

## Village Comparison Document

*Retirement Villages Act 1999 (Section 74)*

This form is effective from 1 February 2019

ABN: 86 504 771 740

## **Noyea Riverside** RETIREMENT VILLAGE

Noyea Riverside 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 [retireaustralia.com.au/communities/noyaea-riverside/](http://retireaustralia.com.au/communities/noyaea-riverside/)
- 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](http://www.caxton.org.au) or phone 07 3214 6333.

- The Queensland Law Society which can provide a list of lawyers who practice retirement village law. See [www.qls.com.au](http://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 9 June 2026 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

<b>1.1 Retirement village location</b>	Retirement Village Name: Noyea Riverside Retirement Village  Street Address: 5 Martens Street  Suburb: Mount Warren Park      State: QLD      Post Code: 4207
<b>1.2 Owner of the land on which the retirement village scheme is located</b>	Name of land owner:  Accommodation units: Owned by residents.  Common Property ( <i>being the roads, footpaths and areas surrounding the accommodation units</i> ): Owned by the owners of the accommodation units and the scheme operator as tenants in common in equal shares proportionate to the interest schedule lot entitlements of their respective lots in the community titles scheme  Communal facilities land ( <i>being the land on which the village facilities including the community centre, pool and tennis court are located on</i> ): Noyea Pty Ltd  Australian Company Number (ACN): 169 342 189  Address: c/- RetireAustralia, Level 4, 200 Mary Street  Suburb: BRISBANE      State: QLD      Post Code: 4000
<b>1.3 Village operator</b>	Name of entity that operates the retirement village (scheme operator):  Noyea Operations Pty Ltd  Australian Company Number (ACN): 169 342 189  Address: c/- RetireAustralia, Level 4, 200 Mary Street

	<p>Suburb: BRISBANE      State: QLD      Post Code: 4000</p> <p>Date entity became operator: 2 May 2014</p>
<b>1.4 Village management and onsite availability</b>	<p>Name of village management entity and contact details:  Noyea Operations Pty Ltd  Australian Company Number (CAN): 169 342 189  Phone: (07) 3287 2121      Email: noyeainfo@retireaustralia.com.au</p> <p>An onsite manager (or representative) is available to residents:  <input checked="" type="checkbox"/> Full time</p> <p>Onsite availability includes:  Weekdays: 8:00am to 4:00pm Monday to Thursday  7:30am to 3:30pm Friday  Weekends: By appointment only</p>
<b>1.5 Approved closure plan or transition plan for the retirement village</b>	<p>Is there an approved transition plan for the village?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>A written transition plan approved by the Department of Communities, Housing and Digital Economy 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</p> <p><i>A written closure plan approved by the residents of the village (by a special resolution at a residents meeting) or by the Department of Communities, Housing and Digital Economy 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>
<b>Part 2 – Age limits</b>	
<b>2.1 What age limits apply to residents in this village?</b>	Occupants must be at least 65.
<b>ACCOMMODATION, FACILITIES AND SERVICES</b>	
<b>Part 3 – Accommodation units: Nature of ownership or tenure</b>	
<b>3.1 Resident ownership or tenure of</b>	<input checked="" type="checkbox"/> Freehold (owner resident) <input type="checkbox"/> Lease (non-owner resident)

<b>the units in the village is:</b>	<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
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**Accommodation types**

**3.2 Number of units by accommodation type and tenure** There are 149 units in the village, comprising 149 single story units; nil units in multi-story building with nil levels

Accommodation unit	Freehold	Leasehold	Licence	Other
Independent living units				
- Studio				
- One bedroom	4			
- Two bedroom	138			
- Three bedroom	7			
Serviced units				
- Studio				
- One bedroom				
- Two bedroom				
- Three bedroom				
Other				
Total number of units	149			

**Access and design**

<b>3.3 What disability access and design features do the units and the village contain?</b>	<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 some units <input type="checkbox"/> Alternatively, a ramp, elevator or lift allows entry into <input type="checkbox"/> all <input type="checkbox"/> some units <input checked="" type="checkbox"/> Step-free (hobless) shower in some units <input type="checkbox"/> Width of doorways allow for wheelchair access in <input type="checkbox"/> all <input type="checkbox"/> some units <input type="checkbox"/> Toilet is accessible in a wheelchair in <input type="checkbox"/> all <input 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 <input type="checkbox"/> None
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**Part 4 – Parking for residents and visitors**

