

Village Comparison Document

Retirement Villages Act 1999 (Section 74)

This form is effective from 1 October 2024

ABN: 86 504 771 740



Name of village: Peninsula Gardens 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 www.peninsulagardens.net.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 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 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 October 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: Peninsula Gardens Retirement Village

Street Address: 56 Miller Street

Suburb: Kippa-Ring State: QLD Post Code: 4021

1.2 Owner of the land on which the retirement village scheme is located

Name of landowner: Each unit is owned by the respective registered owner of each individual lot (the residents) and the common property is owned by Peninsula Gardens Body Corporate.

Australian Company Number (ACN): n/a

Address: n/a

Suburb: n/a State: n/a Post Code: n/a

1.3 Village operator

Name of entity that operates the retirement village (scheme operator): Peninsula Gardens Kippa-Ring Ltd

Australian Company Number (ACN): 099 614 892

Address: 56 Miller Street

Suburb: Kippa-Ring State: QLD Post Code: 4021

Date entity became operator: 18/02/2002.

| | |
|---|--|
| <p>1.4 Village management and onsite availability</p> | <p>Name of village management entity and contact details: Peninsula Gardens Body Corporate Australian Company Number (ACN): n/a Phone: 0451 761 194 (9am to 2:30pm) Email: admin@peninsulagardens.net.au An onsite manager (or representative) is available to residents: <input checked="" type="checkbox"/> Full time <input checked="" type="checkbox"/> Part time <input type="checkbox"/> By appointment only <input type="checkbox"/> Not available Onsite availability includes: Weekdays: 9am till 1pm daily Monday to Friday Weekends: Can be contacted by phone–Message can be left</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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <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>Part 2 – Age limits</p> | |
| <p>2.1 What age limits apply to residents in this village?</p> | <p>Minimum 50 years of age.</p> |
| <p>ACCOMMODATION, FACILITIES AND SERVICES</p> | |
| <p>Part 3 – Accommodation units: Nature of ownership or tenure</p> | |
| <p>3.1 Resident ownership or tenure of the units in the village is:</p> | <p><input checked="" type="checkbox"/> Freehold (owner resident) <input type="checkbox"/> Lease (non-owner resident) <input 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)</p> |

| Accommodation types | | | | |
|---|-----------------|--|----------------|--------------|
| 3.2 Number of units by accommodation type and tenure | | There are 104 units in the village, comprising. 87 single story units; 17 units in multi-story building with 2 levels | | |
| Accommodation unit | Freehold | Leasehold | Licence | Other |
| Independent living units | | | | |
| - Studio | | | | |
| - One bedroom | 1 | | | |
| - Two bedrooms | 79 | | | |
| - Three bedrooms | 24 | | | |
| Serviced units | | | | |
| - Studio | | | | |
| - One bedroom | | | | |
| - Two bedrooms | | | | |
| - Three bedrooms | | | | |
| Other | | | | |
| Total number of units | 104 | | | |

| Access and design | |
|---|---|
| 3.3 What disability access and design features do the units and the village contain? | <input checked="" type="checkbox"/> Level access from the street into and between all areas of the unit (i.e. no external or internal steps or stairs) in <input checked="" type="checkbox"/> some units <input checked="" type="checkbox"/> Alternatively, a ramp, elevator or lift allows entry into <input checked="" type="checkbox"/> some units. <input checked="" type="checkbox"/> Step-free (hob less) shower in <input checked="" type="checkbox"/> some units <input checked="" type="checkbox"/> Width of doorways allow for wheelchair access in <input type="checkbox"/> all <input checked="" type="checkbox"/> some units. <input checked="" type="checkbox"/> Toilet is accessible in a wheelchair in <input type="checkbox"/> all <input checked="" type="checkbox"/> some units. <input type="checkbox"/> Other key features in the units or village that cater for people with disability or assist residents to age in place. |

