car parking in the village is available for residents?</p>	<p><input checked="" type="checkbox"/> All 97 units with own garage attached or adjacent to the unit <input checked="" type="checkbox"/> 50 apartments with undercover parking separate from the apartment <input checked="" type="checkbox"/> 8 apartments with one undercover parking and one open car park separate from the apartment <input checked="" type="checkbox"/> Other parking e.g. caravan or boat</p> <p>Caravan spaces are limited and as such not all residents are guaranteed a space. Allocation of a space is determined by reference to a waiting list.</p> <p>Restrictions on resident's car parking include:</p> <p>Restricted to designated spaces, no parking on roadways or nature strips. Visitor parking is not to be used by residents on a permanent basis.</p>
<p>4.2 Is parking in the village available for visitors? If yes, parking restrictions include:</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Visitor parking spaces are available at various locations in designated spaces around Noosa Domain Village. No parking on roadways or nature strips. Visitor parking is not to be used by residents on a permanent basis.</p>
<p>Part 5 – Planning and development</p>	
<p>5.1 Is construction or development of the village complete?</p>	<p>Year village construction started 2009</p> <p><input checked="" type="checkbox"/> Fully developed / completed <input type="checkbox"/> Partially developed / completed <input type="checkbox"/> Construction yet to commence</p>
<p>5.2 Construction, development applications and development approvals Provide details and timeframe of development or proposed development, including the final number and types of units and any new facilities.</p>	<p>Development approval granted <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Development application pending <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Note: see notice at end of document regarding inspection of the development approval documents.</p>
<p>5.3 Redevelopment plan under the Retirement Villages Act 1999</p>	<p>Is there an approved redevelopment plan for the village under the <i>Retirement Villages Act</i>?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Short description of the redevelopment plan...</p> <p>Declaration date for the redevelopment plan...</p> <p><i>The Retirement Villages Act may require a written redevelopment plan for certain types of redevelopment of the village and this is different to</i></p>

a development approval. A redevelopment plan must be approved by the residents of the village (by a special resolution at a residents meeting) or by the Department of Communities, Housing and Digital Economy.

Note: see notice at end of document regarding inspection of the development approval documents.

Part 6 – Facilities onsite at the village

6.1 The following facilities are currently available to residents:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Activities or games room
<input checked="" type="checkbox"/> Arts and crafts room
<input type="checkbox"/> Auditorium
<input checked="" type="checkbox"/> BBQ area outdoors
<input checked="" type="checkbox"/> Billiards room
<input checked="" type="checkbox"/> Bowling green [indoor/outdoor]
<input type="checkbox"/> Business centre (e.g. computers, printers, internet access)
<input type="checkbox"/> Chapel / prayer room
<input type="checkbox"/> Communal laundries
<input checked="" type="checkbox"/> Community room or centre
<input checked="" type="checkbox"/> Dining room
<input checked="" type="checkbox"/> Gardens
<input checked="" type="checkbox"/> Gym
<input checked="" type="checkbox"/> Hairdressing or beauty room
<input checked="" type="checkbox"/> Library | <input checked="" type="checkbox"/> Medical consultation room
<input type="checkbox"/> Restaurant
<input type="checkbox"/> Shop
<input checked="" type="checkbox"/> Swimming pool [indoor / outdoor] [heated/ not heated]
<input checked="" type="checkbox"/> Separate lounge in community centre
<input type="checkbox"/> Spa [indoor / outdoor] [heated / not heated]
<input checked="" type="checkbox"/> Storage area for boats / caravans
<input type="checkbox"/> Tennis court [full/half]
<input checked="" type="checkbox"/> Village bus or transport
<input checked="" type="checkbox"/> Workshop
<input checked="" type="checkbox"/> Other:
Reception, club bar, communal toilets, theatre, dance floor, mailroom. |
|---|--|

Details about any facility that is not funded from the General Services Charge paid by residents or if there are any restrictions on access or sharing of facilities (e.g. with an aged care facility).