<b>4.1 What car parking in the village is</b>	<input checked="" type="checkbox"/> Some units with own garage or carport attached or adjacent to the unit
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<b>available for residents?</b>	<input checked="" type="checkbox"/> General car parking for residents in the village  Restrictions on resident's car parking include: NIL	
<b>4.2 Is parking in the village available for visitors?</b> If yes, parking restrictions include	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Visitors may only park in areas designated for visitor parking.	
<b>Part 5 – Planning and development</b>		
<b>5.1 Is construction or development of the village complete?</b>	Year village construction started 1986 <input checked="" type="checkbox"/> Fully developed / completed <input type="checkbox"/> Partially developed / completed <input type="checkbox"/> Construction yet to commence	
<b>5.2 Construction, development applications and development approvals</b> Provide details and timeframe of development or proposed development, including the final number and types of units and any new facilities.	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>  Not applicable	
<b>5.3 Redevelopment plan under the Retirement Villages Act 1999</b>	Is there an approved redevelopment plan for the village under the <i>Retirement Villages Act</i> ?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <i>The Retirement Villages Act may require a written redevelopment plan for certain types of redevelopment of the village and this is different to a development approval. A redevelopment plan must be approved by the residents of the village (by a special resolution at a residents meeting) or by the Department of Communities, Housing and Digital Economy.</i>  <b>Note:</b> see notice at end of document regarding inspection of the development approval documents.	
<b>Part 6 – Facilities onsite at the village</b>		
<b>6.1 The following facilities are currently available to residents:</b>	<input checked="" type="checkbox"/> Activities or games room  <input type="checkbox"/> Arts and crafts room  <input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Medical consultation room  <input type="checkbox"/> Restaurant  <input type="checkbox"/> Shop

	<input checked="" type="checkbox"/> BBQ area outdoors <input type="checkbox"/> Billiards room <input checked="" type="checkbox"/> Bowling green [indoor & outdoor] <input 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 type="checkbox"/> Dining room <input checked="" type="checkbox"/> Gardens <input checked="" type="checkbox"/> Gym <input checked="" type="checkbox"/> Hairdressing or beauty room <input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Swimming pool [outdoor / not heated] <input type="checkbox"/> Separate lounge in community centre <input checked="" type="checkbox"/> Spa [outdoor / heated] <input checked="" type="checkbox"/> Storage area for boats / caravans <input checked="" type="checkbox"/> Tennis court [full] <input checked="" type="checkbox"/> Village bus or transport <input type="checkbox"/> Workshop <input type="checkbox"/> Other
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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).

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

Yes  No

**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 fund paid by residents)?**

'General Services' provided to all residents are:

- Operating the retirement village for the benefit and enjoyment of residents.
- Providing, operating and maintaining the community facilities.
- Managing security at the retirement village.
- Maintaining any security system, emergency help system and/or safety equipment within the Community Centre.

	<ul style="list-style-type: none"> <li>• Maintaining fire-fighting and protection equipment.</li> <li>• Maintaining safety and emergency procedures for the retirement village.</li> <li>• Cleaning, maintenance, repairs and replacements of and to the community facilities.</li> <li>• Pest control and treatment for property owned by the operator.</li> <li>• Engaging staff and contractors for the operation of the retirement village, which may include a village manager, cleaning, maintenance and security personnel, personal care and nursing personnel and/or relief personnel.</li> <li>• Arranging for administrative, book-keeping, accounting and legal services necessary for the operation of the retirement village.</li> <li>• Maintaining any licences required in relation to the retirement village and otherwise complying with all applicable laws.</li> <li>• Paying operating costs in connection with the ownership and operation of the retirement village.</li> <li>• Maintaining insurances relating to the retirement village, whether required by legislation, contemplated by a residence contract or otherwise deemed appropriate by the scheme operator.</li> <li>• Various other general services budgeted from time to time.</li> </ul> <p>The General Services are provided subject to the scheme operator or its nominee remaining appointed as the caretaker and body corporate manager for the community titles scheme for the village from time to time.</p>
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<b>7.2 Are optional personal services provided or made available to residents on a user-pays basis?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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<b>7.3 Does the retirement village operator provide government funded home care services under the <i>Aged Care Act 1997 (Cwth)</i>?</b>	<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) <input type="checkbox"/> Yes, home care is provided in association with an Approved Provider <input checked="" type="checkbox"/> No, the operator does not provide home care services, residents can arrange their own home care services
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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**