Part 4 – Parking for residents and visitors

| | |
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| 4.1 What car parking in the village is available for residents? | <input checked="" type="checkbox"/> all units with own garage attached to the unit. <input checked="" type="checkbox"/> Other parking: caravan, boat and trailer Restrictions on resident's car parking include if available: Please see Item 3 in the Schedule Page 6 of the Community Management Statement |
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| <p>4.2 Is parking in the village available for visitors? If yes, parking restrictions include</p> | <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Visitors must not park vehicles on Common Property. No more than 5 visitors can park in any Invitees parking bays forming part of the Common Property. Visitors cannot park more than 24 hours at any one time. There are no swipe card/code required for visitor's parking.</p> |
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Part 5 – Planning and development

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| <p>5.1 Is construction or development of the village complete?</p> | <p>Year village construction started 1987.</p> <p><input checked="" type="checkbox"/> Fully developed / completed.</p> <p><input type="checkbox"/> Partially developed / completed.</p> <p><input type="checkbox"/> Construction yet to commence</p> |
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| | |
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| <p>5.2 Construction, development applications and development approvals Provide details and timeframe of development or proposed development, including the final number and types of units and any new facilities.</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>Not applicable.</p> |
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| <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><i>The Retirement Villages Act may require a written redevelopment plan for certain types of redevelopments 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 Housing and Public Works.</i></p> <p>Note: see notice at end of document regarding inspection of the development approval documents.</p> |
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Part 6 – Facilities onsite at the village

| | | |
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| <p>6.1 The following facilities are currently available to residents:</p> | <p><input checked="" type="checkbox"/> Activities or games room</p> <p><input checked="" type="checkbox"/> Arts and crafts room</p> <p><input checked="" type="checkbox"/> Auditorium</p> <p><input checked="" type="checkbox"/> BBQ area outdoors</p> <p><input checked="" type="checkbox"/> Billiards room</p> | <p><input type="checkbox"/> Medical consultation room</p> <p><input type="checkbox"/> Restaurant</p> <p><input type="checkbox"/> Shop</p> <p><input checked="" type="checkbox"/> Swimming pool [outdoor] [heated]</p> |
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| | <input checked="" type="checkbox"/> Bowling green [indoor and outdoor] <input checked="" type="checkbox"/> Business centre (e.g., computers, printers, internet access) <input type="checkbox"/> Chapel / prayer room <input type="checkbox"/> Communal laundries <input checked="" type="checkbox"/> Community room or centre <input checked="" type="checkbox"/> Dining room <input checked="" type="checkbox"/> Gardens <input checked="" type="checkbox"/> Gym <input checked="" type="checkbox"/> Hairdressing / beauty room <input checked="" type="checkbox"/> Library | <input checked="" type="checkbox"/> Separate lounge in community centre <input type="checkbox"/> Spa [indoor / outdoor] [heated / not heated. <input checked="" type="checkbox"/> Storage area for boats / caravans <input type="checkbox"/> Tennis court [full/half] <input type="checkbox"/> Village bus or transport <input type="checkbox"/> Workshop <input checked="" type="checkbox"/> Other: Community Garden |
|--|--|---|

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).

The above facilities are owned and funded by the Peninsula Gardens Body Corporate and not the Scheme Operator via the General Service Charges.

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| 6.2 Does the village have an onsite, attached, adjacent or co-located residential aged care facility? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
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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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| 7.1 What services are provided to all village residents (funded from the General Services Charge fund paid by residents)? | <ul style="list-style-type: none"> • The lawn mowing service of the individual lots in retirement village scheme is provided by the Scheme Operator to each resident. • Management and administration services provided by the Body Corporate Committee. |
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| 7.2 Are optional personal services provided or made available to residents on a user-pays basis? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
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| <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, the operator is an Approved Provider of home care under the <i>Aged Care Act 1997</i> (Registered Accredited Care Supplier – RACS ID number)</p> <p><input type="checkbox"/> Yes, home care is provided in association with an Approved Provider</p> <p><input checked="" type="checkbox"/> No, the operator does not provide home care services, residents can arrange their own home care services</p> |
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Note: Some residents may be eligible to receive a Home Care Package, or a Commonwealth Home Support Program subsidised by the Commonwealth Government if assessed as eligible by an aged care assessment team (ACAT) under the *Aged Care Act 1997 (Cwth)*. These home care services are not covered by the *Retirement Villages Act 1999 (Qld)*.
Residents can choose their own approved Home Care Provider and are not obliged to use the retirement village provider if one is offered.

