



Village Comparison Document

Retirement Villages Act 1999 (Section 74)

This form is effective from 02 February 2024

ABN: 28 663 645 074

Name of village: Mossman Rivers 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 [Mossmanrivers.com.au/RV COMPLIANCE](http://Mossmanrivers.com.au/RV_COMPLIANCE)
- 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 **01/02/2024** 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: Mossman Rivers Retirement Village Street Address: 47 Johnston Road Suburb: Mossman State: Queensland Post Code: 4873
1.2 Owner of the land on which the retirement village scheme is located	Name of landowner: Douglas Shire Council Australian Company Number (ABN) 71 241 237 800 Address: C/ Preston Law, 15 Spence Street, Suburb: Cairns State: Queensland Post Code: 4870
1.3 Village operator	Name of entity that operates the retirement village (scheme operator) Mossman Property Holdings Pty Ltd Australian Company Number (ACN): 656 040 612 Registered Address: Suite 34, Level 36, 71 Eagle Street, Suburb: Brisbane State: Queensland Post Code: 4000 Date entity became operator: 06 / 01 / 2026

<p>1.4 Village management and onsite availability</p>	<p>Name of village management entity and contact details</p> <p>Mossman Property Holdings Pty Ltd</p> <p>Australian Company Number (ACN): 656 040 612</p> <p>Phone: 0438 331 116 Email: gsimonite@pacificretirementstates.com.au</p> <p>An onsite manager (or representative) is available to residents:</p> <p><input checked="" type="checkbox"/> Full time</p> <p><input type="checkbox"/> Part time</p> <p><input type="checkbox"/> By appointment only</p> <p><input type="checkbox"/> None available</p> <p><input type="checkbox"/> Other</p> <p>Onsite availability includes:</p> <p>Weekdays: Monday – Friday 8-4pm</p> <p>Weekends: Saturday: By Appointment Sunday: By Appointment</p>
<p>1.5 Approved closure plan or transition plan for the retirement village</p>	<p>Is there an approved transition plan for the village?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Short description for the transition plan</p> <p>N/A.</p> <p>Declaration date for the transition plan: N/A.</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?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>1.6 Statutory Charge over retirement village land.</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. It 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?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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Part 2 – Age limits

2.1 What age limits apply to residents in this village?	<p>If one resident, then the resident is to be at least 55 years old.</p> <p>If two residents at least one of the residents must be 55 years old or older.</p>
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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:	<p><input type="checkbox"/> Freehold (owner resident)</p> <p><input checked="" type="checkbox"/> Lease (non-owner resident)</p> <p><input 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> <p><input type="checkbox"/> Rental (non-owner resident)</p> <p><input type="checkbox"/> Other <i>[specify]</i></p>
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Accommodation types

3.2 Number of units by accommodation type and tenure	<p>There are a proposed 57 units in the village, all but one being single story, duplex units;</p>
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Accommodation unit	Freehold	Leasehold	Licence	Other <i>[name]</i>
Independent living units				
- Studio				
- One bedroom				
- Two bedroom				
- Three bedroom		57		
- (or 2 x bedrooms at Buyer's choice)		(As Approved)		
Serviced units				

- Studio				
- One bedroom				
- Two bedroom				
- Three bedroom				
Other [specify]				
Total number of units				

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
- Alternatively, a ramp, elevator or lift allows entry into all some units
- Step-free (hobless) shower in all some units
- Width of doorways allow for wheelchair access in all some units
- Toilet is accessible in a wheelchair in all some units
- Other key features in the units or village that cater for people with disability or assist residents to age in place
 - Handrails in some units and can be installed if required in any unit.
 - The Scheme Operator has our own Nursing staff available for services if required.
 - Some units have specified key features and will be discussed on inspection.
 - The Scheme Operator will consider the alteration of a unit at the cost to the resident to suite specific needs of the resident.
 - The Scheme Operator can organise the work to be done for the resident with onsite maintenance team or contractors. To be paid for by the resident.
- None

Part 4 – Parking for residents and visitors

4.1 What car parking in the village will be / is available for residents?

- All units will have single garage or carport attached or adjacent to the unit
- Some units with own garage or carport separate from the unit
- General car parking bays for visitors in the village (x 19 as per DA)
- Other parking e.g. caravan or boat
 - Final parking lay-out is subject to DA approval.
 - All aspects of allocation of and regulation of use of the bays is at the discretion of the Scheme Operator.
 - The Scheme Operator currently adopts a waiting list style arrangement to manage the use of these bays.
 - Once a right to use is granted to a Resident, there is an expectation that the bay will be used for keeping of a caravan or boat that is in active, use by the Resident personally.
 - The grant to use is reviewed on a 6 monthly basis.
 - The Scheme Operator reserves the right to withdraw and reallocate the right to use the bay at any time.
 - A fee will be charged for the allocated spot.

