

Village Comparison Document

Retirement Villages Act 1999 (Section 74)

ABN: 86 504 771 740

This form is effective from 1 February 2019



Name of village: **New Horizons Villas**

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.newhorizonsvillas.com.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 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 Parks 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 1/2/2018 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 New Horizons Villas Street Address 15-23 McNally Street. Suburb Scarness State <input type="text" value="Q"/> <input type="text" value="L"/> <input type="text" value="D"/> Post Code <input type="text" value="4"/> <input type="text" value="6"/> <input type="text" value="5"/> <input type="text" value="5"/>
1.2 Owner of the land on which the retirement village scheme is located	Name of land owner Hervey Village Pty Ltd (ATF Hervey Bay Trust) Australian Company Number (ACN) <input type="text" value="1"/> <input type="text" value="3"/> <input type="text" value="9"/> <input type="text" value="3"/> <input type="text" value="8"/> <input type="text" value="1"/> <input type="text" value="6"/> <input type="text" value="8"/> <input type="text" value="7"/> Address Unit 202, 205 King Arthur Terrace Suburb Tennyson State <input type="text" value="Q"/> <input type="text" value="L"/> <input type="text" value="D"/> Post Code <input type="text" value="4"/> <input type="text" value="1"/> <input type="text" value="0"/> <input type="text" value="5"/>
1.3 Village operator	Name of entity that operates the retirement village (scheme operator) Hervey Village Pty Ltd (ATF Hervey Bay Trust) Australian Company Number (ACN) <input type="text" value="1"/> <input type="text" value="3"/> <input type="text" value="9"/> <input type="text" value="3"/> <input type="text" value="8"/> <input type="text" value="1"/> <input type="text" value="6"/> <input type="text" value="8"/> <input type="text" value="7"/> Address Unit 202, 205 King Arthur Terrace Suburb Tennyson State <input type="text" value="Q"/> <input type="text" value="L"/> <input type="text" value="D"/> Post Code <input type="text" value="4"/> <input type="text" value="1"/> <input type="text" value="0"/> <input type="text" value="5"/> Date entity became operator 1/1/2011

1.4 Village management and onsite availability	Name of village management entity and contact details New Horizons Management Pty Ltd
	Australian Company Number (ACN) <input type="text" value="1"/> <input type="text" value="4"/> <input type="text" value="3"/> <input type="text" value="8"/> <input type="text" value="8"/> <input type="text" value="9"/> <input type="text" value="0"/> <input type="text" value="4"/> <input type="text" value="3"/> Phone 0419 140 546 Email john.krimmer@bigpond.com
	An onsite manager (or representative) is available to residents: <input type="radio"/> Full time <input type="radio"/> Part time <input type="radio"/> By appointment only <input type="radio"/> None available <input type="radio"/> Other (specify)
	Onsite availability includes: Weekdays 9am to 5pm each day except Wednesday (9am to 12pm) Weekends 9am to 5pm Sunday (Saturday unavailable)

Part 2 – Age limits

2.1 What age limits apply to residents in this village?	A minimum age of 65 years or, in the absolute discretion of the Scheme Operator, 55 if the operator considers there are special circumstances for accepting such a person
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ACCOMMODATION, FACILITIES AND SERVICES

Part 3 – Accommodation units: Nature of ownership or tenure

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

3.2 Number of units by accommodation type and tenure

There are 53 units in the village, comprising 53 single storey units; units in multi-storey building with levels

Accommodation Unit	Freehold	Leasehold	Licence	Other [name]
Independent living units				
- Studio				
- One bedroom			53	
- Two bedrooms				
- Three bedrooms				
Serviced units				
- Studio				
- One bedroom				
- Two bedrooms				
- Three bedrooms				
Other [specify]				
Total number of units			53	

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
- None

Part 4 – Parking for residents and visitors

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

- all/ some/ units with own garage or carport attached or adjacent to the unit
 - all/ some/ units with own garage or carport separate from the unit
 - all/ some/ units with own car park space adjacent to the unit
 - all/ some/ units with own car park space separate from the unit
 - General car parking for residents in the village
 - Other parking e.g caravan or boat
 - units with no car parking for residents
 - No car parking for residents in the village
- Restrictions on resident’s car parking include:
-

4.2 Is parking in the village available for visitors?

- Yes No
-
-
-
-
-

If yes, parking restrictions include e.g. time limit, swipe card/code; [or are available on request]

Part 5 – Planning and development

5.1 Is construction or development of the village complete?

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

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

- Development approval granted
- Yes No
-
-
- Development application pending
- Yes No
-
-

If yes to either:

- Provide details and timeframe and final number and types of units and any new facilities.