- Residents' Club Bar – the bar stock is funded by the residents.
- Workshop Access – for the safety of residents Workshop Rules are in place. A keypad must be used to gain access. Materials for the workshop are funded by the residents who use this facility.
- Bus – if longer distance trips are organised outside of the regular local trips, these are paid for on a user basis.
- Boat - residents responsible for a hire charge when boat is utilised without an employee of Noosa Domain Pty Ltd.

6.2 Does the village have an onsite, attached, adjacent or co-located residential aged care facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Note: Aged care facilities are not covered by the *Retirement Villages Act 1999 (Qld)*. The retirement village operator cannot keep places free or guarantee places in aged care for residents of the retirement village. To enter a residential aged care facility, you must be assessed as eligible by an Aged Care Assessment Team (ACAT) in accordance with the *Aged Care Act 1997 (Cwth)*. Exit fees may apply when you move from your retirement village unit to other accommodation and may involve entering a new contract.

Part 7 – Services

7.1 What services are provided to all village residents (funded from the General Services Charge fund paid by residents)?	<ul style="list-style-type: none"> • Management and administration; • Gardening and lawn maintenance of communal areas; • Cleaning of communal facilities; • Property maintenance of communal areas; • Swimming Pool maintenance; • Operation of village bus and boat (residents responsible for a hire charge when boat is utilised without an employee of Noosa Domain Pty Ltd). • Water, sewerage charges and council rates for communal areas. • Insurance cover including buildings, fixtures, plant and machinery, liability cover and more but excluding contents insurance of resident's units/apartments. <p>Other services as detailed each year in the operating budget for Noosa Domain Village.</p>
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7.2 Are optional personal services provided or made available to residents on a user-pays basis?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> - Social programs are arranged from time to time – the charge for which will depend on the nature of the program. - External service providers such as a hairdresser, podiatrist, doctor etc may come to the village and be utilised on a user pay basis. <p>Certain bus and boat trips as described in item 6.1.</p>
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7.3 Does the retirement village operator provide government funded home care services under the <i>Aged Care Act 1997 (Cwth)</i>?	<input type="checkbox"/> Yes, the operator is an Approved Provider of home care under the <i>Aged Care Act 1997</i> (Registered Accredited Care Supplier – RACS ID number) <input type="checkbox"/> Yes, home care is provided in association with an Approved Provider <p>.....</p> <input checked="" type="checkbox"/> No, the operator does not provide home care services, residents can arrange their own home care services
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Note: Some residents may be eligible to receive a Home Care Package, or a Commonwealth Home Support Program subsidised by the Commonwealth Government if assessed as eligible by an aged care assessment team (ACAT) under the *Aged Care Act 1997 (Cwth)*. These home care services are not covered by the *Retirement Villages Act 1999 (Qld)*.

Residents can choose their own approved Home Care Provider and are not obliged to use the retirement village provider, if one is offered.

Part 8 – Security and emergency systems

8.1 Does the village have a security system?

Yes No

If yes:

- the security system details are:

.....

the security system is monitored between:

.....

.....

..... am andpmdays per week.

8.2 Does the village have an emergency help system?

Yes - all residents Optional No

If yes or optional:

- the emergency help system details are:
- the emergency help system is monitored between:

Each unit/apartment is fitted with an emergency call system device.

24 hours a day, 7 days per week.

8.3 Does the village have equipment that provides for the safety or medical emergency of residents?

Yes No

If yes, list or provide details e.g. first aid kit, defibrillator

First Aid Kits x 2

Defibrillator x 1

Safety Link alarm in Community Centre, Gymnasium & Outdoor Pool

Evacuation plans located at various strategic locations

COSTS AND FINANCIAL MANAGEMENT

Part 9 – Ingoing contribution - entry costs to live in the village

An ingoing contribution is the amount a prospective resident must pay under a residence contract to secure a right to reside in the retirement village. The ingoing contribution is also referred to as the sale price or purchase price. It does not include ongoing charges such as rent or other recurring fees.