Restrictions on resident car parking include:

- Vehicles must not be parked in driveways except for the purpose of loading and unloading.
- If a moving truck or long delivery truck is required, please inform the office so we can advise the other residents.

4.2 Is parking in the village available for visitors?

If yes, parking restrictions include

Yes No

Visitors may use the 19-x designated visitor car parking provided in various driveways for temporary parking while visiting residents. First come first served basis.

Caravans, boats and trailers are not to be used to park in the visitors designated parking bays. The Manager’s Permission is required for any parking requirement that extend beyond 2 days in duration.

Tradesmen may use the designated visitor car parking while doing work at the Village, but vehicles must not be left overnight.

Part 5 – Planning and development

<p>5.1 Is construction or development of the village complete?</p>	<p>Year village construction started: 2025</p> <p><input type="checkbox"/> Fully developed / completed</p> <p><input type="checkbox"/> Partially developed / completed</p> <p><input checked="" type="checkbox"/> Construction yet to commence</p>
<p>5.2 Construction, development applications and development approvals</p> <p>Provide details and timeframe of development or proposed development, including the final number and types of units and any new facilities.</p>	<p>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 <i>Planning Act 2016</i></p> <p>The Mossman Rivers RV is approved under a Development Approval MCUC 2023_5532/1, as issued by the Douglas Shire Council, on the 2nd May 2024.</p> <p>The proposed R/V, upon completion, will comprise 57 x (28 x) Duplex Style + 1 x Stand Alone Unit configuration, expandable to a maximum of 3 bedrooms, however buyers will have the option to reduce this to 2 x bedrooms without penalty cost..</p> <p>On this basis, Council has agreed to vend the land which will comprise the entire Village to the Operator, under a put and call option with the initial 2 stages of construction to be completed under a Master Lease before the land is sold the new Operator.</p> <p>It is broadly proposed that the new villa units will be developed across 4 x separate stages however duplex configurations (each comprising 2 x units) can also be constructed on an individual basis to assist with the reduction of capital expenditures from the developer and matching of construction to prevailing unit sales.</p> <p>Broadly speaking it is anticipated that the stages for construction will be rolled out as follows:</p> <ul style="list-style-type: none"> • Stage 1 construction will commence in September 2025. • Stage 2 construction will commence in in January 2026. • Stage 3 construction will commence in April 2026. • Stage 4 construction will commence in June 2026
<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>There is no redevelopment plan as such, as this Village will commence from scratch and shall be rolled out in accordance with the developer’s current development approval.</p>

Part 6 – Proposed New Facilities to be constructed onsite at the village

6.1 The following facilities will become available to residents at the completion of stage 1 of construction:

- | | |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Activities or games room | <input type="checkbox"/> Medical consultation room |
| <input checked="" type="checkbox"/> Arts and crafts room | <input type="checkbox"/> Restaurant |
| <input checked="" type="checkbox"/> Auditorium | <input type="checkbox"/> Shop |
| <input checked="" type="checkbox"/> BBQ area outdoors | <input checked="" type="checkbox"/> Swimming pool [indoor / outdoor]
[heated / not heated] |
| <input checked="" type="checkbox"/> Billiards / Snooker Area | <input checked="" type="checkbox"/> Separate lounge in community centre |
| <input type="checkbox"/> Bowling green [indoor/outdoor] | <input checked="" type="checkbox"/> Spa [indoor / outdoor]
[heated / not heated] |
| <input checked="" type="checkbox"/> Business centre (e.g. computers, printers, internet access) | <input checked="" type="checkbox"/> Storage area for boats / caravans |
| <input type="checkbox"/> Chapel / prayer room | <input type="checkbox"/> Tennis court [full / half] |
| <input type="checkbox"/> Communal laundries | <input checked="" type="checkbox"/> Village bus or transport |
| <input checked="" type="checkbox"/> Community room or centre | <input checked="" type="checkbox"/> Workshop |
| <input checked="" type="checkbox"/> Dining room | <input type="checkbox"/> Croquet Lawn |
| <input checked="" type="checkbox"/> Gardens | <input type="checkbox"/> Car, Boat & Caravan Wash Area |
| <input checked="" type="checkbox"/> Gym | <input type="checkbox"/> Hairdressing or beauty room |
| <input checked="" type="checkbox"/> Library | |

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).

