

## Village Comparison Document

*Retirement Villages Act 1999 (Section 74)*

This form is effective from 1 February 2019

ABN: 86 504 771 740



**Name of village:** Regis Corinthian Court Retirement Village

### 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://www.regis.com.au/residence/regis-corinthian-court-retirement-village/>.
- 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](http://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](http://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 8 March 2022 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

<b>1.1 Retirement village location</b>	Retirement Village Name: <u>Regis Corinthian Court Retirement Village</u> Street Address: <u>1 Emerald Street</u> Suburb: <u>Kirwan</u> State: <u>Qld</u> Post Code: <u>4817</u>
<b>1.2 Owner of the land on which the retirement village scheme is located</b>	Name of land owner: <u>Regis Aged Care Pty Ltd</u> Australian Company Number (ACN): <u>125223645</u> Address: <u>Level 2, 615 Dandenong Road</u> Suburb: <u>Armadale</u> State: <u>Vic</u> Post Code: <u>3143</u>
<b>1.3 Village operator</b>	Name of entity that operates the retirement village (scheme operator): <u>Regis Aged Care Pty Ltd</u> Australian Company Number (ACN): <u>125223645</u> Address: <u>Level 2, 615 Dandenong Road</u> Suburb: <u>Armadale</u> State: <u>Vic</u> Post Code: <u>3143</u> Date entity became operator: <u>1 June 2016</u>
<b>1.4 Village management and onsite availability</b>	Name of village management entity and contact details: <u>Regis Aged Care Pty Ltd</u> Australian Company Number (ACN): <u>125223645</u> Phone: <u>(07) 4789 9733</u> Email: <a href="mailto:kirwanconcierge@regis.com.au">kirwanconcierge@regis.com.au</a> An onsite manager (or representative) is available to residents: <input checked="" type="checkbox"/> Part time Onsite availability includes: Weekdays: <u>Monday-Thursday; 8.30am-4.00pm. Friday 8.30am-12.30pm. Excl. public holidays.</u>

<p><b>1.5 Approved closure plan or transition plan for the retirement village</b></p>	<p>Is there an approved transition plan for the village?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>A written transition plan approved by the Department of Communities, Housing and Digital Economy is required when an existing operator is transitioning control of the retirement village scheme's operation to a new operator.</i></p> <p>Is there an approved closure plan for the village?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><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 Communities, Housing and Digital Economy is required if an operator is closing a retirement village scheme. This includes winding down or stopping to operate the village, even temporarily.</i></p>
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<p><b>1.6 Statutory Charge over retirement village land.</b></p>	<p><i>Tenure in a leasehold or freehold scheme is secured by the registration of your interest on the certificate of title for the property. There is no statutory charge registered over leasehold schemes and freehold schemes.</i></p> <p><i>In relation to licence schemes, a statutory charge over the land is normally registered on the certificate of title by the chief executive of the department administering the Act. If there is no statutory charge registered on a licence scheme, which may be the case for some religious, charitable or community purpose organisations, you should check if the security of tenure offered meets your requirements.</i></p> <p>Is a statutory charge registered on the certificate of title for the retirement village land?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, provide details of the registered statutory charge</p> <p>.....</p>
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**Part 2 – Age limits**

<p><b>2.1 What age limits apply to residents in this village?</b></p>	<p><u>Minimum age of 65 years.</u></p>
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**ACCOMMODATION, FACILITIES AND SERVICES**

**Part 3 – Accommodation units: Nature of ownership or tenure**

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

<b>3.2 Number of units by accommodation type and tenure</b>	There are 85 units in the village, comprising 43 single story units; 6 first floor units; 36 units in multi-story building with 3 levels
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Accommodation Unit	Freehold	Leasehold	Licence	Other
Independent living units				
- Studio				
- One bedroom			2	
- Two bedrooms			74	
- Three bedrooms			9	
Serviced units				
- Studio				
- One bedroom				
- Two bedrooms				
- Three bedrooms				
Other				
Total number of units			85	

**Access and design**

<b>3.3 What disability access and design features do the units and the village contain?</b>	<input checked="" type="checkbox"/> Level access from the street into and between all areas of the unit (i.e. no external or internal steps or stairs) in <input checked="" type="checkbox"/> all <input type="checkbox"/> some units <input checked="" type="checkbox"/> Step-free (hobless) shower in <input type="checkbox"/> all <input checked="" type="checkbox"/> some units <input checked="" type="checkbox"/> Width of doorways allow for wheelchair access in <input type="checkbox"/> all <input checked="" type="checkbox"/> some units <input checked="" type="checkbox"/> Toilet is accessible in a wheelchair in <input type="checkbox"/> all <input checked="" type="checkbox"/> some units <input type="checkbox"/> Other key features in the units or village that cater for people with disability or assist residents to age in place  <input type="checkbox"/> None
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**Part 4 – Parking for residents and visitors**