9.1 What is the estimated ingoing contribution (sale	Accommodation Unit	Range of ingoing contribution
	Independent living units	
	- Two bedrooms	\$ 911,000 to \$1,100,000

price) range for all types of units in the village	- Three bedrooms	\$ 1,147,000 to \$1,400,000
	Other – Independent living apartments	
	- Two bedrooms	\$ 660,000 to \$760,000
	- Three bedrooms	\$ 934,000 to \$1,200,000
	- Full range of ingoing contributions for all unit types	\$ 660,000 to \$1,400,000

9.2 Are there different financial options available for paying the ingoing contribution and exit fee or other fees and charges under a residence contract?

Yes No

There are 2 different exit fee arrangements as set out in Part 11 below

9.3 What other entry costs do residents need to pay?

Transfer or stamp duty
 Costs related to your residence contract
 Costs related to any other contract e.g.
 Advance payment of General Services Charge
 Other costs

Part 10 – Ongoing Costs - costs while living in the retirement village

General Services Charge: Residents pay this charge for the general services supplied or made available to residents in the village, which may include management and administration, gardening and general maintenance and other services or facilities for recreation and entertainment described at 7.1.

Maintenance Reserve Fund contribution: Residents pay this charge for maintaining and repairing (but not replacing) the village’s capital items e.g. communal facilities, swimming pool. This fund may or may not cover maintaining or repairing items in your unit, depending on the terms of your residence contract.

The budgets for the General Services Charges Fund and the Maintenance Reserve Fund are set each financial year and these amounts can increase each year. The amount to be held in the Maintenance Reserve Fund is determined by the operator using a quantity surveyor’s report.
Note: The following ongoing costs are all stated as weekly amounts to help you compare the costs of different villages. However, the billing period for these amounts may not be weekly.

10.1 Current weekly rates of General Services Charge and Maintenance Reserve Fund contribution

Type of Unit	General Services Charge (weekly)	Maintenance Reserve Fund contribution (weekly)
All units and apartments pay a flat rate	\$102.39	\$31.68

Last three years of General Services Charge and Maintenance Reserve Fund contribution

Financial year	General Services Charge (range) (monthly)	Overall % change from previous year	Maintenance Reserve Fund contribution (range) (monthly)	Overall % change from previous year (+ or -)
2022	\$401.90 to \$401.90	+2.3%	\$108.20 to \$108.20	+6.1%
2023	\$428.00 to \$428.00	+6.5%	\$118.00 to \$118.00	+9.0%
2024	\$443.70 to \$443.70	+3.6%	\$137.30 to \$137.30	+16.3%

10.2 What costs relating to the units are not covered by the General Services Charge? (residents will need to pay these costs separately)	<input checked="" type="checkbox"/> Contents insurance <input type="checkbox"/> Home insurance (freehold units only) <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Internet <input checked="" type="checkbox"/> Pay TV <input type="checkbox"/> Other
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10.3 What other ongoing or occasional costs for repair, maintenance and replacement of items in, on or attached to the units are residents responsible for and pay for while residing in the unit?	<input checked="" type="checkbox"/> Unit fixtures <input checked="" type="checkbox"/> Unit fittings <input checked="" type="checkbox"/> Unit appliances <input type="checkbox"/> None Additional information
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10.4 Does the operator offer a maintenance service or help residents arrange repairs and maintenance for their unit? If yes: provide details, including any charges for this service.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The onsite manager will assist residents with organising repair and maintenance on the unit or apartment, if required. The manager will organise repair and maintenance work on communal areas as well as on roof tiles, spouts and guttering, external painting/rendering, front gardens and lawns.
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Part 11 – Exit fees – when you leave the village

A resident may have to pay an exit fee to the operator when they leave their unit or when the right to reside in their unit is sold. This is also referred to as a 'deferred management fee' (DMF).

