

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: Glenvale Villas Retirement Plus

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 <https://glenvalevillas.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 February 2019 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

<p>1.1 Retirement village location:</p>	<p>Retirement Village Name <u>Glenvale Villas Retirement Plus</u> Street Address <u>182-184 Hursley Road</u> Suburb <u>Toowoomba</u> State <u>QLD</u> Post Code <u>4350</u></p>
<p>1.2 Owner of the land on which the retirement village scheme is located</p>	<p>Name of land owner <u>Aged Care Properties Pty Ltd ACN 067 451 307 and Retirement Plus - Hursley Road Pty Ltd ACN 128 694 155</u> Address <u>182-184 Hursley Road</u> Suburb <u>Toowoomba</u> State <u>QLD</u> Post Code <u>4350</u></p>
<p>1.3 Village operator</p>	<p>Name of entity that operates the retirement village (scheme operator) <u>Aged Care Properties Pty Ltd ACN 067 451 307 and Retirement Plus - Hursley Road Pty Ltd ACN 128 694 155</u> Address <u>182-184 Hursley Road</u> Suburb <u>Toowoomba</u> State <u>QLD</u> Post Code <u>4350</u> Date entity became operator <u>22 February 2010</u></p>
<p>1.4 Village management and onsite availability</p>	<p>Name of village management entity and contact details <u>Glenvale Villas Retirement Plus Pty Ltd as On-site Manager, reporting to Retirement Plus Pty Ltd as Operations Manager.</u> Australian Company Number (ACN) <u>Glenvale Villas Retirement Plus Pty Ltd ACN 122 648 551 (On-site Manager) & Retirement Plus Pty Ltd ACN 121 756 938 (Operations Manager)</u> Phone <u>1300 765 051 (Home Enquiries) or 07 4634 6302 (Reception)</u> Email <u>info@glenvalevillas.com.au</u> An onsite manager (or representative) is available to residents: <input checked="" type="checkbox"/> Full time <input type="checkbox"/> Part time <input type="checkbox"/> By appointment only <input type="checkbox"/> None available <input type="checkbox"/> Other (specify)</p>

	Onsite availability includes: Weekdays 9:00am to 4:00pm Weekends Not available.
Part 2 – Age limits	
2.1 What age limits apply to residents in this village?	Applicants for residence in the Retirement Village must be 55 years of age or over or, in the case of a joint application, at least one applicant must be 55 years of age or over.

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 checked="" 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) <input type="checkbox"/> Other (specify)
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Accommodation types

3.2 Number of units by accommodation type and tenure	There are 93 units in the village, comprising 92 single storey units; 1 units in multi-storey building with 2 levels
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Accommodation Unit	Freehold	Leasehold	Licence	Other
Other Supported Living Units	0	93	0	0
- One bedroom	0	84	0	0
- Two bedrooms	0	9	0	0
Total number of units	0	93	0	0

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"/> all/ <input type="checkbox"/> some units <input checked="" type="checkbox"/> Alternatively, a ramp, elevator or lift allows entry into <input checked="" type="checkbox"/> all/ <input type="checkbox"/> some units <input checked="" type="checkbox"/> Step-free (hobless) shower in <input checked="" type="checkbox"/> all/ <input type="checkbox"/> some units <input checked="" type="checkbox"/> Width of doorways allow for wheelchair access in <input checked="" type="checkbox"/> all/ <input type="checkbox"/> some units <input checked="" type="checkbox"/> Toilet is accessible in a wheelchair in <input checked="" type="checkbox"/> all/ <input type="checkbox"/> some units <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: <u>handrails in wet areas/toilets, nurse call pull cords in wet areas, red button nurse call switches in bedrooms</u> <input type="checkbox"/> None
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Part 4 – Parking for residents and visitors