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6.2 Does the village have either an onsite/ attached/adjacent/co-located residential aged care facility?

- Yes No
- The adjoining Aged Care Facility on Johnston Road is run by the Salvation Army.**

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 will be / are to be provided to all village residents (funded from the General Services Charge fund paid by residents)?

General Services Fee for Rights to Reside **INCLUDE:**

- Management and Administration of the village
- Gardening and Maintenance of the common areas of the village (to boundary of unit occupied land.
- Recreation or entertainment facilities
- Use of Community Facilities
- Power, light, telephone, water sewerage, rates, charges, and assessments levied on the village and common property but not for individual units.
- Federal and State Land Tax and any other tax or levy in respect of the Village. (Excluding capital gains, income or gift tax but including GST)
- Equipment for the use of all residents in community facilities only.
- Management Fees, administration costs, wages for administration and/or caretaker, wages for the other employees and contractors incurred in the management and maintenance of the common areas only within the village.
- Secretarial, legal, and accounting charges reasonably incurred in the administration of the village.
- Fire and all risks and plate glass insurance for Leasehold units and community facilities.
- Public Liability Insurance
- Workers Compensation Insurance and such other insurances as the Manger may determine
- Cleaning of all community facilities
- Miscellaneous expenses incurred in the running and maintenance of the village
- Costs of arbitration proceedings between the residents committee and the Manager costs to be shared equally.
- Annual Pest Control in the common areas.

General Service Fees **DO NOT INCLUDE:**

- Plumbing from the stopcock in the front of the unit into the unit
- Electrical and phone lines from the junction box into the unit
- Maintenance of toilets and plumbing inside the units
- Maintenance of the unit save for the items which are specifically referred to above as being included in the general services charge
- Replacement of television and ariels.
- Any internal maintenance, repair, or replacement inside a unit
- Internal Fences
- Maintenance or repair of alternations or additions to individual units requested by the resident (past or present)

	<ul style="list-style-type: none"> • Maintenance of paving inside unit private area • Maintenance of letter boxes not on the common property • Cleaning of courtyards • Maintenance of garages and carports within villa area • Care of plants and gardens within villa area • Reinstatement costs prior to the sale of the unit • Costs of repairing or reinstating the unit where the president's action have led to an insurance claim being refused • Termite Damage to units • Leaky showers and dripping taps • Use of office equipment and consumables by resident • Newspapers and Magazines • Individual services such as charges for laundry, meals, care, or cleaning services done by village staff or contractors. • Any other item not specifically referred to in the inclusions above
<p>7.2 Are optional personal services to be provided or made available to residents on a user-pays basis?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not at Present (but under consideration)</p> <p>Several examples of additional services which may become available are outlined below:</p> <ul style="list-style-type: none"> • Broadband Internet & Telephony Services • Please speak with our front office for further details.
<p>7.3 Does the retirement village operator provide government funded home care services under the <i>Aged Care Act 1997 (Cwth)</i>?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not at Present (but under consideration)</p> <p>Subject to demand, home care may be provided by the Operator as part of the services offering.</p>
<p>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 <i>Aged Care Act 1997 (Cwth)</i>. These home care services are not covered by the <i>Retirement Villages Act 1999 (Qld)</i>.</p> <p>Residents can choose their own approved Home Care Provider and are not obliged to use the retirement village provider, if one is offered.</p>	

– Security and emergency systems

<p>8.1 Does/will the village have a security system?</p> <p>If yes:</p> <ul style="list-style-type: none"> the security system details are: <p>the security system is monitored between:</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Cameras will be installed at critical points within the village for the safety of the residents and staff at the village. These cameras will be mainly pointed at the clubhouse and driveways.</p> <p>Monitors will also be installed in the managers office and only available to the management team and/or law enforcement officers for police investigation purposes.</p> <p>24 hours a day 7 days per week.</p>
<p>8.2 Does/will the village have an emergency help system?</p> <p>If yes or optional:</p> <ul style="list-style-type: none"> the emergency help system details are: <p>the emergency help system is monitored between:</p>	<p><input type="checkbox"/> Yes - all residents <input checked="" type="checkbox"/> Optional <input type="checkbox"/> No</p> <p>The village may assist with this provision, subject to additional costs to specific residents and/or village demand, for carer monitoring services and/or for a cellular nurse call system to be installed into particular units.</p> <p>Such building improvements or modifications should be discussed with a Village representative prior to purchase.</p> <p>24 Hours a day 7 Days a week or as required by the resident</p>
<p>8.3 Does/will the village have equipment that provides for the safety or medical emergency of residents?</p> <p>If yes, list or provide details e.g. first aid kit, defibrillator</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>There will be a minimum of 2 (two) first aid kits to be made available to staff and residents stored in the Clubhouse building and in the workshop.</p> <p>Regulatory fire safety equipment will be installed and maintained.</p>