11.1 Do residents pay an exit fee when they permanently leave their unit?	<input type="checkbox"/> Yes – all residents pay an exit fee calculated using the same formula <input checked="" type="checkbox"/> Yes – all new residents pay an exit fee but the way this is worked out may vary depending on each resident's residence contract <input type="checkbox"/> No exit fee <input type="checkbox"/> Other
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If yes: list all exit fee options that may apply to new contracts	
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Exit Fee – Prosperity Contract Option for Units and Apartments

Time period from date of occupation of unit to the date the resident ceases to reside in the unit	Exit fee calculation based on ingoing contribution paid by the next resident (less pre-paid rent: i.e. the new loan amount paid by the next resident)
1 year	6% of the ingoing contribution paid by the next resident (less \$1000 pre-paid rent)
2 years	12% of the ingoing contribution paid by the next resident (less \$1000 pre-paid rent)
3 years	18% of the ingoing contribution paid by the next resident (less \$1000 pre-paid rent)
4 years	24% of the ingoing contribution paid by the next resident (less \$1000 pre-paid rent)
5 years	30% of the ingoing contribution paid by the next resident (less \$1000 pre-paid rent)
6 years	36% of the ingoing contribution paid by the next resident (less \$1000 pre-paid rent)
7 years	40% of the ingoing contribution paid by the next resident (less \$1000 pre-paid rent)

Note: if the period of occupation is not a whole number of years, the exit fee will be worked out on a daily basis.

The maximum (or capped) exit fee is 40% of the net amount of the purchase price paid by the next resident less \$1000 pre-paid rent (i.e. the new loan amount) after 7 years of residence.

The minimum exit fee is 6% of net amount of the purchase price paid by the next resident less \$1000 pre-paid rent (i.e. the new loan amount) taking into account fractions of a year.

Exit Fee – Surety Contract Option for Apartments only

Time period from date of occupation of apartment to the date the resident ceases to reside in the apartment	Exit fee calculation based on your ingoing contribution (less pre-paid rent: i.e. the loan amount paid by the resident)
1 year	7% of your ingoing contribution (less \$1000 pre-paid rent)
2 years	13% of your ingoing contribution (less \$1000 pre-paid rent)
3 years	19% of your ingoing contribution (less \$1000 pre-paid rent)
4 years or more	25% of your ingoing contribution (less \$1000 pre-paid rent)

Note: if the period of occupation is not a whole number of years, the exit fee will be worked out on a daily basis.

The maximum (or capped) exit fee is 25% of the purchase price paid by the resident less \$1000 pre-paid rent (i.e. the loan amount) after 4 years of residence.
The minimum exit fee is 7% of the purchase price paid by the resident less \$1000 pre-paid rent (i.e. the loan amount) taking into account fractions of a year.

11.2 What other exit costs do residents need to pay or contribute to?

Prosperity Contract Option:

- Sale costs for the unit/apartment
- Legal costs
- Other costs

Reinstatement costs (if required)
Share of renovation costs (if required)
General services charges outstanding
Maintenance reserve fund contribution
Your share of costs incurred in obtaining a valuation (if required)
Disbursements associated with the removal of the lease from the title of the Village

Surety Contract Option:

- Sale costs for the apartment
- Legal costs
- Other costs

Reinstatement costs (if required)
General services charges outstanding
Your share of costs incurred in obtaining a valuation (if required)
Disbursements associated with the removal of the lease from the title of the Village

Part 12 – Reinstatement and renovation of the unit

12.1 Is the resident responsible for reinstatement of the unit when they leave the unit?

- Yes No

Reinstatement work means replacements or repairs that are reasonably necessary to return the unit to the same condition it was in when the resident started occupation, apart from:

- *fair wear and tear; and*
- *renovations and other changes to the condition of the unit carried out with agreement of the resident and operator.*

Fair wear and tear includes a reasonable amount of wear and tear associated with the use of items commonly used in a retirement village.