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

Part 6 – Facilities onsite at the village

6.1 The following facilities are currently available to residents:

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

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).

.....

6.2 Does the village have an onsite, attached or co-located residential aged care facility?

- Yes No
- Name of residential aged care facility and name of the approved provider
-

Note: Aged care facilities are not covered by the *Retirement Villages Act 1999 (Qld)*. The retirement village operator cannot keep places free or guarantee places in aged care for residents of the retirement village. To enter a residential aged care facility, you must be assessed as eligible by an Aged Care Assessment Team (ACAT) in accordance with the *Aged Care Act 1997 (Cwth)*.

Exit fees may apply when you move from your retirement village unit to other accommodation and may involve entering a new contract.

Part 7 – Services

<p>7.1 What services are provided to all village residents (funded from the General Services Charge paid by residents)?</p>	<p>Management and Administration</p> <p>Gardening</p> <p>Recreation and entertainment facilities</p> <p>Village cleaning and maintenance of communal areas</p> <p>Payment of council rates</p> <p>Village and residents water charges</p> <p>.....</p>
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<p>7.2 Are optional personal services provided or made available to residents on a user-pays basis?</p>	<p><input checked="" type="radio"/> Yes <input type="radio"/> No</p> <p><i>If yes, list the current services (e.g. meals, laundry, home cleaning), fee information and provider.</i></p> <p>Meals</p> <p>Laundry</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<p>7.3 Does the retirement village operator provide government funded home care services under the Aged Care Act 1997 (Cwth)?</p>	<p><input type="checkbox"/> Yes, the operator is an Approved Provider of home care under the <i>Aged Care Act 1997</i> (Registered Accredited Care Supplier – RACS ID number)</p> <p><input type="checkbox"/> Yes, home care is provided in association with an Approved Provider [name of provider]</p> <p><input checked="" type="checkbox"/> No, the operator does not provide home care services, residents can arrange their own home care services</p>
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Note: Some residents may be eligible to receive a Home Care Package or a Commonwealth Home Support Program subsidised by the Commonwealth Government if assessed as eligible by an aged care assessment team (ACAT) under the *Aged Care Act 1997 (Cwth)*. These home care services are not covered by the *Retirement Villages Act 1999 (Qld)*.

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

Part 8 – Security and emergency systems

8.1 Does the village have a security system?

Yes No

If yes:

- the security system details are:
 Whilst there is no alarm system, all units are fitted with security doors, the village manager is onsite 7 days and the emergency phones in 8.2 below double as security systems. The village gates are secured from 6pm to 6am each day. No charge to resident and phone provided.
- the security system is monitored between:
 12.00 am and 11.59 pm 7 days per week.

8.2 Does the village have an emergency help system?

Yes - all residents Optional No

If yes or optional:

- the emergency help system details are:
 Units are fitted with cellular emergency phones and pendants with back to base capability monitored 24 hours every day. In case of an emergency the operator first calls the manager and failing contact calls the ambulance who have access to the village.
- the emergency help system is monitored between:
 12.00 am and 11.59 pm 7 days per week.

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

Yes No

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

- First aid kit
- Defibrillator
-
-
-
-
-
-
-
-

COSTS AND FINANCIAL MANAGEMENT

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

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

<p>9.1 What is the estimated ingoing contribution (sale price) range for all types of units in the village</p>	<p>Accommodation Unit</p>	<p>Range of ingoing contribution</p>
	Independent living units	
	- Studio	\$ to \$
	- One bedroom	\$ 72,500 to \$ 110,000
	- Two bedrooms	\$ to \$
	- Three bedrooms	\$ to \$
	Serviced units	
	- Studio	\$ to \$
	- One bedroom	\$ to \$
	- Two bedrooms	\$ to \$
	- Three bedrooms	\$ to \$
	Other (specify)	\$ to \$
	<p>Full range of ingoing contributions for all unit types</p>	<p>\$ 72,500 to \$ 110,000</p>
<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> <input type="radio"/> Yes <input checked="" type="radio"/> No If yes: set out how the contract options work e.g. pay a higher ingoing contribution and less or no exit fee. </p>	

