

## Village Comparison Document

Retirement Villages Act 1999 (Section 74)

This form is effective from 1 February 2019

ABN: 86 504 771 740



Adventist  
Retirement Plus

Melody Park  
Retirement Resort

### 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 [www.arplus.org.au](http://www.arplus.org.au)
- 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 going 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.xls.com.au](http://www.xls.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 11/09/2025 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

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| <b>1.1 Retirement village location</b>   | Retirement Village Name: <b>Melody Park Retirement Resort</b><br>Street Address: <b>261 Gilston Road</b><br>Suburb: <b>Nerang</b> State: <b>Qld</b> Post Code: <b>4211</b>   |
| <b>1.2 Owner of the land on which the retirement village scheme is located</b> | Name of landowner: <b>Australasian Conference Association Ltd trading as Seventh-day Adventist Church</b><br>Australian Company Number (ACN): 000 003 930<br>Address: 400 Boundary Street<br>Suburb: <b>SPRING HILL</b> State: <b>QLD</b> Post Code: <b>4000</b>   |
| <b>1.3 Village operator</b>  | Name of entity that operates the retirement village (scheme operator):<br><b>Seventh-day Adventist Aged Care (South Queensland) Ltd trading as Adventist Retirement Plus</b><br>Australian Company Number (ACN): 104 195 922<br>Address: 400 Boundary Street<br>Suburb: <b>SPRING HILL</b> State: <b>QLD</b> Post Code: <b>4000</b><br>Date entity became operator: <b>01 October 1992</b>   |
| <b>1.4 Village management and onsite availability</b>                          | Name of village management entity and contact details:<br><b>Seventh-day Adventist Aged Care (South Queensland) Ltd trading as Adventist Retirement Plus</b><br>Australian Company Number (ACN): 104 195 922<br>Phone: 07 5557 1777 Email: <a href="mailto:reception.mp@arplus.org.au">reception.mp@arplus.org.au</a><br>An onsite manager (or representative) is available to residents:<br><input checked="" type="checkbox"/> Part time, onsite availability includes:<br><br>Scheduled Weekdays – 9.00am to 4.00pm; Weekends – contactable by phone in case of emergency |
| <b>1.5 Approved closure plan or transition plan for the retirement village</b> | Is there an approved transition plan for the village?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |

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|  | <p><i>A written transition plan approved by the Department of Housing and Public Works is required when an existing operator is transitioning control of the retirement village scheme's operation to a new operator.</i></p> <p>Is there an approved closure plan for the village?</p> <p><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 Housing and Public Works is required if an operator is closing a retirement village scheme. This includes winding down or stopping to operate the village, even temporarily.</i></p>   |
| <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?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> |

## Part 2 – Age limits

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| <p><b>2.1 What age limits apply to residents in this village?</b></p> | <p>In the case of a single application, the application must be 65 years or older. In the case of a joint application, one applicant must be 65 years or older and the other applicant must be suitable as determined by the Scheme Operator.</p> |
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## ACCOMMODATION, FACILITIES AND SERVICES