<b>8.1 Does the village have a security system?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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<p>If yes:</p> <ul style="list-style-type: none"> <li>the security system details are:</li> </ul> <p>the security system is monitored between:</p>	<p>Security system provided for clubhouse</p> <p>24 hours per day, 7 days per week.</p>
<p><b>8.2 Does the village have an emergency help system?</b></p> <p>If yes or optional:</p> <ul style="list-style-type: none"> <li>the emergency help system details are:</li> </ul> <p>the emergency help system is monitored between:</p>	<p><input type="checkbox"/> Yes - all residents      <input checked="" type="checkbox"/> Optional      <input type="checkbox"/> No</p> <p>Tunstall Emergency Call System – costs for the service are in addition to the general services charge and are currently \$46.80 per quarter.</p>
<p><b>8.3 Does the village have equipment that provides for the safety or medical emergency of residents?</b></p> <p>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>Fire blanket, extinguisher, first aid kit.</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.*

<p><b>9.1 What is the estimated ingoing contribution (sale price) range for all types of units in the village</b></p>	<p><b>Accommodation Unit</b></p>	<p><b>Range of ingoing contribution</b></p>
	<p>Independent living units</p>	
	<p>- Studio</p>	
	<p>- One bedroom</p>	<p>\$400,000 to \$440,000</p>
	<p>- Two bedrooms</p>	<p>\$485,000 to \$575,000</p>
	<p>- Three bedrooms</p>	<p>\$650,000 to \$725,000</p>
	<p>Serviced units</p>	
	<p>- Studio</p>	
	<p>- One bedroom</p>	
	<p>- Two bedrooms</p>	
	<p>- Three bedrooms</p>	
	<p>Other</p>	

	<b>Full range of ingoing contributions for all unit types</b>	\$400,000 to \$725,000
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<b>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?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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<b>9.3 What other entry costs do residents need to pay?</b>	<input checked="" type="checkbox"/> Transfer or stamp duty <input checked="" type="checkbox"/> Costs related to your residence contract (Legal costs \$1,953.00) <input checked="" type="checkbox"/> Costs related to any other contract e.g: <ul style="list-style-type: none"> <li>• Costs relating to the purchase contract for the unit</li> <li>• Adjustments required under the purchase contract</li> </ul> <input type="checkbox"/> Advance payment of General Services Charge  <input checked="" type="checkbox"/> Other costs: <ul style="list-style-type: none"> <li>• Titles office registration fees on the transfer of title (calculated on the basis of the purchase price), the scheme operator's caveat (estimate \$294.60 and mortgage (\$248.04).</li> <li>• PEXA Fees at the current rate.</li> </ul>
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**Part 10 – Ongoing Costs - costs while living in the retirement village**

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

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

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

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

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

Type of Unit	General Services Charge (weekly)	Maintenance Reserve Fund contribution (weekly)
Independent Living Units		
- Studio	\$	\$
- One bedroom	\$	\$
- Two bedrooms	\$	\$

- Three bedrooms	\$	\$
Serviced Units		
- Studio	\$	\$
- One bedroom	\$	\$
- Two bedrooms	\$	\$
- Three bedrooms	\$	\$
Other	\$	\$
All units pay a flat rate	\$66.50	\$4.62

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

Financial year	General Services Charge (range) (weekly)	Overall % change from previous year	Maintenance Reserve Fund contribution (range) (weekly)	Overall % change from previous year (+ or -)
2025/26	\$65.11	2.86%	\$4.60	-19%
2024/25	\$63.30	18.52%	\$5.68	0.23%
2023/24	\$53.41	0.20%	\$5.67	20.63%