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.

<p>9.1 What is the estimated ingoing contribution (sale price) range for all types of units in the village</p>	<table border="1"> <thead> <tr> <th data-bbox="505 415 846 457">Accommodation Unit</th> <th data-bbox="846 415 1468 457">Range of ingoing contribution</th> </tr> </thead> <tbody> <tr> <td data-bbox="505 457 846 506">Independent living units</td> <td data-bbox="846 457 1468 506"></td> </tr> <tr> <td data-bbox="505 506 846 604">- One bedroom</td> <td data-bbox="846 506 1468 604">Not Available</td> </tr> <tr> <td data-bbox="505 604 846 814">- Two bedrooms</td> <td data-bbox="846 604 1468 814"> \$TBC <i>Note: Residents may elect to purchase a modified version of the 3 x bedroom design Villa with a 2 x bedroom configuration.</i> </td> </tr> <tr> <td data-bbox="505 814 846 955">- Three bedrooms</td> <td data-bbox="846 814 1468 955">\$TBC</td> </tr> </tbody> </table>	Accommodation Unit	Range of ingoing contribution	Independent living units		- One bedroom	Not Available	- Two bedrooms	\$TBC <i>Note: Residents may elect to purchase a modified version of the 3 x bedroom design Villa with a 2 x bedroom configuration.</i>	- Three bedrooms	\$TBC
Accommodation Unit	Range of ingoing contribution										
Independent living units											
- One bedroom	Not Available										
- Two bedrooms	\$TBC <i>Note: Residents may elect to purchase a modified version of the 3 x bedroom design Villa with a 2 x bedroom configuration.</i>										
- Three bedrooms	\$TBC										
<p>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?</p> <p>If yes: specify or set out in a table how the contract options work e.g. pay a higher ingoing contribution and less or no exit fee.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>To grow the take-up of new units and to make the village more accessible to all different types of people in the Mossman area we may offer various vendor financing options to interested buyers wanting to move into the village.</p> <p>These options would be pre-negotiated between the parties at the time of entry and be reflected in the Leasehold Agreements.</p>										
<p>9.3 What other entry costs do residents need to pay?</p>	<p><input checked="" type="checkbox"/> \$1,200 Registration of Lease Fee for your residence contract</p> <p><input checked="" type="checkbox"/> \$TBC for agreed building upgrades or unit modifications outside the standard building plan</p> <p><input type="checkbox"/> Other costs</p>										

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.

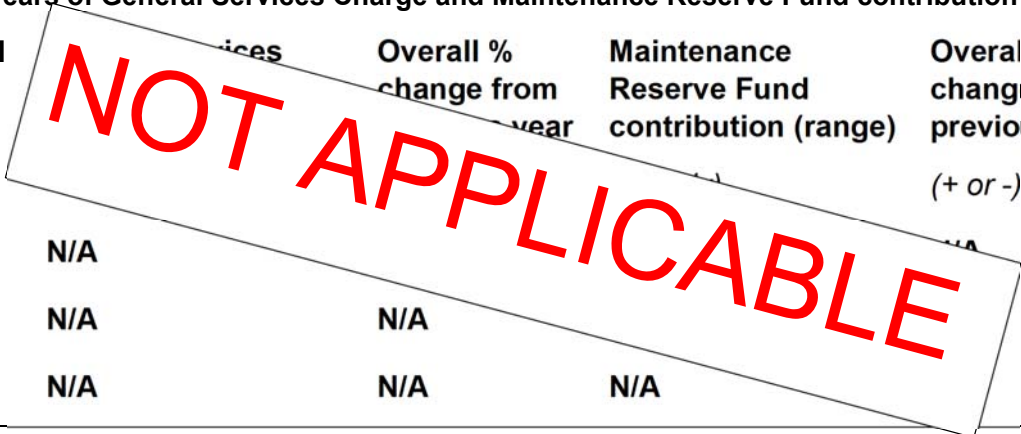
Note: The following ongoing costs are all stated as weekly amounts to help you compare the costs of different villages. However, the billing period for these amounts may not be weekly.