	<p><i>However, a resident is responsible for the cost of replacing a capital item of the retirement village if the resident deliberately damages the item or causes accelerated wear.</i></p> <p>Entry and exit inspections and reports are undertaken by the operator and resident to assess the condition of the unit.</p>
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<p>12.2 Is the resident responsible for renovation of the unit when they leave the unit?</p>	<p><input type="checkbox"/> Yes, all residents pay % of any renovation costs (in same proportion as the share of the capital gain on the sale of their unit)</p> <p><input checked="" type="checkbox"/> Optional, only applies to residents who share in the capital gain on the sale of their unit, and the resident pays 80% of any renovation costs</p> <p><input type="checkbox"/> No</p> <p><i>Renovation means replacements or repairs other than reinstatement work.</i></p> <p>By law, the operator is responsible for the cost of any renovation work on a former resident's unit, unless the residence contract provides for the resident to share in the capital gain on the sale of the resident's interest in the unit. Renovation costs are shared between the former resident and operator in the same proportion as any capital gain is to be shared under the residence contract.</p>
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Part 13– Capital gain or losses

<p>13.1 When the resident's interest or right to reside in the unit is sold, does the resident share in the capital gain or capital loss on the resale of their unit?</p>	<p><u>Prosperity Contract Option</u></p> <p><input checked="" type="checkbox"/> Yes, the resident's share of the capital gain is 80% the resident's share of the capital loss is 80 %</p> <p><u>Surety Contract Option</u></p> <p><input checked="" type="checkbox"/> No, the resident's share of the capital gain is Nil the resident's share of the capital loss is Nil</p>
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Part 14 – Exit entitlement or buyback of freehold units

An exit entitlement is the amount the operator may be required to pay the former resident under a residence contract after the right to reside is terminated and the former resident has left the unit.

<p>14.1 How is the exit entitlement which the operator will pay the resident worked out?</p>	<p><u>Prosperity Contract Option</u></p> <p>Ingoing contribution paid by you</p> <p>Plus, 80% of capital gain (if any) achieved on re-sale</p> <p>Less</p> <p>- Exit Fee</p>
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	<ul style="list-style-type: none"> - Share of Capital loss (80%) (if any) - Cost of finding a new resident (sale costs) - General Services Charge until the earlier of re-sale or 9 months from vacant possession - Maintenance Reserve Fund contribution until the earlier of re-sale or 9 months from vacant possession - Reinstatement costs (if any) - 80% of Renovation costs (if any) - Any outstanding General Services Charge or Maintenance Reserve Fund contribution - Legal costs and outlays in respect to the Surrender of Lease <p><u>Surety Contract Option</u></p> <p>Ingoing contribution paid by you</p> <p>Less</p> <ul style="list-style-type: none"> - Exit Fee - General Services Charge until the earlier of re-sale or 9 months from vacant possession - Maintenance Reserve Fund contribution until the earlier of re-sale or 9 months from vacant possession - Reinstatement costs (if any) - Any outstanding General Services Charge or Maintenance Reserve Fund contribution <p>Legal costs and outlays in respect to the Surrender of Lease</p>
<p>14.2 When is the exit entitlement payable?</p>	<p>By law, the operator must pay the exit entitlement to a former resident on or before the earliest of the following days:</p> <ul style="list-style-type: none"> • 14 days after the settlement of the sale of the right to reside in the unit to the next resident or the operator • 18 months after the termination date of the resident’s right to reside under the residence contract, even if the unit has not been resold, unless the operator has been granted an extension for payment by the Queensland Civil and Administrative Tribunal (QCAT). <p>In addition, an operator is entitled to see probate or letters of administration before paying the exit entitlement of a former resident who has died.</p>
<p>Freehold units only</p> <p>14.2 Operator buyback of freehold units</p>	<p><i>Not Applicable</i></p>
<p>14.3 What is the turnover of units for sale in the village?</p>	<p>3 accommodation units were vacant as at the end of the last financial year.</p> <p>2 accommodation units were resold during the last financial year.</p>

5.6 months was the average length of time to sell a unit over the last three financial years.