9.3 What other entry costs do residents need to pay?	<input type="checkbox"/> Transfer or stamp duty <input type="checkbox"/> Costs related to your residence contract <input type="checkbox"/> Costs related to any other contract e.g. (specify) <input type="checkbox"/> Advance payment of General Services Charge <input checked="" type="checkbox"/> Other costs (specify) <u>Their own legal fees as required</u>
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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 Charge and the Maintenance Reserve Fund are set each financial year and these amounts can increase each year. The amount to be held in the Maintenance Reserve Fund is determined by the operator using a quantity surveyor’s report.

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

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

Type of Unit	General Services Charge (weekly)	Maintenance Reserve Fund contribution (weekly)
Independent Living Units		
- Studio	\$	\$
- One bedroom	\$ \$134.57	\$ \$5.43
- Two bedrooms	\$	\$
- Three bedrooms	\$	\$
Serviced Units		
- Studio	\$	\$
- One bedroom	\$	\$
- Two bedrooms	\$	\$
- Three bedrooms	\$	\$
Other (specify)	\$	\$
All units pay a flat rate	\$	\$

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

Financial year	General Services Charge (range) <i>(weekly)</i>	Maintenance Reserve Fund contribution (range) <i>(weekly)</i>	Overall % change from previous year <i>(+ or -)</i>
2017	\$ 130.95..... to \$ 130.95.....	\$ 9.05..... to \$ 9.05.....	+4.4%
2018	\$ 130.82..... to \$ 130.82.....	\$ 5.43..... to \$ 5.43.....	-3.5%
2019	\$ 134.57..... to \$ 134.57.....	\$ 5.43..... to \$ 5.43.....	+2.6%

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>
Independent Living Units		
- Studio	\$	\$
- One bedroom	\$	\$
- Two bedrooms	\$	\$
- Three bedrooms	\$	\$
Serviced Units		
- Studio	\$	\$
- One bedroom	\$	\$
- Two bedrooms	\$	\$
- Three bedrooms	\$	\$
Other (specify)	\$	\$

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

Financial year	Body Corporate Administrative Fund fee <i>(weekly)</i>	Sinking Fund contribution (range) <i>(weekly)</i>	Overall % change from previous year <i>(+ or -)</i>
	\$ to \$	\$ to \$%
	\$ to \$	\$ to \$%
	\$ to \$	\$ to \$%

<p>10.2 What costs relating to the units are not covered by the General Services Charge? (residents will need to pay these costs separately)</p>	<p><input type="checkbox"/> Contents insurance</p> <p><input type="checkbox"/> Home insurance (freehold units only)</p> <p><input checked="" type="checkbox"/> Electricity</p> <p><input checked="" type="checkbox"/> Gas</p>	<p><input type="checkbox"/> Water</p> <p><input checked="" type="checkbox"/> Telephone</p> <p><input checked="" type="checkbox"/> Internet</p> <p><input checked="" type="checkbox"/> Pay TV</p> <p><input type="checkbox"/> Other (specify)</p> <p>.....</p>
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<p>10.3 What other ongoing or occasional costs for repair, maintenance and replacement of items in or attached to the units are residents responsible for and pay for while residing in the unit?</p>	<p><input checked="" type="checkbox"/> Unit fixtures</p> <p><input checked="" type="checkbox"/> Unit fittings</p> <p><input type="checkbox"/> Unit appliances</p> <p><input type="checkbox"/> None</p> <p>Additional information</p> <p>Residents are responsible for the maintenance of all fixtures and fittings in the unit whilst they reside however on termination of licence the operator is responsible for repairs and renovation.</p>
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<p>10.4 Does the operator offer a maintenance service or help residents arrange repairs and maintenance for their unit?</p>	<p><input checked="" type="radio"/> Yes <input type="radio"/> No</p> <p>If yes: provide details, including any charges for this service.</p> <p>Maintenance man is available for minor repairs and an estimate is provided for all work. Manager can arrange for external contractors where required.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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Part 11– Exit fees - when you leave the village