**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)
Independent Living Units		
- Studio	\$	\$
- One bedroom	\$	\$
- Two bedrooms	\$	\$
- Three bedrooms	\$	\$
Serviced Units		
- Studio	\$	\$
- One bedroom	\$	\$
- Two bedrooms	\$	\$
- Three bedrooms	\$	\$
Other	\$	\$
All units pay a flat rate	\$20.33	\$13.04

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

Financial year	Body Corporate Administrative Fund fee (weekly)	Overall % change from previous year (+ or -)	Sinking Fund contribution (range) (weekly)	Overall % change from previous year (+ or -)
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2025/26	\$19.70	0.92%	\$12.32	-0.58%
2024/25	\$19.52	(1.93%)	\$12.40	(27.37%)
2023/24	\$19.90	15.5%	\$17.07	6.66%

<b>10.2 What costs relating to the units are not covered by the General Services Charge? (residents will need to pay these costs separately)</b>	<input checked="" type="checkbox"/> Contents insurance <input 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 checked="" type="checkbox"/> Other Council rates and charges, Tunstall emergency help system charge. <b>Note from the scheme operator:</b> <i>Home insurance is included in the body corporate administrative fund fee.</i>
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<b>10.3 What other ongoing or occasional costs for repair, maintenance and replacement of items in, on or attached to the units are residents responsible for and pay for while residing in the unit?</b>	<input checked="" type="checkbox"/> Unit fixtures <input checked="" type="checkbox"/> Unit fittings <input checked="" type="checkbox"/> Unit appliances <input type="checkbox"/> None  Additional information: Residents are responsible for all maintenance, repairs and replacements of and to their units and the items in, on or attached to their units, except where this is the responsibility of the body corporate for the community titles scheme.
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<b>10.4 Does the operator offer a maintenance service or help residents arrange repairs and maintenance for their unit?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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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).*

<b>11.1 Do residents pay an exit fee when they</b>	<input checked="" type="checkbox"/> Yes – all residents pay an exit fee calculated using the same formula
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<p><b>permanently leave their unit?</b></p> <p>If yes: list all exit fee options that may apply to new contracts</p>	<p><input type="checkbox"/> Yes – all new residents pay an exit fee but the way this is worked out may vary depending on each resident’s residence contract</p> <p><input type="checkbox"/> No exit fee</p> <p><input type="checkbox"/> Other</p> <p>7% for each year of residence, up to a maximum of 5 years (35%), calculated on a pro-rata daily basis for any partial years of residence, of the greater of:</p> <ul style="list-style-type: none"> <li>• the <b>resale value</b> of the unit (i.e. the resale value of the unit as agreed or determined by the parties under the Retirement Villages Act 1999);</li> <li>• the <b>resale price</b> (i.e. the purchase price paid by the next resident of the unit); and</li> <li>• the <b>purchase price</b> (i.e. the purchase price originally paid by the resident for the unit).</li> </ul> <p><b>Daily basis</b> All exit fee components are calculated on a pro-rata daily basis for partial years of residence.</p>
<p>Time period from date of occupation of unit to the date the resident ceases to reside in the</p>	<p>Exit fee calculation based on the greater of:</p> <ul style="list-style-type: none"> <li>• the resale value;</li> <li>• the resale price; and</li> <li>• the purchase price.</li> </ul>
<p>1 year</p>	<p>7% of the greater of the resale value, the resale price and the purchase price</p>
<p>2 years</p>	<p>14% of the greater of the resale value, the resale price and the purchase price</p>
<p>3 years</p>	<p>21% of the greater of the resale value, the resale price and the purchase price</p>
<p>4 years</p>	<p>28% of the greater of the resale value, the resale price and the purchase price</p>
<p>5 years</p>	<p>35% of the greater of the resale value, the resale price and the purchase price</p>
<p>10 years</p>	<p>35% of the greater of the resale value, the resale price and the purchase price</p>
<p><b>Note:</b> if the period of occupation is not a whole number of years, the exit fee will be worked out on a daily basis.</p> <p>The maximum (or capped) exit fee is 35% of the greater of the resale value, the resale price and the purchase price, after 5 years of residence.</p> <p>The minimum exit fee is (7% x 1/365) of the greater of the resale value, the resale price and the purchase price (for 1 day of residence).</p>	
<p><b>11.2 What other exit costs do residents need to pay or contribute to?</b></p>	<p><input checked="" type="checkbox"/> Sale costs for the unit</p> <p><input checked="" type="checkbox"/> Legal costs (Currently \$2,170.00)</p> <p><input checked="" type="checkbox"/> Other costs: Land Titles Office registration fees for the caveat withdrawal (currently \$248.04) and mortgage release fees (currently \$248.04)</p>

**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 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 100% 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 replacements or 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 as any capital gain is to be shared under the residence contract.