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

Type of Unit	General Services Charge <i>(weekly)</i>	Maintenance Reserve Fund contribution incl. admin fee <i>(weekly)</i>
Leasehold Units		
- One bedroom	\$ N/A	\$ N/A
- Two bedrooms	\$ 106.15	\$ 57.70
- Three bedrooms	\$ 106.15	\$ 57.70
Freehold Units		
- One bedroom	\$ N/A	\$ N/A
- Two bedrooms	\$ N/A	\$ N/A
- Three bedrooms	\$ N/A	\$ N/A

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

Financial year	General Services Charge	Overall % change from previous year	Maintenance Reserve Fund contribution (range)	Overall % change from previous year (+ or -)
2024	N/A			
2023	N/A	N/A		
2022	N/A	N/A	N/A	



2021	N/A	N/A	N/A	N/A
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Units within a community title scheme only

Body Corporate fees and contributions are payable by residents in units that are within a community title scheme only. Where the resident owns the freehold unit, the body corporate fees are payable by the resident to the body corporate. For leasehold units, the body corporate fees may be passed on under the terms of the lease with the operator.

Current weekly rates of Body Corporate fees and sinking fund

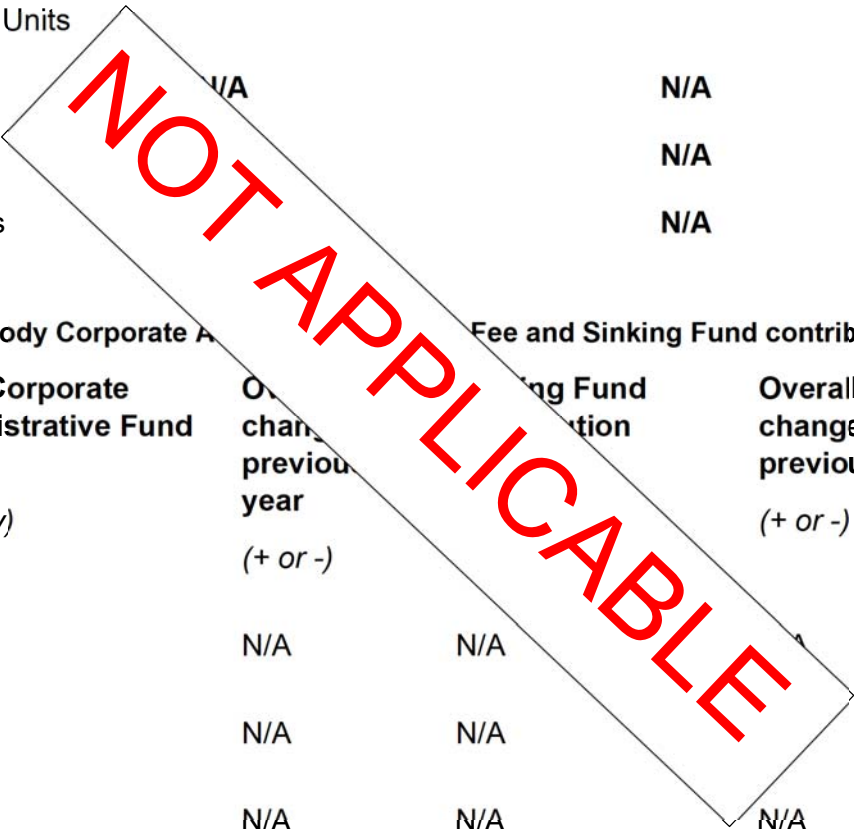
Type of Unit	Body Corporate Administrative Fund fee <i>(weekly)</i>	Body Corporate Sinking Fund contribution <i>(weekly)</i>
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Independent Living Units

- | | | |
|------------------|-----|-----|
| - One bedroom | N/A | N/A |
| - Two bedrooms | N/A | N/A |
| - Three bedrooms | N/A | N/A |

Last three years of Body Corporate Administrative Fund Fee and Sinking Fund contribution

Financial year	Body Corporate Administrative Fund fee <i>(weekly)</i>	Overall change from previous year <i>(+ or -)</i>	Sinking Fund contribution	Overall % change from previous year <i>(+ or -)</i>
2023	N/A	N/A	N/A	N/A
2022	N/A	N/A	N/A	N/A
2021	N/A	N/A	N/A	N/A