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

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| <p><b>3.1 Resident ownership or tenure of the units in the village is:</b></p> | <p><input type="checkbox"/> Freehold (owner resident)<br/> <input type="checkbox"/> Lease (non-owner resident)<br/> <input checked="" type="checkbox"/> Licence (non-owner resident)<br/> <input type="checkbox"/> Share in company title entity (non-owner resident)<br/> <input type="checkbox"/> Unit in unit trust (non-owner resident)<br/> <input checked="" type="checkbox"/> Rental (non-owner resident)<br/> <input type="checkbox"/> Other .....</p> |
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| <b>Accommodation types</b>   |   |                  |                |                     |
| <b>3.2 Number of units by accommodation type and tenure</b>  | There are 45 independent living units in the village, comprising 45 single story units.   |                  |                |                     |
| <b>Accommodation unit</b>  | <b>Freehold</b>   | <b>Leasehold</b> | <b>Licence</b> | <b>Other Rental</b> |
| - Two bedroom  |   |                  | 32             | 4                   |
| - Three bedroom  |   |                  | 9              |                     |
| <b>Total number of units</b>   |   |                  | <b>41</b>      | <b>4</b>            |
| <b>Access and design</b>   |   |                  |                |                     |
| <b>3.3 What disability access and design features do the units and the village contain?</b>          | <p><input 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 type="checkbox"/> all <input checked="" type="checkbox"/> some units</p> <p><input checked="" type="checkbox"/> Step-free (hob less) shower in <input type="checkbox"/> all <input type="checkbox"/> some units</p> <p><input checked="" type="checkbox"/> Width of doorways allow for wheelchair access in <input type="checkbox"/> all <input checked="" type="checkbox"/> some units</p> <p><input checked="" type="checkbox"/> Toilet is accessible in a wheelchair in <input type="checkbox"/> all <input checked="" type="checkbox"/> some units</p> <p><input checked="" type="checkbox"/> Other key features in the units or village that cater for people with disability or assist residents to age in place</p> |                  |                |                     |
| <b>Part 4 – Parking for residents and visitors</b>   |   |                  |                |                     |
| <b>4.1 What car parking in the village is available for residents?</b>                               | <p><input checked="" type="checkbox"/> Some units with own garage or carport attached or adjacent to the unit</p> <p><input checked="" type="checkbox"/> Some units with own car park space adjacent to the unit</p> <p><input checked="" type="checkbox"/> General car parking for residents</p> <p><input checked="" type="checkbox"/> Other parking e.g. caravan or boat <ul style="list-style-type: none"> <li>Limited parking available for caravans, boats and campervans</li> </ul> </p> <p>Restrictions on resident's car parking include:</p> <ul style="list-style-type: none"> <li>Parking on lawns prohibited</li> </ul> <p>Street parking is restricted to drop-off and pick-up only</p>   |                  |                |                     |
| <b>4.2 Is parking in the village available for visitors?</b><br>If yes, parking restrictions include | <p><input checked="" type="checkbox"/> Yes – General car parking for visitors in the village</p> <p>Restrictions on visitor car parking include:</p> <ul style="list-style-type: none"> <li>Parking on lawns prohibited</li> <li>Street parking is restricted to drop-off and pick-up only</li> </ul>   |                  |                |                     |

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|  | Visitors and family members of residents are not permitted to leave vehicles on site for extended periods of time without being present on site, unless approved by management   |  |   |
| <b>Part 5 – Planning and development</b>   |  |  |   |
| <b>5.1 Is construction or development of the village complete?</b>   | Year village construction started 1992<br><input checked="" type="checkbox"/> Fully developed / completed<br><input type="checkbox"/> Partially developed / completed<br><input type="checkbox"/> Construction yet to commence   |  |   |
| <b>5.2 Construction, development applications and development approvals</b>  | <input checked="" type="checkbox"/> Nil  |  |   |
| <b>5.3 Redevelopment plan under the Retirement Villages Act 1999</b>   | Is there an approved redevelopment plan for the village under the <i>Retirement Villages Act</i> ?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><br><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><br><b>Note:</b> see notice at end of document regarding inspection of the development approval documents. |  |   |
| <b>Part 6 – Facilities onsite at the village</b>   |  |  |   |
| <b>6.1 The following facilities are currently available to residents:</b>  | <input checked="" type="checkbox"/> Activities or games room<br><input checked="" type="checkbox"/> Arts and crafts room<br><input checked="" type="checkbox"/> BBQ area outdoors<br><input checked="" type="checkbox"/> Billiards room<br><input checked="" type="checkbox"/> Community room or centre<br><input checked="" type="checkbox"/> Dining room<br><input checked="" type="checkbox"/> Gardens<br><input checked="" type="checkbox"/> Gym   |  | <input checked="" type="checkbox"/> Swimming pool indoor, heated<br><input checked="" type="checkbox"/> Separate lounge in community centre<br><input checked="" type="checkbox"/> Spa indoor, heated<br><input checked="" type="checkbox"/> Storage area for boats / caravans<br><input checked="" type="checkbox"/> Village bus or transport<br><input checked="" type="checkbox"/> Hairdressing available<br><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). Nil. |  |  |   |

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| <b>6.2 Does the village have an onsite, attached, adjacent or co-located residential aged care facility?</b> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Name of residential aged care facility: Wisteria Lodge<br>Approved Provider: Seventh-day Adventist Aged Care (South Queensland) Ltd trading as Adventist Retirement Plus |
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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