Part 15 – Financial management of the village

15.1 What is the financial status for the funds that the operator is required to maintain under the Retirement Villages Act 1999?	General Services Charges for the last 3 years		
	Financial Year	Deficit/Surplus	Change from previous year
	2021	\$1,081.00 surplus	+37.4%
	2022	\$2,293.00 surplus	+112.1%
	2023	\$754.00 surplus	-6.7%
	Balance of Maintenance Reserve Fund for last financial year <i>OR</i> last quarter if no full financial year available	\$323,723.00	+15.8%
Balance of Capital Replacement Fund for the last financial year <i>OR</i> last quarter if no full financial year available	\$363,506		
Percentage of a resident ingoing contribution applied to the Capital Replacement Fund	0%		
The operator pays a percentage of a resident’s ingoing contribution, as determined by a quantity surveyor’s report, to the Capital Replacement Fund. This fund is used for replacing the village’s capital items.	For the period 1 July 2023 to 30 June 2024 the Scheme Operator expects to contribute \$339,657 to the Capital Replacement Fund given the balance of funds currently available.		

Part 16 – Insurance

The village operator must take out general insurance, to full replacement value, for the retirement village, including for:

- communal facilities; and
- the accommodation units, other than accommodation units owned by residents.

Residents contribute towards the cost of this insurance as part of the General Services Charge.

16.1 Is the resident responsible for arranging any insurance cover? If yes, the resident is responsible for these insurance policies:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, the resident is responsible for these insurance policies: <ul style="list-style-type: none"> - Contents insurance for your accommodation unit/apartment. - Motor Vehicle (including motorised wheelchairs, mobility scooters or similar) insurance. - Any other insurance not covered by Village insurance.
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Part 17 – Living in the village

Trial or settling in period in the village

17.1 Does the village offer prospective residents a trial period or a settling in period in the village? If yes: provide details including, length of period, relevant time frames and any costs or conditions	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Pets

17.2 Are residents allowed to keep pets? If yes: specify any restrictions or conditions on pet ownership	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Subject to manager approval. The manager has absolute discretion in giving permission and such permission may be revoked by the Scheme Operator or Manager in its absolute discretion at any time and without being required to give reasons.
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Visitors

17.3 Are there restrictions on visitors staying with residents or visiting? If yes: specify any restrictions or conditions on visitors (e.g. length of stay, arrange with manager)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Residents must inform the manager within 24 hours of the arrival of any person other than the resident intending to occupy the accommodation unit/apartment and, unless written consent of the manager is first obtained, not to allow any such person to remain or reside at the accommodation unit/apartment either for any period in excess of 5 consecutive days or 6 weeks in total in any one calendar year.
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Village by-laws and village rules

17.4 Does the village have village by-laws?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>By law, residents may, by special resolution at a residents meeting and with the agreement of the operator, make, change or revoke by-laws for the village.</i> <i>Note: See notice at end of document regarding inspection of village by-laws</i>
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17.5 Does the operator have other rules for the village.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes: Rules may be made available on request
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Resident input

17.6 Does the village have a residents	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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committee established under the <i>Retirement Villages Act 1999</i>?	<p><i>By law, residents are entitled to elect and form a residents committee to deal with the operator on behalf of residents about the day-to-day running of the village and any complaints or proposals raised by residents.</i></p> <p><i>You may like to ask the village manager about an opportunity to talk with members of the resident committee about living in this village.</i></p>
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Part 18 – Accreditation

18.1 Is the village voluntarily accredited through an industry-based accreditation scheme?	<input checked="" type="checkbox"/> No, village is not accredited <input type="checkbox"/> Yes, village is voluntarily accredited through:
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Note: Retirement village accreditation schemes are industry-based schemes. The *Retirement Villages Act 1999* does not establish an accreditation scheme or standards for retirement villages.

Part 19 – Waiting list

19.1 Does the village maintain a waiting list for entry? If yes, • what is the fee to join the waiting list?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No fee <input type="checkbox"/> Fee of \$..... which is <input type="checkbox"/> refundable on entry to the village <input type="checkbox"/> non-refundable
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Access to documents

The following operational documents are held by the retirement village scheme operator and a prospective resident or resident may make a written request to the operator to inspect or take a copy of these documents free of charge. The operator must comply with the request by the date stated by the prospective resident or resident (which must be at least seven days after the request is given).