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"/> Water |
| <input checked="" type="checkbox"/> Home insurance (freehold units only) | <input checked="" type="checkbox"/> Telephone |
| <input checked="" type="checkbox"/> Electricity | <input checked="" type="checkbox"/> Internet |
| <input checked="" type="checkbox"/> Gas | <input checked="" type="checkbox"/> Pay TV |

		<input checked="" type="checkbox"/> Other Care and other services provided to the resident
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 Additional information <ul style="list-style-type: none"> ● Plumbing from the stopcock in front of the unit to the unit ● Electrical and phone lines from the junction box to the unit ● Maintenance of toilets and plumbing inside the units ● Maintenance of the unit save for the items which are specifically included in the general services charge ● Television and aerials ● Any internal maintenance, repair, or replacement inside a unit ● Internal Fences ● Maintenance or repair of alterations or additions to individual units requested by the resident (past or present) ● Maintenance of paving ● Maintenance of letter boxes not on the common property ● Cleaning of units or courtyards. ● Maintenance of garages and carports ● Care of Pot Plans and gardens in the rear or front courtyard and gardens in the front of the unit which the resident elects to care for ● Costs of repairing or reinstating the unit where the residents action have led to an insurance claim being refused. ● Termite Damage when the resident did not complete the yearly pest inspection. ● Leaky shower and dripping taps. ● In the event of the Residential Unit being furnished by the Scheme Operator, the keep and preserve all such furniture and effects therein clean and in as good repair and condition as they were at the commencement of the lease replacing with articles of the same kind and value and equally making good any furniture and effects which may be missing or destroyed or extensively insured or damaged and not removing any furniture and effects from the Residential Unit without the previous approval in wiring of the scheme operation and at the expiration or termination of the lease delivering up possession of all such furniture and effects in the same condition in which the same 	

	<p>were situated at the commencement of the lease (fair wear and tear excepted).</p> <p>Some Additional Responsibilities for Freehold Rights to reside:</p> <ul style="list-style-type: none"> ● Maintenance and Repair of the exterior and interior of the unit ● Pest Control including inspections and treatment ● Damage to units caused by termites or pests ● Any costs or repair to replacement of the unit not covered by the resident's insurance. ● Any other item not specified in the general services charge.
<p>10.4 Does the operator offer a maintenance service or help residents arrange repairs and maintenance for their unit?</p> <p>If yes: provide details, including any charges for this service.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>General Repair of items is provided at a cost to the resident for items that are not covered by the MRF or CRF (Maintenance Funds).</p> <p>The village management team can help the resident employ other contractors that are out of the general repair specification of our maintenance team.</p> <p>Please refer to the current service fees and charges sheets for current fees and charges for all services not included in the General Service Fee or Maintenance Funds.</p>
<p><i>A resident must 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).</i></p>	
<p>11.1 Do residents pay a departure fee (also known as a deferred management fee) when they permanently leave their unit?</p> <p>If yes: list all exit fee options that may apply to new contracts</p>	<p><input checked="" type="checkbox"/> Yes – all new residents pay a departure (exit) fee.</p> <p>NOTE:</p> <p>The Departure (Deferred Management) Fee is an amount calculated as follows: -</p> <p>(a) By multiplying the new sale price (the price paid by the new purchasing resident) by the percentage set out in clause (b) below.</p> <p>(b) For the purpose of Clause (a) the percentage is : -</p> <p>(i) 10% for up to one year of residence;</p> <p>(ii) 15% for up to two years of residence;</p> <p>(iii) 20% for up to three years of residence and beyond.</p> <p>(iv) 25% for 3 years or greater</p> <p>(c) The scheme operator will specify the percentage applicable in the residence contract this being not more than the percentage set out in the paragraph (b) hereof.</p>