4.1 What car parking in the village is available for residents?	<input type="checkbox"/> <input type="checkbox"/> all/ <input type="checkbox"/> some/ units with own garage or carport attached or adjacent to the unit <input type="checkbox"/> <input type="checkbox"/> all/ <input type="checkbox"/> some/ units with own garage or carport separate from the unit <input type="checkbox"/> <input type="checkbox"/> all/ <input type="checkbox"/> some/ units with own car park space adjacent to the unit <input type="checkbox"/> <input type="checkbox"/> all/ <input type="checkbox"/> some/ units with own car park space separate from the unit <input checked="" type="checkbox"/> General car parking for residents in the village <input type="checkbox"/> Other parking e.g caravan or boat <input type="checkbox"/> units with no car parking for residents <input type="checkbox"/> No car parking for residents in the village Restrictions on resident’s car parking include: <u>There are 33 car parks in the Village.</u>
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4.2 Is parking in the village available for visitors? If yes, parking restrictions include e.g. time limit, swipe card/code; [or are available on request]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>Visitors are required to park in car parks designated for visitors.</u>
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Part 5 – Planning and development

5.1 Is construction or development of the village complete?	Year village construction started <u>2006</u> <input checked="" type="checkbox"/> Fully developed/completed <input type="checkbox"/> Partially developed/completed <input type="checkbox"/> Construction yet to commence
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<p>5.2 Is there development approval or a development application pending for further development or redevelopment of the village?</p> <p>If yes to either:</p> <ul style="list-style-type: none"> • Provide details and timeframe and final number and types of units and any new facilities. 	<p>Development approval granted <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><u>Not Applicable.</u></p> <p>Development application pending <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><u>Not Applicable.</u></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

<p>6.1 The following facilities are currently available to residents:</p>	<p><input checked="" type="checkbox"/> Activities or games room x.1</p> <p><input checked="" type="checkbox"/> Arts and crafts room x.1</p> <p><input 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"/> Bowling green <input type="radio"/> indoor <input type="radio"/> outdoor</p> <p><input checked="" type="checkbox"/> Business centre (e.g. computers, printers, internet access)</p> <p><input type="checkbox"/> Chapel/prayer room</p> <p><input type="checkbox"/> Communal laundries</p> <p><input checked="" type="checkbox"/> Community room or centre x.2</p> <p><input checked="" type="checkbox"/> Dining room x.2</p> <p><input checked="" type="checkbox"/> Gardens</p> <p><input type="checkbox"/> Gym</p> <p><input checked="" type="checkbox"/> Hairdressing or beauty room</p> <p><input checked="" type="checkbox"/> Library</p>	<p><input type="checkbox"/> Medical consultation room</p> <p><input checked="" type="checkbox"/> Restaurant x.2</p> <p><input type="checkbox"/> Shop</p> <p><input type="checkbox"/> Swimming pool <input type="radio"/> indoor <input type="radio"/> outdoor <input type="radio"/> heated <input type="radio"/> not heated</p> <p><input checked="" type="checkbox"/> Separate lounge in community centre x.2</p> <p><input type="checkbox"/> Spa indoor outdoor heated not heated</p> <p><input type="checkbox"/> Storage area for boats/caravans</p> <p><input type="checkbox"/> Tennis court <input type="radio"/> full <input type="radio"/> half</p> <p><input checked="" type="checkbox"/> Village bus or transport x.2</p> <p><input type="checkbox"/> Workshop</p> <p><input checked="" type="checkbox"/> Other (specify)</p> <ul style="list-style-type: none"> • <u>1 x billiard table in community room</u> • <u>1 x large TV in community room</u> • <u>1 x outdoor vegetable garden</u>
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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).

Not Applicable

6.2 Does the village have an onsite, attached or colocated residential aged care facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Name of residential aged care facility and name of the approved provider <u>Not Applicable</u>
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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