- Certificate of registration for the retirement village scheme
- Certificate of title or current title search for the retirement village land
- Village site plan
- Plans showing the location, floor plan or dimensions of accommodation units in the village
- Plans of any units or facilities under construction
- Development or planning approvals for any further development of the village
- An approved redevelopment plan for the village under the *Retirement Villages Act*
- An approved transition plan for the village
- An approved closure plan for the village

- The annual financial statements and report presented to the previous annual meeting of the retirement village
- Statements of the balance of the capital replacement fund, or maintenance reserve fund or general services charges fund (or income and expenditure for general services) at the end of the previous three financial years of the retirement village
- ~~Statements of the balance of any Body Corporate administrative fund or sinking fund at the end of the previous three years of the retirement village~~
- Examples of contracts that residents may have to enter into
- Village dispute resolution process
- Village by-laws
- Village insurance policies and certificates of currency
- A current public information document (PID) continued in effect under section 237I of the Act (this applies to existing residence contracts)

An example request form containing all the necessary information you must include in your request is available on the Department of Communities, Housing and Digital Economy website.

Further Information

If you would like more information, contact the Department of Communities, Housing and Digital Economy on 13 QGOV (13 74 68) or visit our website at www.chde.qld.gov.au

General Information

General information and fact sheets on retirement villages: www.qld.gov.au/retirementvillages

For more information on retirement villages and other seniors living options:

www.qld.gov.au/seniorsliving

Regulatory Services, Department of Communities, Housing and Digital Economy

Regulatory Services administers the *Retirement Villages Act 1999*. This includes investigating complaints and alleged breaches of the Act.

Department of Communities, Housing and Digital Economy

GPO Box 690, Brisbane, QLD 4001

Phone: 07 3008 3450

Email: regulatoryservices@hpw.qld.gov.au

Website: www.chde.qld.gov.au/housing

Queensland Retirement Village and Park Advice Service (QRVPAS)

Specialist service providing free information and legal assistance for residents and prospective residents of retirement villages and manufactured home parks in Queensland.

Caxton Legal Centre Inc.

1 Manning Street, South Brisbane, QLD 4101

Phone: 07 3214 6333

Email: caxton@caxton.org.au

Website: www.caxton.org.au

Department of Human Services (Australian Government)

Information on planning for retirement and how moving into a retirement village can affect your pension

Phone: 132 300

Website: www.humanservices.gov.au/individuals/subjects/age-pension-and-planning-your-retirement

Seniors Legal and Support Service

These centres provide free legal and support services for seniors concerned about elder abuse, mistreatment or financial exploitation.

Caxton Legal Centre Inc.

1 Manning Street, South Brisbane, QLD 4101

Phone: 07 3214 6333

Email: caxton@caxton.org.au

Website: <https://caxton.org.au>

Queensland Law Society

Find a solicitor

Law Society House

179 Ann Street, Brisbane, QLD 4000

Phone: 1300 367 757

Email: info@qls.com.au

Website: www.qls.com.au

Queensland Civil and Administrative Tribunal (QCAT)

This independent decision-making body helps resolve disputes and reviews administrative decisions.

GPO Box 1639, Brisbane, QLD 4001

Phone: 1300 753 228

Email: enquiries@qcat.qld.gov.au

Website: www.qcat.qld.gov.au

Department of Justice and Attorney-General

Dispute Resolution Centres provide a free, confidential and impartial mediation service to the community.

Phone: 07 3006 2518

Toll free: 1800 017 288

Website: www.justice.qld.gov.au

Livable Housing Australia (LHA)

The Livable Housing Guidelines and standards have been developed by industry and the community to provide assurance that a home is easier to access, navigate and live in, as well as more cost effective to adapt when life's circumstances change.

Website: www.livablehousingaustralia.org.au/