Part 8 – Security and emergency systems

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| <p>8.1 Does the village have a security system? If yes:</p> <ul style="list-style-type: none"> the security system details are: the security system is monitored between: | <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Internal Security Main Hall – Sensor Alarm System operated by Body Corporate</p> <p>7 pm to 7 am, 7 days per week.</p> |
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| <p>8.2 Does the village have an emergency help system? If yes or optional:</p> <ul style="list-style-type: none"> the emergency help system details are: the emergency help system is monitored between: | <p><input type="checkbox"/> Yes - all residents <input type="checkbox"/> Optional <input checked="" type="checkbox"/> No</p> |
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| <p>8.3 Does the village have equipment that provides for the safety or medical emergency of residents? 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>Defibrillator in Community Hall</p> |
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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.

| | | |
|---|---|--------------------------------------|
| 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 | |
| | — Studio | \$ to \$ |
| | - One bedroom | \$ 400,000 to \$450,000 |
| | - . | \$ 450,000 to \$580,000 |
| | - Three bedrooms | \$ 550,000 to \$650,000 |
| | Serviced units | |
| | — Studio | \$ to \$ |
| | — One bedroom | \$ to \$ |
| | — Two bedrooms | \$ to \$ |
| | — Three bedrooms | \$ to \$ |
| | Other | \$ to \$ |
| | Full range of ingoing contributions for all unit types | \$ 400,000 to \$650,000 |

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?
 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.

Yes No

9.3 What other entry costs do residents need to pay?

Transfer or stamp duty
 Costs related to your residence contract.
 Costs related to any other contract e.g., *[specify]*
 Advance payment of General Services Charge

Other costs: the purchase price is adjusted for rates, water, insurance, and body corporate levies. A non-refundable fee of \$5,000.00 is payable at the time of settlement as well as \$250.00 for registration fee and the PEXA fee for the caveat.

Part 10 – Ongoing Costs - costs while living in the retirement village

General Services Charge: Residents pay this charge for the general services supplied or made available to residents in the village, which may include management and administration, gardening and general maintenance and other services or facilities for recreation and entertainment described at 7.1.

Maintenance Reserve Fund contribution: Residents pay this charge for maintaining and repairing (but not replacing) the village's capital items e.g. communal facilities, swimming pool. This fund may or may not cover maintaining or repairing items in your unit, depending on the terms of your residence contract.

The budgets for the General Services Charges Fund and the Maintenance Reserve Fund are set each financial year and these amounts can increase each year. The amount to be held in the Maintenance Reserve Fund is determined by the operator using a quantity surveyor's report.

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

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

| Type of Unit | General Services Charge (weekly) | Maintenance Reserve Fund contribution (weekly) |
|---------------------------|-------------------------------------|--|
| All units pay a flat rate | \$3.05 GST Inc | No contribution payable |

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

| Financial Year 1 st Jan – 31 Dec | General Services Charge (range) (weekly) | Overall % change from previous year | Maintenance Reserve Fund contribution (range) (weekly) | Overall % change from previous year (+ or -) |
|---|--|---|---|---|
| 2021 | \$3.05 GST Inc | 0.00% | n/a | n/a |
| 2022 | \$3.05 GST Inc | 0.00% | n/a | n/a |
| 2023 | \$3.05 GST Inc | 0.00% | n/a | n/a |

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 (weekly) | Body Corporate Sinking Fund contribution (weekly) |
|---------------------------------|---|--|
| Other: All units pay a flat fee | \$56.60 GST Inc | \$17.00 GST Inc |

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

| Financial year 1st Jan – 31 Dec | Body Corporate Administrative Fund fee (weekly) | Overall % change from previous year (+ or -) | Sinking Fund contribution (range) (weekly) | Overall % change from previous year (+ or -) |
|---|--|---|---|---|
| 2021 | \$42.11 | 1.5% | \$16.00 | 3.96% |
| 2022 | \$42.90 | 1.8% | \$16.75 | 4.68% |
| 2023 | \$47.14 | 4.2% | \$16.50 | 1.5% |