<b>4.1 What car parking in the village is available for residents?</b>	<input checked="" type="checkbox"/> Some (villa – all except V20, V38 and V40) units with own garage or carport attached or adjacent to the unit <input checked="" type="checkbox"/> All (apartment – basement) units with own car park space separate from the unit
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<b>4.2 Is parking in the village available for visitors?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>General visitor parking available opposite the East Apartments entry and adjacent to the Community Hall.</u>
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**Part 5 – Planning and development**

**5.1 Is construction or development of the village complete?**

Year village construction started: 1976  
 Fully developed / completed  
 Partially developed / completed  
 Construction yet to commence

**5.2 Is there development approval or a development application pending for further development or redevelopment of the village?**

Development approval granted  
 Yes  No  
 Development application pending  
 Yes  No  
 Note:  
 (a) An estimated further 36 apartment-style independent living units are planned to be constructed within the village. It is anticipated that this further accommodation unit development will be of medium rise (three to five stories) with a development approval to be sought within the next two to five years (and construction to occur pursuant to the timeframes in that development approval). The construction is not guaranteed and will depend on:  
     (i) demand for accommodation units;  
     (ii) the continued availability of finance; and  
     (iii) the general economic and market conditions.  
 (b) No current development approval is held by the Scheme Operator in relation to this proposed future development.  
 Note: see notice at end of document regarding inspection of the development approval documents.

**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.

Provide detail of any construction, development or redevelopment relating to the retirement village land, including details of any related development approval or development applications in accordance with the *Planning Act 2016*  
 (a) An estimated further 36 apartment-style independent living units are planned to be constructed within the village. It is anticipated that this further accommodation unit development will be of medium rise (three to five stories) with a development approval to be sought within the next two to five years (and construction to occur pursuant to the timeframes in that development approval). The construction is not guaranteed and will depend on:  
     (i) demand for accommodation units;  
     (ii) the continued availability of finance; and  
     (iii) the general economic and market conditions.

	(b) No current development approval is held by the Scheme Operator in relation to this proposed future development.
<b>5.3 Redevelopment plan under the Retirement Villages Act 1999</b>	<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><i>The Retirement Villages Act may require a written redevelopment plan for certain types of redevelopment of the village and this is different to 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 .</i></p> <p><b>Note:</b> see notice at end of document regarding inspection of the development approval documents.</p>

**Part 6 – Facilities onsite at the village**

<b>6.1 The following facilities are currently available to residents:</b>	<input checked="" type="checkbox"/> Activities or games room <input type="checkbox"/> Arts and crafts room <input type="checkbox"/> Auditorium <input checked="" type="checkbox"/> BBQ area outdoors <input checked="" type="checkbox"/> Billiards room <input 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 type="checkbox"/> Dining room <input checked="" type="checkbox"/> Gardens <input checked="" type="checkbox"/> Gym <input type="checkbox"/> Hairdressing or beauty room <input checked="" type="checkbox"/> Library	<input type="checkbox"/> Medical consultation room <input type="checkbox"/> Restaurant <input type="checkbox"/> Shop <input checked="" type="checkbox"/> Swimming pool – outdoor [heated / not heated] <input checked="" type="checkbox"/> Separate lounge in community centre <input type="checkbox"/> Spa – outdoor [heated / not heated] <input type="checkbox"/> Storage area for boats / caravans <input type="checkbox"/> Tennis court [full/half] <input type="checkbox"/> Village bus or transport <input checked="" type="checkbox"/> Workshop <input checked="" type="checkbox"/> Other <u>Theatrette.</u> <u>Bar.</u>
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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).

Café, salon and chapel are available for use by the retirement village, operated by the aged care residence.