7.1 What services are provided to all village residents (funded from the General Services Charge paid by residents)?	<ul style="list-style-type: none"> • <u>Management and administration</u> • <u>Gardening and minor maintenance</u> • <u>Shop or other facilities for supplying goods to residents</u> • <u>Recreation or entertainment facilities</u> • <u>Courtesy bus for regular scheduled local trips</u> • <u>24 hours emergency assistance</u> • <u>Insurance for the building and community facilities</u> • <u>Council rates</u> • <u>General activities as nominated by the scheme operator</u> • <u>Common area pest control</u> • <u>All council rates and water</u> • <u>24/7 nurse call system</u> • <u>Director of care on staff</u> • <u>Registered nurse on staff</u> • <u>Lifestyle co-ordinator</u> • <u>Gated security</u> • <u>Regular health check ups</u> • <u>Personal message service</u> • <u>Free morning tea daily</u> • <u>Complimentary daily paper</u> • <u>Community bus</u> • <u>Communal internet access</u> • <u>Fully maintained grounds</u> • <u>External pest control</u> • <u>Communal electricity costs</u> • <u>Insurance (excl contents)</u> • <u>Public liability insurance</u> • <u>Accountable community management</u> • <u>All community repairs maintenance and cleaning</u>
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<p>7.2 Are optional personal services provided or made available to residents on a userpays basis?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Please see the Village Manager for a full list of available personal services and costs.</p>
<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 checked="" type="checkbox"/> Yes, home care is provided in association with an Approved Provider: <u>Futurecare Group Pty Ltd ACN 123 042 777</u></p> <p><input type="checkbox"/> No, the operator does not provide home care services, residents can arrange their own home care services</p>

Note: Some residents may be eligible to receive a Home Care Package or a Commonwealth Home Support Program subsidised by the Commonwealth Government if assessed as eligible by an aged care assessment team (ACAT) under the *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

<p>8.1 Does the village have a security system?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <ul style="list-style-type: none"> the security system details are: <p><u>CCTV security cameras are installed at the entrances of the Village and monitored by staff at the reception desk. The CCTV security camera footage is continually recorded to a storage drive.</u></p> <ul style="list-style-type: none"> the security system is monitored between: <p><u>The equipment operates 24 hours a day, 7 days a week. The systems are monitored on an ad hoc basis by an onsite representative.</u></p>
<p>8.2 Does the village have an emergency help system?</p>	<p><input checked="" type="checkbox"/> Yes - all residents <input type="checkbox"/> Optional <input type="checkbox"/> No</p> <p>If yes or optional:</p> <ul style="list-style-type: none"> the emergency help system details are: <p><u>Smart Caller nurse-call System equipment is installed in each accommodation unit and sensors are installed at the entrances to the Village.</u></p> <ul style="list-style-type: none"> the emergency help system is monitored between: <p><u>12:00 am and 11:59 pm 7 days per week.</u></p>
<p>8.3 Does the village have equipment that provides for the safety or medical emergency of residents?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, list or provide details e.g. first aid kit, defibrillator</p> <p><u>First aid kit, wheelchairs, 2 x defibrillators, adequate lighting of common areas, locks on doors, fire protection equipment as required by law.</u></p>

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
	Other (specify) <u>Supported Living Units</u>	
	• One bedroom	<u>\$210,000.00 to \$250,000.00</u>
	• Two bedrooms	<u>\$420,000.00 to \$440,000.00</u>
	Full range of ingoing contributions for all unit types	<u>\$210,000.00 to \$440,000.00</u>
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 If yes: set out how the contract options work e.g. pay a higher ingoing contribution and less or no exit fee. <u>Not Applicable</u>	
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) <ul style="list-style-type: none"> • <u>Legal and other costs</u> • <u>Lease registration fees</u> 	

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)
Other (specify) <u>Supported Living Unit</u>		
• One bedroom	\$130.67 (Units 1-50) or \$132.34 (Units 51-100A)	\$11.26 (Units 1-50) or \$9.59 (Units 51-100A)
• Two bedrooms	\$185.28 (Units 1-50) or \$186.95 (Units 51-100A)	\$11.26 (Units 1-50) or \$9.59 (Units 51-100A)

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

Financial year	General Services Charge (range) (weekly)	Maintenance Reserve Fund contribution (range) (weekly)	Overall % change from previous year (+ or -)
2017	\$122.17 to \$178.41	\$8.60 to \$10.14	3%
2018	\$125.78 to \$182.01	\$9.05 to \$10.67	3.14%
2019	\$130.67 to \$192.39	\$9.59 to \$11.26	2.22%