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| <b>7.1 What services are provided to all village residents (funded from the General Services Charge fund paid by residents)?</b>  | <ul style="list-style-type: none"> <li>Management and administration</li> <li>Gardening and day to day minor maintenance of the common areas and building</li> </ul> <p>Other services as detailed each year in the operating budget for the scheme</p>  |
| <b>7.2 Are optional personal services provided or made available to residents on a user-pays basis?</b>                           | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> <li>Supported Living (Home Care)</li> <li>Concierge Services</li> </ul>   |
| <b>7.3 Does the retirement village operator provide government funded home care services under the Aged Care Act 1997 (Cwth)?</b> | <input checked="" 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: 17958)<br><input checked="" type="checkbox"/> Yes, home care is provided in association with an Approved Provider<br><input type="checkbox"/> No, the operator does not provide home care services, residents can arrange their own home care services |

**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

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| 8.1 Does the village have a security system?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |
| 8.2 Does the village have an emergency help system?   | <input type="checkbox"/> Yes - all residents <input checked="" type="checkbox"/> Optional <input type="checkbox"/> No<br><br>Emergency Help Phone with emergency button on the handset as well as a pendant. All calls are managed through an external provider 24 hours a day, 7 days per week. |
| 8.3 Does the village have equipment that provides for the safety or medical emergency of residents? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |

## COSTS AND FINANCIAL MANAGEMENT

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

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

| 9.1 What is the estimated ingoing contribution (sale price) range for all types of units in the village | Accommodation Unit                                     | Range of ingoing contribution |
|---|--|-------------------------------|
|   | Independent living units                               |                               |
|   | - Two bedrooms   | \$500,000 to \$640,000        |
|   | - Two bedroom + Study                                  | \$580,000 to \$680,000        |
|   | Full range of ingoing contributions for all unit types | \$500,000 to \$680,000        |
|   |  |                               |

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| 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? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
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| 9.3 What other entry costs do residents need to pay? | <input checked="" type="checkbox"/> Advance payment of General Services Charge<br><br><input checked="" type="checkbox"/> Other costs: Scheme Operator's legal fees currently set at \$1,595 |
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### 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 2025 to 2026

| Type of Unit             | General Services Charge (weekly) | Maintenance Reserve Fund contribution (weekly) |  |
|--------------------------|----------------------------------|--|--|
| Independent Living Units |                                  |  |  |
| Two bedrooms             | \$112.98                         | \$50.29  |  |
| Two bedrooms + study     | \$112.98                         | \$50.29  |  |

#### 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 -) |
|----------------|--|--------------------------------------|--|---|
| 2022/2023      | \$88.96                                  | \$1.11                               | \$38.68  | \$1.68  |
| 2023/2024      | \$96.85                                  | \$7.89                               | \$41.63  | \$2.95  |
| 2024/2025      | \$102.71                                 | \$5.86                               | \$45.10  | \$3.47  |

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| <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> | <input checked="" type="checkbox"/> Contents insurance<br><input type="checkbox"/> Home insurance (freehold units only)<br><input checked="" type="checkbox"/> Electricity<br><input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Water<br><input checked="" type="checkbox"/> Telephone<br><input checked="" type="checkbox"/> Internet<br><input checked="" type="checkbox"/> Pay TV<br><input checked="" type="checkbox"/> Other: Emergency Call System |
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| <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</b> | <input type="checkbox"/> Unit fixtures<br><input type="checkbox"/> Unit fittings<br><input type="checkbox"/> Unit appliances<br><input checked="" type="checkbox"/> None |
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| <b>responsible for and pay for while residing in the unit?</b>  | Additional information: The resident must pay for any variations that they elect to do (this is subject to the resident obtaining the consent of the scheme operator)  |
| <b>10.4 Does the operator offer a maintenance service or help residents arrange repairs and maintenance for their unit?</b> | <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>The village has a full-time maintenance officer who takes care of all reasonable maintenance requirements at the scheme operators sole discretion. When necessary, external contractors are engaged for more specialised work such as electrical and plumbing.</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).*