<p><b>6.2 Does the village have an onsite, attached, adjacent or co-located residential aged care facility?</b></p>	<p><input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No</p> <p>Name of residential aged care facility and name of the approved provider:</p> <p><u>Residential aged care facility name:</u></p> <ul style="list-style-type: none"> <li>• <u>Regis Kirwan</u></li> </ul> <p><u>Name of the Approved Provider:</u></p> <p><u>Regis Aged Care Pty Ltd.</u></p>
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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**

<p><b>7.1 What services are provided to all village residents (funded from the General Services Charge fund paid by residents)?</b></p>	<p><u>Emergency Call System (including 24/7 monitoring), maintenance of operator-owned buildings and common contents, maintenance of grounds and gardens, (excluding fenced-in garden areas of units), maintenance of swimming pool and other lifestyle facilities, insurance of operator-owned buildings and common contents, rates, water (both common and unit), village administration and management, cleaning of common areas, pest control.</u></p>
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<p><b>7.2 Are optional personal services provided or made available to residents on a user-pays basis?</b></p>	<p><input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No</p>
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<p><b>7.3 Does the retirement village operator provide government funded home care services under the <i>Aged Care Act 1997 (Cwth)</i>?</b></p>	<p><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 .....)</p> <p><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</p>
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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

<b>8.1 Does the village have a security system?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>8.2 Does the village have an emergency help system?</b>	<input checked="" type="checkbox"/> Yes - all residents <input type="checkbox"/> Optional <input type="checkbox"/> No <u>Tunstall Healthcare monitors the village's emergency call system, 24 hours per day, seven (7) days per week.</u> <u>Each accommodation unit and clubhouse is fitted with an emergency call alarm.</u>
<b>8.3 Does the village have equipment that provides for the safety or medical emergency of residents?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>A first aid kit is located in the Hobby Hut, Community Hall and Clubhouse.</u> <u>Each accommodation unit is fitted with smoke detectors / alarms. Apartment common areas (corridors) are fitted with fire doors and fire extinguishers.</u> <u>The community hall and clubhouse are fitted with smoke detectors / alarms, along with fire extinguishers and a fire blanket.</u>

## 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.*

<b>9.1 What is the estimated ingoing contribution (sale price) range for all types of units in the village</b>	<table border="1"> <thead> <tr> <th data-bbox="464 1294 874 1350">Accommodation Unit</th> <th data-bbox="874 1294 1481 1350">Range of ingoing contribution</th> </tr> </thead> <tbody> <tr> <td data-bbox="464 1350 874 1406">Independent living units</td> <td data-bbox="874 1350 1481 1406"></td> </tr> <tr> <td data-bbox="464 1406 874 1462">- Studio</td> <td data-bbox="874 1406 1481 1462">\$ ..... to \$.....</td> </tr> <tr> <td data-bbox="464 1462 874 1518">- One bedroom</td> <td data-bbox="874 1462 1481 1518">\$200,000 to \$200,000</td> </tr> <tr> <td data-bbox="464 1518 874 1574">- Two bedrooms</td> <td data-bbox="874 1518 1481 1574">\$230,000 to \$315,000</td> </tr> <tr> <td data-bbox="464 1574 874 1630">- Three bedrooms</td> <td data-bbox="874 1574 1481 1630">\$310,000 to \$320,000</td> </tr> <tr> <td data-bbox="464 1630 874 1686">Serviced units</td> <td data-bbox="874 1630 1481 1686"></td> </tr> <tr> <td data-bbox="464 1686 874 1742">- Studio</td> <td data-bbox="874 1686 1481 1742">\$ ..... to \$.....</td> </tr> <tr> <td data-bbox="464 1742 874 1798">- One bedroom</td> <td data-bbox="874 1742 1481 1798">\$ ..... to \$.....</td> </tr> <tr> <td data-bbox="464 1798 874 1854">- Two bedrooms</td> <td data-bbox="874 1798 1481 1854">\$ ..... to \$.....</td> </tr> <tr> <td data-bbox="464 1854 874 1910">- Three bedrooms</td> <td data-bbox="874 1854 1481 1910">\$ ..... to \$.....</td> </tr> <tr> <td data-bbox="464 1910 874 1966">Other</td> <td data-bbox="874 1910 1481 1966">\$ ..... to \$.....</td> </tr> <tr> <td data-bbox="464 1966 874 2067"> <b>Full range of ingoing contributions for all unit types</b> </td> <td colspan="2" data-bbox="874 1966 1481 2067" style="text-align: center;"> <b>\$200,000 to \$320,000</b> </td> </tr> </tbody> </table>		Accommodation Unit	Range of ingoing contribution	Independent living units		- Studio	\$ ..... to \$.....	- One bedroom	\$200,000 to \$200,000	- Two bedrooms	\$230,000 to \$315,000	- Three bedrooms	\$310,000 to \$320,000	Serviced units		- Studio	\$ ..... to \$.....	- One bedroom	\$ ..... to \$.....	- Two bedrooms	\$ ..... to \$.....	- Three bedrooms	\$ ..... to \$.....	Other	\$ ..... to \$.....	<b>Full range of ingoing contributions for all unit types</b>	<b>\$200,000 to \$320,000</b>	
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<b>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?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>9.3 What other entry costs do residents need to pay?</b>	<input type="checkbox"/> Transfer or stamp duty <input type="checkbox"/> Costs related to your residence contract <input type="checkbox"/> Costs related to any other contract <input type="checkbox"/> Advance payment of General Services Charge <input checked="" type="checkbox"/> Other costs: <u>Entry Administration Fee.</u>