10.2 What costs relating to the units are not covered by the General Services Charge? (residents will need to pay these costs separately)

- Contents insurance
- Home insurance (freehold units only)
- Electricity
- Gas

- Water
- Telephone
- Internet
- Pay TV
- Other (specify)

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?	<input type="checkbox"/> Unit fixtures <input type="checkbox"/> Unit fittings <input checked="" type="checkbox"/> Unit appliances <input type="checkbox"/> None Additional information <u>Residents are responsible for maintenance or replacement of fridges, microwaves, washing machines and/or dryers</u>
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10.4 Does the operator offer a maintenance service or help residents arrange repairs and maintenance for their unit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes: provide details, including any charges for this service. <u>There is a fulltime onsite maintenance person. The cost for such maintenance work is available from the Village manager.</u>
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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).

11.1 Do residents pay an exit fee when they permanently leave their unit?	<input type="checkbox"/> Yes – all residents pay an exit fee calculated using the same formula <input checked="" 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 <input type="checkbox"/> No exit fee <input type="checkbox"/> Other (specify) If yes: the exit fee is calculated as: <i>[Note: list all exit fee formulas in words that may apply to new contracts]</i> <u>18% for the first year of occupation and then 9% for the second year of occupation and then 9% for the third year of occupation (calculated daily), to a maximum of 36%. These calculations are based on the ingoing contribution.</u>
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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 your ingoing contribution
1 year	<u>18% of your ingoing contribution</u>
2 years	<u>27% per annum of your ingoing contribution</u>
3 years	<u>36% of your ingoing contribution</u>
5 years	<u>36% of your ingoing contribution</u>
10 years	<u>36% of your ingoing contribution</u>

Note: if the period of occupation is not a whole number of years, the exit fee will be worked out on a daily basis.

The maximum (or capped) exit fee is 36% of your ingoing contribution after 3 years of residence.

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

- Sale costs for the unit
- Legal Costs
- Other (specify)
 - Surrender of lease registration fees

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
 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.

14.1 How is the exit entitlement which the operator will pay the resident worked out?

[specify formula or formulas]

The ingoing contribution (paid to the scheme operator on entry) is repaid to the resident less the Exit Fee and any other permitted setoffs under the residence contract.

14.2 When is the exit entitlement payable?

By law, the operator must pay the exit entitlement to a former resident on or before the **earliest** of the following days:

- the day stated in the residence contract
 which is months after the termination of the residence contract
OR
 which may range from 1 months to 18 months after the termination of the residence contract
OR
 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).

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.

14.3 What is the turnover of units for sale in the village?

- 6 accommodation units were vacant as at the end of the last financial year
- 6 accommodation units were resold during the last financial year
- 6 months was the average length of time to sell a unit over the last three financial years

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
	<u>2015/2016</u>	<u>\$0.00</u>	<u>Nil %</u>
	<u>2016/2017</u>	<u>\$0.00</u>	<u>Nil %</u>
	<u>2017/2018</u>	<u>\$0.00</u>	<u>Nil %</u>
	Balance of Maintenance Reserve Fund for last financial year OR last quarter if no full financial year available		<u>\$ 54,190.00</u>
	Balance of Capital Replacement Fund for the last financial year OR available quarter Percentage of a resident ingoing contribution applied to the capital replacement fund 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.		<u>\$ 158,479.00</u> <u>Not Applicable %</u> <u>Amounts are paid each year as recommended by the Quantity Surveyor Report.</u>
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, the resident is responsible for these insurance policies: <u>Contents insurance</u>
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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

Glenvale Villas offers a trial period of 14 days at no cost to the prospective resident.

Pets

17.2 Are residents allowed to keep pets?

Yes No

If yes: specify any restrictions or conditions on pet ownership

Pets are welcome with the Scheme Operator's prior consent.

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)

Visitors may stay with a Resident for up to 14 days or less. Longer stays should be discussed with the Village Manager.

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

Not Applicable.

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) Not Applicable.

It is the Scheme Operator's intention for this Village to be accredited under QIP in the near future.

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