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| <b>11.1 Do residents pay an exit fee when they permanently leave their unit?</b>             | <p><input type="checkbox"/> Yes – all residents pay an exit fee calculated using the same formula</p> <p><input type="checkbox"/> Yes – all new residents pay an exit fee but the way this is worked out may vary depending on each resident's residence contract</p> <p><input type="checkbox"/> No exit fee</p> <p><input checked="" type="checkbox"/> Other: All residents pay an exit fee but the way this is worked out may vary depending on each resident's residence contract. For new residents, this is calculated as specified below.</p> |
| Time period from date of occupation of unit to the date the resident ceases to reside in the | Exit fee calculation based on is based on your ingoing contribution. <b>Note:</b> if the period of occupation is not a whole number of years, the exit fee will be worked out on a daily basis.  |
| 1 year or less   | 12% of your ingoing contribution (calculated on a daily basis)   |
| 2 years or less but more than 1 year   | <p>Year 1: 12%</p> <p>Year 2: 8% (calculated on a daily basis)</p> <p>Based on your ingoing contribution</p>   |
| 3 years or less but more than 2 year   | <p>Years 1 – 2: 20%</p> <p>Year 3: 4% (calculated on a daily basis)</p> <p>Based on your ingoing contribution</p>  |
| 4 years or less but more than 3 year   | <p>Years 1 – 3: 24%</p> <p>Year 4: 3% (calculated on a daily basis)</p> <p>Based on your ingoing contribution</p>  |

|                                      |  |
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| 5 years or less but more than 4 year | Years 1 – 4: 27%<br>Year 5: 2% (calculated on a daily basis)<br>Based on your ingoing contribution |
| 6 years or less but more than 5 year | Years 1 - 5: 29%<br>Year 6: 1% (calculated on a daily basis)<br>Based on your ingoing contribution |

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| <b>11.2 What other exit costs do residents need to pay or contribute to?</b> | <input type="checkbox"/> Sale costs for the unit<br><input checked="" type="checkbox"/> Legal costs<br><input type="checkbox"/> Other Costs |
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| <b>Part 12 – Reinstatement and renovation of the unit</b>                                       |   |
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| <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<br><br><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><br><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><br><br>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<br><br><i>Renovation means replacements or repairs other than reinstatement work.</i><br><br>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.   |

| <b>Part 13– Capital gain or losses</b> |
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| <p><b>13.1 When the resident's interest or right to reside in the unit is sold, does the resident share in the capital gain or capital loss on the resale of their unit?</b></p> | <p><input checked="" type="checkbox"/> No</p> |
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#### Part 14 – Exit entitlement or buyback of freehold units

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

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| <p><b>14.1 How is the exit entitlement which the operator will pay the resident worked out?</b></p> | <p>Ingoing contribution paid<br/><br/> <b>Less</b> exit fee<br/> <b>Less</b> any outstanding charges<br/> <b>Less</b> charges for above fair wear and tear to unit<br/> <b>Less</b> Scheme operators legal fees</p>   |
| <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 which is 9 months after the termination of the residence contract</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>2 accommodation units were vacant as at the end of the last financial year<br/><br/> 4 accommodation units were resold during the last financial year<br/><br/> 6 months was the average length of time to sell a unit over the last three financial years</p>   |

#### Part 15 – Financial management of the village

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| <p><b>15.1 What is the financial status for the funds that the</b></p> | <p><b>General Services Charges Fund</b> for the last 3 years</p> |
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| operator is required to maintain under the Retirement Villages Act 1999?   | Financial Year | Deficit/ Surplus | Balance   | Change from previous year |
|--|----------------|------------------|-----------|---------------------------|
|  | 2021/2022      | -\$17,149        | -\$10,776 | -\$27,925                 |
|  | 2022/2023      | \$6,741          | -\$27,925 | -\$21,184                 |
|  | 2023/2024      | \$8,489          | -\$21,184 | -12,695                   |
| Balance of <b>General Services Charges Fund</b> for last financial year OR last quarter if no full financial year available  |                |                  |           | -\$12,695                 |
| Balance of <b>Maintenance Reserve Fund</b> for last financial year OR last quarter if no full financial year available   |                |                  |           | -\$71,095                 |
| Balance of <b>Capital Replacement Fund</b> for the last financial year OR last quarter if no full financial year available<br><br>Percentage of a resident ingoing contribution applied to the Capital Replacement Fund<br><br>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. |                |                  |           | \$951,151                 |
|  |                |                  |           | 1%                        |