**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)
- Villa	<u>\$87.18</u>	<u>\$31.84</u>
- Apartment	<u>\$105.40</u>	<u>\$32.33</u>

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

Financial year	General Services Charge (range) (weekly)	Overall % change from previous year	Maintenance Reserve Fund contribution (range) (weekly)	Overall % change from previous year (+ or -)
FY19	<u>\$74.13 to \$81.36</u>	<u>1.98% (Avg.)</u>	<u>\$25.03 to \$30.30</u>	<u>3.00% (Avg.)</u>
FY20	<u>\$78.01 to \$82.94</u>	<u>3.58% (Avg.)</u>	<u>\$25.40 to \$31.17</u>	<u>2.17% (Avg.)</u>
FY21	<u>\$87.18 to \$120.31</u>	<u>28.40% (Avg.)</u>	<u>\$31.84 to \$32.33</u>	<u>14.53% (Avg.)</u>

<p><b>10.2 What costs relating to the units are not covered by the General Services Charge? (residents will need to pay these costs separately)</b></p>	<p><input checked="" type="checkbox"/> Contents insurance</p> <p><input type="checkbox"/> Home insurance (freehold units only)</p> <p><input checked="" type="checkbox"/> Electricity</p> <p><input type="checkbox"/> Gas</p>	<p><input type="checkbox"/> Water</p> <p><input checked="" type="checkbox"/> Telephone</p> <p><input checked="" type="checkbox"/> Internet</p> <p><input checked="" type="checkbox"/> Pay TV</p> <p><input type="checkbox"/> Other</p>
<p><b>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?</b></p>	<p><input type="checkbox"/> Unit fixtures</p> <p><input type="checkbox"/> Unit fittings</p> <p><input type="checkbox"/> Unit appliances</p> <p><input checked="" type="checkbox"/> None</p> <p><b>Note from Operator:</b> Residents are responsible for maintaining the garden areas that are licenced to them under their residence contract.</p>	
<p><b>10.4 Does the operator offer a maintenance service or help residents arrange repairs and maintenance for their unit?</b></p>	<p><input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No</p>	

## 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?**

- Yes – all residents pay an exit fee calculated using the same formula
- Yes – all new residents pay an exit fee but the way this is worked out may vary depending on each resident's residence contract
- No exit fee

Time period from date of occupation of unit to the date the resident ceases to reside in the unit

Exit fee calculation based on the ingoing contribution paid by you.

1 year	5.0% of your ingoing contribution.
2 years	10.0% of your ingoing contribution.
3 year	15.0% of your ingoing contribution.
4 years	19.0% of your ingoing contribution.
5 years	23.0% of your ingoing contribution.
6 years	27.0% of your ingoing contribution.
7 years	30.0% of your ingoing contribution.
8 years	33.0% of your ingoing contribution.

**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 33.0% of the ingoing contribution after 8 years of residence.

The minimum exit fee is 5.0% (calculated on a daily basis).

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

- Sale costs for the unit
- Legal costs
- Other costs: Termination Administration Fee.

## Part 12 – Reinstatement and renovation of the unit

<b>12.1 Is the resident responsible for reinstatement of the unit when they leave the unit?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <i>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:</i> <ul style="list-style-type: none"><li>• <i>fair wear and tear; and</i></li><li>• <i>renovations and other changes to the condition of the unit carried out with agreement of the resident and operator.</i></li></ul> <i>Fair wear and tear includes a reasonable amount of wear and tear associated with the use of items commonly used in a retirement village. 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>  Entry and exit inspections and reports are undertaken by the operator and resident to assess the condition of the unit.
<b>12.2 Is the resident responsible for renovation of the unit when they leave the unit?</b>	<input checked="" type="checkbox"/> No  <i>Renovation means replacements or repairs other than reinstatement work.</i>  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.