**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 100%  
the resident's share of the capital loss is 100%

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 ..... %

No

## 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.*

<p><b>14.1 How is the exit entitlement which the operator will pay the resident worked out?</b></p>	<p>Not applicable, as there is no exit entitlement.</p> <p>When the resident sells the unit, the resident will be entitled to receive the resale price from the person who purchases their unit. At that time, the resident must pay the exit fee and other relevant amounts to the scheme operator.</p>
<p><b>14.2 Operator buyback of freehold units</b></p>	<p><i>When a resident sells a freehold unit, the resident is entitled to receive the resale price from the person who purchases the unit. At that time the resident must pay any exit fee to the operator.</i></p> <p><i>By law, the operator must purchase the freehold unit from the former resident if it has not sold to a new resident within 18 months after the termination of the residence contract, unless the operator has been granted an extension for payment by QCAT</i></p>
<p><b>14.3 What is the turnover of units for sale in the village?</b></p>	<p>6 accommodation units were vacant as at the end of the last financial year</p> <p>12 accommodation units were resold during the last financial year</p> <p>7 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

<p><b>15.1 What is the financial status for the funds that the operator is required to maintain under the Retirement Villages Act 1999?</b></p>	<p><b>General Services Charges Fund</b> for the last 3 years</p>			
	Financial Year	Deficit/ Surplus	Balance	Change from previous year
	2024/25	(\$2,184)	\$447,067	95.21%
	2023/24	(\$45,615)	\$378,055	(264.09%)
	2022/23	\$28,407	\$376,501	1,208%
	Balance of <b>General Services Charges Fund</b> for last financial year <i>OR</i> last quarter if no full financial year available			(\$6,128)
	Balance of <b>Maintenance Reserve Fund</b> for last financial year <i>OR</i> last quarter if no full financial year available			\$160,800
Balance of <b>Capital Replacement Fund</b> for the last financial year <i>OR</i> last quarter if no full financial year available			\$117,186	
Percentage of a resident ingoing contribution applied to the Capital Replacement Fund				

	<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>N/A (amounts are paid each year as recommended by the quantity surveyor's report)</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.

<p><b>15.1 What is the financial status of the Body Corporate funds in a freehold village?</b></p>	<p><b>Administrative fund</b> for the last 3 years</p>			
	<p>Financial Year</p>	<p>Deficit/Surplus</p>	<p>Balance</p>	<p>Change from previous year</p>
	<p>2024/25</p>	<p>\$17,131</p>	<p>\$137,871</p>	<p>(63.1%)</p>
	<p>2023/24</p>	<p>\$46,484</p>	<p>\$139,698</p>	<p>53.56%</p>
	<p>2022/23</p>	<p>\$30,270</p>	<p>\$93,214</p>	<p>6.73%</p>
	<p>Balance of the <b>Sinking Fund</b> to cover spending of a capital or non-recurrent nature for the last financial year OR last quarter if no full financial year available</p>			<p>\$398,944</p>
<p>OR <input type="checkbox"/> the village is not yet operating.</p>				

**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.

**Note from the scheme operator:** *Building insurance (including building insurance for accommodation units) in the village is the responsibility of the Body Corporate, not the village operator. Residents contribute to the cost of this insurance in their Body Corporate levies*

<p><b>16.1 Is the resident responsible for arranging any insurance cover?</b> If yes, the resident is responsible for these insurance policies:</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, the resident is responsible for these insurance policies:</p> <ul style="list-style-type: none"> <li>• Contents insurance (for the resident's property in the unit)</li> <li>• Public liability insurance (for incidents occurring in the unit)</li> <li>• Workers' compensation insurance (for the resident's employees or contractors)</li> <li>• Third-party insurance (for the resident's motor vehicle or mobility device)</li> </ul>
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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

**Pets**

**17.2 Are residents allowed to keep pets?**

Yes  No

If yes: specify any restrictions or conditions on pet ownership

Pets are welcome, if the scheme operator's prior consent is obtained.