	<p>(d) The sale price for the purposes of clause (a) is to be as follows:</p> <ul style="list-style-type: none"> (i) If the unit is sold to a new incoming (purchasing) resident – the sale price will be determined by the new ingoing purchase price. (ii) If the unit is transferred to an incoming family member by way of give or exchange of property – the sale price will be calculated based upon the ‘fair market value’ of the unit at the time of the transfer as determined by an independent sworn valuation. (iii) If the unit is transmitted to an existing resident or the operator by will or by operation of law – the sale price will be calculated based upon the ‘fair market value’ of the unit at the time of the transfer as determined by an independent sworn valuation. <p>(e) The resident may elect to pay the Departure (Exit) Fee upon commencement of the residence contract. In the event of the Incoming Resident elects to pay the Departure Fee upon commencement of the residence contract then the Departure (Exit) Fee shall be an amount equal to the purchase price paid by the resident multiplied by 25%. If the Departure Fee is paid in full on commencement of the residence contract, then no further Departure (Exit) Fee is payable on termination of the residence contract.</p>
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<p>Time period from date of occupation of unit to the date the resident ceases to reside in the unit</p>	<p>The Departure (Deferred Management) Fee calculation is based upon the Purchase Price paid by the next (incoming) resident and calculated on a pro-rata adjusted daily % value in year 2 & 3.</p>
0-1 year	10% of the New Sale Price
1-2 years	Up to 15% of the New Sale Price
2-3 years	Up to 20% of the New Sale Price
3+ years	25% of the New Sale Price
<p>Note: if the period of occupation is not a whole number of years, the exit fee will be worked out on a daily basis.</p>	
<p>The maximum (or capped) Departure Fee is 25% of the Sale Price after 3 years of residence.</p>	
<p>The minimum Departure Fee is 10% of the Sale Price</p>	

<p>11.2 What other exit costs do residents need to pay or contribute to?</p>	<p><input checked="" type="checkbox"/> Sale costs for the unit – Marketing and Commissions (if applicable)</p> <p><input checked="" type="checkbox"/> \$1,200 being a Title Registration & Administration Fee cost</p>
<p>Part 12 – Reinstatement and renovation of the unit</p>	
<p>12.1 Is the resident responsible for reinstatement of the unit when they leave the unit?</p>	<p><input checked="" type="checkbox"/> Yes (assuming its share of the capital appreciation or capital depreciation of the unit upon resale if 100%)</p> <p><input type="checkbox"/> No if some other share of the capital appreciation or depreciation is struck)</p> <p>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:</p> <ul style="list-style-type: none"> • fair wear and tear; and • renovations and other changes to the condition of the unit carried out with agreement of the resident and operator. <p>Fair wear and tear include a reasonable amount of wear and tear associated with the use of items commonly used in a retirement village.</p> <p>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.</p> <p>Entry and exit inspections and reports are undertaken by the operator and resident to assess the condition of the unit.</p>
<p>12.2 Is the resident responsible for renovation of the unit when they leave the unit?</p>	<p><input checked="" type="checkbox"/> <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>
<p>Part 13 – Capital appreciation and depreciation</p>	
<p>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</p>	<p><input checked="" type="checkbox"/> Yes, the resident’s share of the capital appreciation is 100% However, the resident’s share of any capital depreciation is also 100 %</p>

<p>loss on the resale of their unit?</p>	<p><input checked="" type="checkbox"/> Yes, the resident's share of the capital depreciation is 100%</p>
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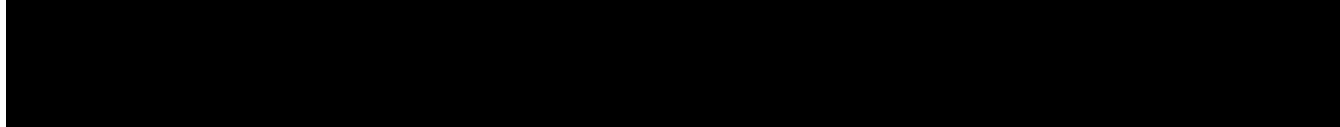
or buyback of freehold units