## Part 13– Capital gain or losses

<b>13.1 When the resident's interest or right to reside in the unit is sold, does the resident share in the capital <i>gain</i> or capital <i>loss</i> on the resale of their unit?</b>	<input checked="" type="checkbox"/> No
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## Part 14 – Exit entitlement

<i>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.</i>	
<b>14.1 How is the exit entitlement which the operator will pay the resident worked out?</b>	<u>The exit entitlement is an amount equal to the Ingoing Contribution less any amounts you have to pay under your agreement with us. These amounts are usually comprised of the exit fee, outstanding levies, our costs of termination and your share of the costs of finding a new resident.</u>

<p><b>14.2 When is the exit entitlement payable?</b></p>	<p>By law, the operator must pay the exit entitlement to a former resident on or before the <b>earliest</b> of the following days:</p> <ul style="list-style-type: none"> <li>• the day stated in the residence contract <ul style="list-style-type: none"> <li>➤ which is <u>18 months</u> after the termination of the residence contract</li> </ul> </li> <li>• 14 days after the settlement of the sale of the right to reside in the unit to the next resident or the operator</li> <li>• 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).</li> </ul> <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><b>14.3 What is the turnover of units for sale in the village?</b></p>	<p><u>7</u> accommodation units were vacant as at the end of the last financial year</p> <p><u>Five (5)</u> accommodation units were resold during the last financial year</p> <p><u>8 months</u> was the average length of time to sell a unit over the last three financial years</p>

## 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 Fund for the last 3 years

Financial Year	Deficit/Surplus	Balance	Change from previous year
FY19	\$16,501	\$16,501	-292%
FY20	(\$35,173)	(\$35,173)	-313%
FY21	(\$1,187)	(\$1,187)	-96%

Balance of **General Services Charges Fund** for last financial year *OR* last quarter if no full financial year available

(\$1,187)

Balance of **Maintenance Reserve Fund** for last financial year *OR* last quarter if no full financial year available

\$41,395

Balance of **Capital Replacement Fund** for the last financial year *OR* last quarter if no full financial year available

(\$20,489)

Percentage of a resident ingoing contribution applied to the Capital Replacement Fund

0%

As recommended by the quantity surveyor's report.

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.

## 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?**

Yes    No

If yes, the resident is responsible for these insurance policies:

Contents owned by the Resident.

## 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?**  Yes  No

### *Pets*

**17.2 Are residents allowed to keep pets?**  Yes  No

Pets are welcome with the Scheme Operator's consent. In deciding any application for the Pet, the Scheme Operator has regard to the village's policy on pets, which is available on request.

### *Visitors*

**17.3 Are there restrictions on visitors staying with residents or visiting?**  Yes  No

The Accommodation Unit is the Resident's home, and visitors staying for short periods of up to a month in any six (6) month period are fine. Longer term visitors can be accommodated if the Scheme Operator consents. In all cases, the Resident needs to ensure they remain in occupation of the Accommodation Unit when the visitor is there, and they need to make sure the visitor follows the village rules.

### *Village by-laws and village rules*

**17.4 Does the village have village by-laws?**  Yes  No

*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.*

*Note: See notice at end of document regarding inspection of village by-laws*

**17.5 Does the operator have other rules for the village.**  Yes  No  
If yes: Rules may be made available on request

### *Resident input*

**17.6 Does the village have a residents committee established under the Retirement Villages Act 1999?**  Yes  No

*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.*

*You may like to ask the village manager about an opportunity to talk with members of the resident committee about living in this village.*

## Part 18 – Accreditation

**18.1 Is the village voluntarily accredited through an industry-based accreditation scheme?**

No, village is not accredited

Yes, village is voluntarily accredited through:

.....

**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?**

Yes  No

No fee

## 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](http://www.chde.qld.gov.au)

### General Information

General information and fact sheets on retirement villages: [www.qld.gov.au/retirementvillages](http://www.qld.gov.au/retirementvillages)

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

[www.qld.gov.au/retirementvillages](http://www.qld.gov.au/retirementvillages)

### 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](mailto:regulatoryservices@hpw.qld.gov.au)

Website: [www.chde.qld.gov.au/housing](http://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](mailto:caxton@caxton.org.au)

Website: [www.caxton.org.au](http://www.caxton.org.au)

### 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](mailto:caxton@caxton.org.au)

Website: [www.caxton.org.au/sails\\_sllass](http://www.caxton.org.au/sails_sllass)

### Queensland Law Society

Find a solicitor

Law Society House

179 Ann Street, Brisbane, QLD 4000

Phone: 1300 367 757

Email: [info@qls.com.au](mailto:info@qls.com.au)

Website: [www.qls.com.au](http://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](mailto:enquiries@qcat.qld.gov.au)

Website: [www.qcat.qld.gov.au](http://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](http://www.justice.qld.gov.au)