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

| | |
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| 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 <input type="checkbox"/> None Additional information The units are freehold; therefore, the residents are free to make (or not make) any repair, maintenance, or replacement at their own discretion. The Scheme Operator is not responsible for any ongoing or occasional costs for repair, maintenance, and replacement cost of any items in or attached to the units. |
|--|---|

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| 10.4 Does the operator offer a maintenance service or help residents arrange repairs and maintenance for their unit? If yes: provide details, including any charges for this service. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|---|---|

Part 11 – Exit fees – when you leave the village

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

11.1 Do residents pay an exit fee when they permanently leave their unit?

If yes: list all exit fee options that may apply to new contracts.

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

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

1 year

2 years

5 years

10 years

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

- Sale costs for the unit
 Legal costs
 Other costs: \$250.00 Administration Fee to obtain the consent of the Scheme Operator Board.

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 condition of the unit carried out with agreement of the resident and operator.*

Fair wear and tear include 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.

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| | <p>The Scheme Operator does not have any requirement for the resident to do reinstatement work to the unit when the resident leaves the unit. If the resident chooses to complete reinstatement work, then the resident is responsible for the cost of the reinstatement work.</p> <p>The Scheme Operator is not responsible for reinstatement work (if any) of the unit when the resident leaves the unit.</p> <p>Entry and exit inspection 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 type="checkbox"/> Yes, all residents pay 100% of any renovations cost (in the same proportion as the share of the capital gain on the sale of their unit).</p> <p><input checked="" type="checkbox"/> No</p> <p><i>Renovation means replacements or repairs other than reinstatement work.</i></p> <p>The Scheme Operator does not have any requirement for the resident to do renovation work to the unit when the resident leaves the unit. If the resident chooses to complete renovation work, then the resident is responsible for the cost of the renovation work.</p> <p>The Scheme Operator is not responsible for renovation work (if any) of the unit when the resident leaves the unit.</p> |
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Part 13– Capital gain or losses

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| <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 <i>loss</i> on the resale of their unit?</p> | <p><input checked="" type="checkbox"/> Yes, the resident’s share of the capital gain is 100 % the resident’s share of the capital loss is 100 %</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>14.1 How is the exit entitlement which the operator will pay the resident worked out?</p> | <ul style="list-style-type: none"> • There are no exit fees for Peninsula Gardens Retirement village. |
|---|--|

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| <p>14.2 When is the exit entitlement payable?</p> | <ul style="list-style-type: none"> • There are no exit fees for Peninsula Gardens Retirement village. |
|--|--|

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| <p>Freehold units only</p> <p>14.2 Operator buyback of freehold units</p> | <ul style="list-style-type: none"> • When a resident sells a freehold unit, the resident is entitled to receive the resale price from the person who purchases the unit. • Peninsula Gardens Retirement village is not bound to the buyback provisions of the retirement villages act. |
| <p>14.3 What is the turnover of units for sale in the village?</p> | <p>On average 6 accommodation units are sold each financial year</p> |

Part 15 – Financial management of the village

| | | | | |
|--|---|-------------------------|---|----------------------------------|
| <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> | | | |
| | <p>Financial Year 1st Jan – 31st Dec</p> | <p>Deficit/ Surplus</p> | <p>Total general service charges collected for the financial year</p> | <p>Change from previous year</p> |
| | <p>2021</p> | <p>\$0.00</p> | <p>\$16,473.00</p> | <p>0.00%</p> |
| | <p>2022</p> | <p>\$0.00</p> | <p>\$16,473.00</p> | <p>0.00%</p> |
| | <p>2023</p> | <p>\$0.00</p> | <p>\$16,473.00</p> | <p>0.00%</p> |
| | <p>Balance of General Services Charges Fund for last financial year <i>OR</i> last quarter if no full financial year available</p> | | | <p>\$5.11</p> |
| | <p>Balance of Maintenance Reserve Fund for last financial year <i>OR</i> last quarter if no full financial year available</p> | | | <p>\$5.00</p> |
| <p>Balance of Capital Replacement Fund for the last financial year <i>OR</i> last quarter if no full financial year available</p> <p>Percentage of a resident ingoing contribution applied to the Capital Replacement Fund</p> <p>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.</p> | | | <p>\$5.00</p> | |
| <p>OR <input type="checkbox"/> the village is not yet operating.</p> | | | | |