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

<p>11.1 Do residents pay an exit fee when they permanently leave their unit?</p>	<p><input checked="" type="checkbox"/> Yes – all residents pay an exit fee calculated using the same formula</p> <p><input type="checkbox"/> Yes – all 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 type="checkbox"/> Other (specify)</p> <p>If yes: the exit fee is calculated as:</p> <p><i>[Note: list all exit fee formulas in words that may apply to new contracts]</i></p> <p>50% of Ingoing Contribution if termination within 12 months of commencement date and 100% of Ingoing Contribution if termination over 12 months after commencement date.</p>
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Time period from occupation of unit to the date the resident ceases to reside in the unit	Exit fee calculation based on <i>[insert in boxes below the basis that applies]</i> <ul style="list-style-type: none"> • your ingoing contribution • ingoing contribution paid by the next resident • purchase price you paid • purchase price paid by the next resident
1 year	.....50.....% of your ingoing contribution
2 years	.....100.....% of your ingoing contribution
3 years	.....100.....% of your ingoing contribution
4 years	.....100.....% of your ingoing contribution
5 years	.....100.....% of your ingoing contribution
6 years	.....100.....% of your ingoing contribution
7 years	.....100.....% of your ingoing contribution
8 years	.....100.....% of your ingoing contribution
9 years	.....100.....% of your ingoing contribution
10 years	.....100.....% of your ingoing contribution
<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) exit fee is .....100.....% of your ingoing contribution after .....1..... years of residence.</p>	
11.2 What other exit costs do residents need to pay or contribute to?	<input type="checkbox"/> Sale costs for the unit <input type="checkbox"/> Legal costs <input type="checkbox"/> Other (specify)

Part 12 – Reinstatement and renovation of the unit

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

Yes No

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

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

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

Entry and exit inspections and reports are undertaken by the operator and resident to assess the condition of the unit.

12.2 Is the resident responsible for renovation of the unit when they leave the unit?

- Yes, all residents pay% of any renovation costs (in same proportion as the share of the capital gain on the sale of their unit)
- Optional, only applies to residents who share in the capital gain on the sale of their unit, and the resident pays% of any renovation costs
- No

Renovation means replacement and repairs other than reinstatement work.

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 the capital gain is shared.

Part 13– Capital gain or losses

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?

- Yes, the resident’s share of the capital gain is%
the resident’s share of the capital loss is%
OR is based on a formula (specify)
- Optional - residents can elect to share in a capital gain or loss option
the resident’s share of the capital gain is%
the resident’s share of the capital loss is%
OR is based on a formula (specify)
- No

Part 14 – Exit entitlement

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><i>[specify formula or formulas]</i></p> <p>Exit Entitlement of 50% of Ingoing Contribution if resident terminates licence within 12 months of commencement. No entitlement if resident terminates licence more than 12 months after commencement.</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"> <input checked="" type="radio"/> which is .....³ months after the termination of the residence contract OR <input type="radio"/> which may range from months to months after the termination of the residence contract OR <input type="radio"/> 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 required to see the probate or letters of administration before paying the exit entitlement of a former resident who has died.</p>
<p>14.3 What is the turnover of units for sale in the village?</p>	<p>13..... accommodation units were vacant as at the end of the last financial year</p> <p>9..... accommodation units were resold during the last financial year</p> <p>8.6..... 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

15.1 What is the financial status for the funds that the operator is required to maintain under the Retirement Villages Act 1999?

Balance of General Services Charge for the last 3 years		
Financial Year	Deficit/Surplus	Change from previous year
2016	\$ - 6,028	.....% -1.6 %
2017	\$ + 4,590	.....% +1.1 %
2018	\$ -9509.00	.....% -2.5 %
Balance of Maintenance Reserve Fund for last financial year OR last quarter if no full financial year available		\$ 36,202
Balance of Capital Replacement Fund for the last financial year OR available quarter		\$ 267,680
Percentage of a resident ingoing contribution applied to the capital replacement fund		8.4%
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.		
OR		
<input type="checkbox"/> the village is not yet operating.		