## 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.

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| <b>16.1 Is the resident responsible for arranging any insurance cover?</b><br>If yes, the resident is responsible for these insurance policies: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>If yes, the resident is responsible for these insurance policies:<br>a) your property in the unit<br>b) public liability claims brought as a result of any incident occurring in the unit<br>c) workers compensation claims brought by any employee or contractor that you engage to carry out work or provide services in the unit<br>d) |
|---|--|

## Part 17 – Living in the village

### *Trial or settling in period in the village*

|   |   |
|---|---|
| <b>17.1 Does the village offer prospective residents a trial period or a settling in period in the village?</b> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|---|---|

**Pets****17.2 Are residents allowed to keep pets?** Yes  No**Visitors****17.3 Are there restrictions on visitors staying with residents or visiting?** Yes  No

You must register all guests who stay overnight or longer at the unit with the administration office of the village.

With our prior approval you may:

- a) Have guests stay in the unit for 3 or more consecutive nights up to a maximum of 14 consecutive nights.
- b) Allow a visitor to use the unit if you are not staying there at the same time.
- c) Have more than 4 guests stay overnight in the unit on any one night.

However, you may not have a visitor live in the unit or use the unit for longer than 30 days in any 12 month period without our consent, we may give or deny in our absolute discretion.

If we consent to a visitor staying in the unit for any period of time then we can revoke that consent at any time in our absolute discretion.

**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**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.*

|   |  |
|---|--|
|   | <i>You may like to ask the village manager about an opportunity to talk with members of the resident committee about living in this village.</i> |
| <b>Part 18 – Accreditation</b>  |  |
| <b>18.1 Is the village voluntarily accredited through an industry-based accreditation scheme?</b>   | <input checked="" type="checkbox"/> No, village is not accredited<br><input type="checkbox"/> Yes, village is voluntarily accredited through:    |
| <b>Note:</b> 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.  |  |
| <b>Part 19 – Waiting list</b>   |  |
| <b>19.1 Does the village maintain a waiting list for entry?</b><br><b>If yes,</b><br><b>What is the fee to join the waiting list?</b>   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><br><input checked="" type="checkbox"/> No fee                            |
| <b>Access to documents</b>  |  |
| <p><b>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).</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Certificate of registration for the retirement village scheme</li> <li><input type="checkbox"/> Certificate of title or current title search for the retirement village land</li> <li><input checked="" type="checkbox"/> Village site plan</li> <li><input type="checkbox"/> Plans showing the location, floor plan or dimensions of accommodation units in the village</li> <li><input type="checkbox"/> Plans of any units or facilities under construction</li> <li><input type="checkbox"/> Development or planning approvals for any further development of the village</li> <li><input type="checkbox"/> An approved redevelopment plan for the village under the <i>Retirement Villages Act</i></li> <li><input type="checkbox"/> An approved transition plan for the village</li> <li><input type="checkbox"/> An approved closure plan for the village</li> <li><input checked="" type="checkbox"/> A capital replacement quantity surveyor report</li> <li><input checked="" type="checkbox"/> A maintenance and repair quantity surveyor report</li> <li><input checked="" type="checkbox"/> The annual financial statements and report presented to the previous annual meeting of the retirement village</li> <li><input checked="" type="checkbox"/> 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</li> <li><input type="checkbox"/> 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</li> <li><input checked="" type="checkbox"/> Examples of contracts that residents may have to enter into</li> <li><input type="checkbox"/> Village dispute resolution process</li> </ul> |  |

- 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 Housing and Public Works 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.housing.qld.gov.au](http://www.housing.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/seniorsliving](http://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 Housing and Public Works  
GPO Box 690, Brisbane, QLD 4001  
Phone: 07 3013 2666  
Email: [regulatoryservices@housing.qld.gov.au](mailto:regulatoryservices@housing.qld.gov.au)  
Website: [www.housing.qld.gov.au/regulatoryservices](http://www.housing.qld.gov.au/regulatoryservices)

### **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: [caxton.org.au](http://caxton.org.au)

### **Services Australia (Australian Government)**

Information on planning for retirement and how moving into a retirement village can affect your pension  
Phone: 132 300  
Website: <https://www.servicesaustralia.gov.au/retirement-years>

### **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: [caxton.org.au](http://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](mailto:info@qls.com.au)  
Website: [www qls com au](http://www qls com au)

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## **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)

## **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/](http://www livablehousingaustralia org au/)