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>Calculation of Exit Entitlement</p> <p>New Sale Price / Leasehold Sale Price (as applicable) payable by the new resident (excluding entry fee)</p> <p>Less Departure (Deferred Management) Fee</p> <p>Less costs of Reinstatement Work carried out on resident's behalf</p> <p>Less any other monies owing to the Scheme Operator</p> <p>Less Legal Costs (Scheme Operators and own)</p> <p>Less Administration Costs</p> <p>Less Marketing and Commissions to Agent (if applicable)</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"> ● the day stated in the residence contract <ul style="list-style-type: none"> ➤ no date is stated in the residence contract ● 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>When a resident sells a freehold unit, the resident is entitled to receive the resale price from the person who purchases the unit. At that time the resident pays a unit fee to the operator.</p> <p>By law, the operator must purchase the former resident if it has not sold to a new resident within 90 days after the termination of the residence contract, unless the operator has been granted an extension for payment by QCAT</p>																
<p>14.3 What is the turnover of units for sale in the village?</p>	<p>This information is not available at this time.</p>																
<p>15.1 What is the financial status for the funds that the operator is required to maintain under the Retirement Villages Act 1999?</p>	<p>General Services Charges Fund for the last 3 years</p> <table border="1" data-bbox="521 814 1442 1136"> <thead> <tr> <th>Financial Year</th> <th>Deficit/ Surplus</th> <th>Balance</th> <th>Change from previous year</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>N/A</td> <td>\$00.00</td> <td></td> </tr> <tr> <td>2023</td> <td>N/A</td> <td>\$00.00</td> <td></td> </tr> <tr> <td>2022</td> <td>N/A</td> <td>\$00.00</td> <td></td> </tr> </tbody> </table> <p>Balance of General Services Charges Fund for last financial year OR last quarter if no full financial year available N/A</p> <p>Balance of Maintenance Reserve Fund for last financial year OR last quarter if no full financial year available N/A</p> <p>Balance of Capital Replacement Fund for the last financial year OR last quarter if no full financial year available N/A</p>	Financial Year	Deficit/ Surplus	Balance	Change from previous year	2024	N/A	\$00.00		2023	N/A	\$00.00		2022	N/A	\$00.00	
Financial Year	Deficit/ Surplus	Balance	Change from previous year														
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2023	N/A	\$00.00															
2022	N/A	\$00.00															

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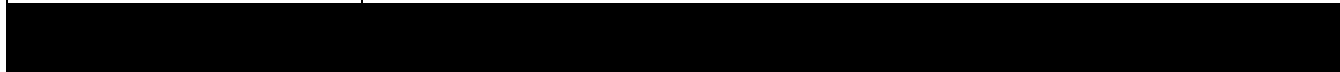
Note: All freehold community title scheme residents who own their unit are members of the body corporate.

15.1 What is financial statement for the last 3 years
Body Corporate Balance
in a freehold



	Balance	Change from previous year
2023		
2022	\$ N/A	
2021	\$ N/A	

Balance of the **Sinking Fund** to cover spending of a capital or non-recurrent nature for the last financial year **\$ N/A**
 OR last quarter if no full financial year available



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 only:

- **Contents and Liability to third parties' insurance policy.**

<p>If yes, the resident is responsible for these insurance policies:</p>	
<p>17.1 Does the village offer prospective residents a trial period or a settling in period in the village?</p> <p>If yes: provide details including, length of period, relevant time</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>17.2 Are residents allowed to keep pets?</p> <p>If yes: specify any restrictions or conditions on pet ownership</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Please refer to our current Pet Policy for all the details of pet ownership within the village as these are a constant changing evolution to best suit out current residents and pets.</p>
<p>17.3 Are there restrictions on visitors staying with residents or visiting?</p> <p>If yes: specify any restrictions or conditions on visitors (e.g. length of stay, arrange with manager)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>The resident will not permit a person or visitor to reside at the Resident's Unit for more than 14 days without the prior written consent of the Scheme Operator.</p>
<p>17.4 Does the village have village by-laws?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><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></p> <p><i>Note: See notice at end of document regarding inspection of village</i></p>

	<i>by-laws</i>
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
17.6 Does the village have a residents committee established under the <i>Retirement Villages Act 1999</i>?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.
18.1 Is the village voluntarily accredited through an industry-based accreditation scheme?	<input checked="" type="checkbox"/> No, this village is not accredited as we are only new operators and working towards the new expansion and development plan this in the near future.
<p>Note: Retirement village accreditation schemes are industry-based schemes. The <i>Retirement Villages Act 1999</i> does not establish an accreditation scheme or standards for retirement villages.</p>	
19.1 Does the village maintain a waiting list for entry?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, <ul style="list-style-type: none"> what is the fee to join the waiting list? 	<input checked="" type="checkbox"/> No fee <input type="checkbox"/> Fee of \$_____ which; <input type="checkbox"/> becomes the initial deposit for their unit once a unit has been chosen and forms part of their overall ingoing contributions.

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* (if any)
- An approved transition plan for the village (if any)
- 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 Laws
- Village insurance policies and certificates of currency
- A current public information document (PID) continued in effect under section 2371 of the Act (this applies to existing residence contracts)
- All village residents have access to financial documents under section 113AA and section 113AB of the RV Act.

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 Housing and Public Works

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 retirement planning 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/