Part 15– Financial management of the Body Corporate (if applicable)

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

15.2 What is the financial status of the Body Corporate funds in a freehold village?

Administrative Fund for the last 3 years		
Financial Year	Deficit / Surplus	Change from previous year
	\$%
	\$%
	\$%
Balance of the Sinking Fund to cover spending of a capital or non-recurrent nature for the last financial year OR available quarter		\$
OR		
<input type="checkbox"/> the village is not yet operating.		

Part 16 – Insurance

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

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

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

16.1 Is the resident responsible for arranging any insurance cover?

Yes No

If yes, the resident is responsible for these insurance policies:
Residents unit contents are covered up to \$5000 per unit with an
deduction of \$250 per claim. Insurance of amounts in excess of
\$5000 or specific valuables are the responsibility of the resident.
.....
.....
.....

Part 17 – Living in the village

Trial or settling in period in the village

17.1 Does the village offer prospective residents a trial period or a settling in period in the village?

Yes No

If yes: provide details including time frame and any costs or conditions
14 days free stay
.....
.....
.....
.....

Pets

17.2 Are residents allowed to keep pets?

Yes No

If yes: specify any restrictions or conditions on pet ownership
Subject to management approval
.....
.....
.....
.....

Visitors

17.3 Are there restrictions on visitors staying with residents or visiting?

Yes No

If yes: specify any restrictions or conditions on visitors (e.g. length of stay, arrange with manager)

Visits over 7 days require management approval.....
.....
.....
.....

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.

17.5 Does the operator have other rules for the village?

Yes No

If yes: specify rules

Village has rules covering such issues as Motor Scooter operation,.....
pets and smoking. Further details are available upon request.....
Handbook attached.....
.....
.....

Resident input

17.6 Does the village have a residents committee established under the Retirement Villages Act 1999?

Yes No

By law, residents are entitled to elect and form a residents committee to deal with the operator on behalf of residents about the day-to-day running of the village and any complaints or proposals raised by residents.

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

Part 18 – Accreditation

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

No, village is not accredited

Yes, village is voluntarily accredited through:

(specify) International Retirement Communities Assessment Scheme.....

Note: Retirement village accreditation schemes are industry-based schemes. The *Retirement Villages Act 1999* does not establish an accreditation scheme or standards for retirement villages.

Part 19 – Waiting list

19.1 Does the village maintain a waiting list for entry?

Yes No

If yes: what is the fee to join the waiting list?

No fee

Fee of \$..... which is

refundable on entry to the village

non-refundable

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 and any significant dimensions of accommodation units available in the village
- Plans of any units or facilities under construction
- Development or planning approvals for any further development of the village
- The annual financial statements and report presented to the previous annual meeting of the retirement village
- Statements of the balance of any capital replacement fund or maintenance reserve fund or general services charge at the end of the previous three financial years of the retirement village
- Statements of the balance of any Body Corporate administrative fund or sinking fund at the end of the previous three years of the retirement village
- Examples of contracts that residents may have to enter into
- Village dispute resolution process
- Village by-laws
- Village insurance policies and certificates of currency

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 Housing and Public Works on 13 QGOV (13 74 68) or visit our website at www.hpw.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 Housing and Public Works

GPO Box 690, Brisbane, QLD 4001

Phone: 07 3008 3450

Email: regulatoryservices@hpw.qld.gov.au

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

Queensland Retirement Village and Parks Advice Service (QRVPAS)

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

Caxton Legal Centre Inc.

1 Manning Street, South Brisbane, QLD 4101

Phone: 07 3214 6333

Email: caxton@caxton.org.au

Website: www.caxton.org.au

Department of Human Services (Australian Government)

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

Phone: 132 300

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

Seniors Legal and Support Service

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

Caxton Legal Centre Inc.

1 Manning Street, South Brisbane, QLD 4101

Phone: 07 3214 6333

Email: caxton@caxton.org.au

Website: https://caxton.org.au/sails_slass.html

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 more cost effective to adapt when life's circumstances change.
Website: www.livablehousingaustralia.org.au