

Regulatory Services

Officer David Mackie
Telephone 0409 065 307
Our Ref RV14344T12786

**DELIVERING
FOR QUEENSLAND**



**Queensland
Government**

Department of
Housing and Public Works

6 January 2026

Mr Gary Simonite
Director – Mossman Property Holdings Pty Ltd
5/16 Dempsey Street
Annerley QLD 4103

Dear Mr Simonite

Retirement Village Scheme: RV14344, Mossman Rivers Retirement Village

Your application for registration of a retirement village scheme under the *Retirement Villages Act 1999* was approved on 6 January 2026.

Please find enclosed your Certificate of Registration.

As provided under Section 116 of the Act, a statutory charge will be created over the retirement village land and advice forwarded to the Registrar of Titles in order that it may be recorded.

The department takes this opportunity to remind the scheme operator of their obligations under the Act whilst operating the village. In summary,

- Please ensure the Residence Contract complies with section 5(b) of the Retirement Village Regulation to include 'the name *and the address* of the trustee who holds the amount of the ingoing contribution during the cooling-off period' (my emphasis)
- Village Comparison Documents are to be lodged or written notice provided regarding any material change within 28 days after the material change is made, as per sections 74(5). Additionally, under 74(6) of the Act, the scheme operator for a retirement village scheme must publish the village comparison document on the scheme's website.
- Annual financial statements for Mossman Rivers Retirement Village are to be submitted to the chief executive within 5 months after the end of the financial year as per section 113 of the Act.
- Please note, changes to the Act effective from 5 April 2023 are now in force. The purpose of the amendments is to clarify and strengthen existing provisions related to financial reporting. Information requirements relating to the form and

content of financial documents under section 113AA, will be prescribed under the Retirement Villages Regulation 2018. More information on these changes can be found at [Retirement Villages Legislation Changes](#)

Additional information is available on the departments website [Department of Housing - Retirement Villages](#) and Business Queensland to assist with the day to day operations of the retirement village. Please see below:

- Compulsory Funds for the retirement Village
<https://www.business.qld.gov.au/industries/service-industries-professionals/housing-accommodation/operating-retirement-village/compulsory-funds>
- Insurance for the retirement village:
<https://www.business.qld.gov.au/industries/service-industries-professionals/housing-accommodation/operating-retirement-village/insurance>
- Financial statements for the village:
<https://www.business.qld.gov.au/industries/service-industries-professionals/housing-accommodation/operating-retirement-village/financial>
- Collecting and managing resident's fees:
<https://www.business.qld.gov.au/industries/service-industries-professionals/housing-accommodation/operating-retirement-village/managing-residents-fees>
- Capital Improvement <https://www.business.qld.gov.au/industries/service-industries-professionals/housing-accommodation/operating-retirement-village/capital-improvement>
- Penalties for non-compliance [Inspections at retirement villages and penalties for non-compliance | Business Queensland](#)
- Documents and Contracts [Documents and contracts for those involved in retirement village operations | Business Queensland](#)
- Forms [Forms for retirement village operators | Business Queensland](#)

If you require any further information, please contact Regulatory Services on (07) 3013 2666 or by email to regulatoryservices@hpw.qld.gov.au

Yours sincerely



David Mackie
A/Manager

Regulatory Services

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