Part 15– Financial management of the Body Corporate

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

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

Administrative fund for the last 3 years

| Financial Year 1 st Jan- 31 Dec | Deficit/Surplus | Balance | Change from previous year |
|---|-----------------|------------|------------------------------|
| 2021 | \$ 5631 | \$ 148,795 | 3.9% |
| 2022 | \$ 66,095 | \$ 82,700 | -44.42% |
| 2023 | \$3,044 | \$52,930 | -35% |

Balance of the **Sinking Fund** to cover spending of a capital or non-recurrent nature for the last financial year
OR last quarter if no full financial year available \$116,882

OR 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 by individual invoice.

16.1 Is the resident responsible for arranging any insurance cover?

Yes No

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

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

Contents and/or replacement value of the unit is not available through the Body Corporate, so the resident is responsible for insurance. The only insurance through the Body Corporate is for the common property and Community Hall. That will be individually invoiced when due

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, length of period, relevant time frames and any costs or conditions

| Pets | |
|--|--|
| <p>17.2 Are residents allowed to keep pets? If yes: specify any restrictions or conditions on pet ownership</p> | <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Two (2) pet are allowed with the prior consent of the Peninsula Gardens Body Corporate. A photo of the pet will be required with your application. The resident must ensure that the peaceful enjoyment of other residents or any person lawfully using the Common Property is maintained.</p> |
| Visitors | |
| <p>17.3 Are their restrictions on visitors staying with residents or visiting? 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>Subject to the Peninsula Gardens Body Corporate by-laws.</p> |
| Village by-laws and village rules | |
| <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> <i>Note: See notice at end of document regarding inspection of village by-laws</i></p> |
| <p>17.5 Does the operator have other rules for the village.</p> | <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes: Rules and a copy of the Unitholders Deed may be made available on request</p> |
| Resident input | |
| <p>17.6 Does the village have a residents committee established under the Retirement Villages Act 1999?</p> | <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>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> <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></p> |
| Part 18 – Accreditation | |
| <p>18.1 Is the village voluntarily accredited through an industry-based accreditation scheme?</p> | <p><input checked="" type="checkbox"/> No, village is not accredited.</p> <p><input type="checkbox"/> Yes, village is voluntarily accredited through:</p> |

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?

If yes,

- what is the fee to join the waiting list?

Yes No

No fee

Access to documents

The following operational documents are held by the retirement village scheme operator and a prospective resident or resident may make a written request to the operator to inspect or take a copy of these documents free of charge. The operator must comply with the request by the date stated by the prospective resident or resident (which must be at least seven days after the request is given).

- Certificate of registration for the retirement village scheme
- Certificate of title or current title search for the retirement village land
- Village site plan
- Plans showing the location of accommodation units in the village.
- Plans of any units or facilities under construction
- Development or planning approvals for any further development of the village.
- An approved redevelopment plan for the village under the *Retirement Villages Act*
- An approved transition plan for the village
- An approved closure plan for the village
- The annual financial statements and report presented to the previous annual meeting of the retirement village.
- Statements of the balance of the capital replacement fund, or maintenance reserve fund or general services charges fund (or income and expenditure for general services) at the end of the previous three financial years of the retirement village
- Statements of the balance of any Body Corporate administrative fund or sinking fund at the end of the previous three years of the retirement village
- Examples of contracts that residents may have to enter.
- Village dispute resolution process
- Village by-laws
- Village insurance policies and certificates of currency
- A current public information document (PID) continued in effect under section 237I of the Act (this applies to existing residence contracts)

An example request form containing all the necessary information you must include in your request is available on the Department of 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 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 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>

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

Liveable Housing Australia (LHA)

The Liveable 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/