**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 the resident for up to one month (in total) in any 12 month period. Longer stays are allowed with the scheme operator's prior consent. The resident must stay in the unit at the same time as their visitor.

**Village by-laws and village rules**

**17.4 Does the village have village by-laws?**

Yes  No

*By law, residents may, by special resolution at a residents meeting and with the agreement of the operator, make, change or revoke by-laws for the village.*

*Note: See notice at end of document regarding inspection of village by-laws*

**17.5 Does the operator have other rules for the village.**

Yes  No

If yes: Rules may be made available on request

**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**

<b>18.1 Is the village voluntarily accredited through an industry-based accreditation scheme?</b>	<input checked="" type="checkbox"/> No, village is not accredited <input type="checkbox"/> Yes, village is voluntarily accredited through:
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**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**

<b>19.1 Does the village maintain a waiting list for entry?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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**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 or dimensions 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
- A capital replacement quantity surveyor report
- A maintenance and repair quantity surveyor report
- 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 into
- 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 Communities, Housing and Digital Economy on 13 QGOV (13 74 68) or visit our website at [www.housing.qld.gov.au](http://www.housing.qld.gov.au)

### General Information

General information and fact sheets on retirement villages: [www.qld.gov.au/retirementvillages](http://www.qld.gov.au/retirementvillages)

For more information on retirement villages and other seniors living options:

[www.qld.gov.au/seniorsliving](http://www.qld.gov.au/seniorsliving)

### Regulatory Services, Department of Housing and Public Works

Regulatory Services administers the *Retirement Villages Act 1999*. This includes investigating complaints and alleged breaches of the Act.

Department of Housing and Public Works

GPO Box 690, Brisbane, QLD 4001

Phone: 07 3013 2666

Email: [regulatoryservices@housing.qld.gov.au](mailto:regulatoryservices@housing.qld.gov.au)

Website: [www.housing.qld.gov.au/regulatoryservices](http://www.housing.qld.gov.au/regulatoryservices)

### Queensland Retirement Village and Park Advice Service (QRVPAS)

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

Caxton Legal Centre Inc.

1 Manning Street, South Brisbane, QLD 4101

Phone: 07 3214 6333

Email: [caxton@caxton.org.au](mailto:caxton@caxton.org.au)

Website: [caxton.org.au](http://caxton.org.au)

### Services Australia (Australian Government)

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

Phone: 132 300

Website: <https://www.servicesaustralia.gov.au/retirement-years>

### Seniors Legal and Support Service

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

Caxton Legal Centre Inc.

1 Manning Street, South Brisbane, QLD 4101

Phone: 07 3214 6333

Email: [caxton@caxton.org.au](mailto:caxton@caxton.org.au)

Website: [caxton.org.au](http://caxton.org.au)

### Queensland Law Society

Find a solicitor

Law Society House

179 Ann Street, Brisbane, QLD 4000

Phone: 1300 367 757

Email: [info@qls.com.au](mailto:info@qls.com.au)

Website: [www.qls.com.au](http://www.qls.com.au)

### Queensland Civil and Administrative Tribunal (QCAT)

This independent decision-making body helps resolve disputes and reviews administrative decisions.

GPO Box 1639, Brisbane, QLD 4001

Phone: 1300 753 228

Email: [enquiries@qcat.qld.gov.au](mailto:enquiries@qcat.qld.gov.au)

Website: [www.qcat.qld.gov.au](http://www.qcat.qld.gov.au)

**Department of Justice and Attorney-General**

Dispute Resolution Centres provide a free, confidential and impartial mediation service to the community.

Phone: 07 3006 2518

Toll free: 1800 017 288

Website: [www.justice.qld.gov.au](http://www.justice.qld.gov.au)

**Livable Housing Australia (LHA)**

The Livable Housing Guidelines and standards have been developed by industry and the community to provide assurance that a home is easier to access, navigate and live in, as well as more cost effective to adapt when life's circumstances change.

Website: [www.livablehousingaustralia.org.au/](http://www.livablehousingaustralia.org.au/)