Retirement Villages Form 3

Village Comparison Document

Retirement Villages Act 1999 (Section 74)

This form is effective from 1 February 2019

ABN: 86 504 771 740

Name of Village: Eden Lea 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.edenleaonbuderim.com
- 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 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 01 October 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

1.1 Retirement village location	Retirement Village Name: Eden Lea Retirement Village Street Address 2-22 Townsend Road (Cnr Burnett Street) 26 Townsend Road 21-31 Townsend Road Suburb: Buderim State: QLD Post Code: 4556
1.2 Owner of the land on which the retirement village scheme is located	Name of landowner: Eden Lea Retirement Village Pty Ltd Australian Company Number: (ACN) 062 954 769 Address: PO Box 1096 Suburb: Buderim State: QLD Post Code: 4556
1.3 Village operator	Name of entity that operates the retirement village (scheme operator) Eden Lea Retirement Village Pty Ltd Australian Company Number: (ACN) 062 954 769 Address: PO Box 1096 Suburb: Buderim State: QLD Post Code: 4556 Date entity became operator: 11 November 1994
1.4 Village management and onsite availability	Name of village management entity and contact details Eden Lea Retirement Village Pty Ltd Australian Company Number (ACN) 062 954 769

	Phone: 07 5476 8900 Email: reception.edenlea@outlook.com An onsite manager (or representative) is available to residents: ☒ Full time Onsite availability includes: Weekdays 8.30 am to 5:00 pm
1.5 Approved closure plan or transition plan for the retirement village	Is there an approved transition plan for the village? ☐ Yes ☒ No *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.* Is there an approved closure plan for the village? ☐ Yes ☒ No *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.*
Part 2 – Age limits	
2.1 What age limits apply to residents in this village?	Single occupants must be at least 65. For multiple occupants, one must be at least 65 and the other must be at least 60. The scheme operator must be satisfied that each occupant is able to live independently in the accommodation unit and is a suitable person to live in the village.
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:	☐ Freehold (owner resident) ☒ Lease (non-owner resident) ☐ Licence (non-owner resident) ☐ Share in company title entity (non-owner resident) ☐ Unit in unit trust (non-owner resident) ☐ Rental (non-owner resident) ☐ Other
Accommodation types	
3.2 Number of units by accommodation type and tenure	There are 140 units in the village, comprising 130 single story units; 10 units in multi-story building with 2 levels

	Accommodation unit	Freehold	Leasehold	Licence	Other [name]

Independent living units					
• Studio					
• One bedroom					
• Two bedroom		51			
• Three bedroom		79			
Serviced units					
• Studio					
• One bedroom					
• Two bedroom					
• Three bedroom					
Other					
• Two bedroom apartment		9			
• Three bedroom apartment		1			
Total number of units		140			

Access and design	
3.3 What disability access and design features do the units and the village contain?	☒ Level access from the street into and between all areas of the unit (i.e. no external or internal steps or stairs) ☒ some units ☒ Alternatively, a ramp, elevator or lift allows entry into ☒ some units ☒ Step-free (hobless) shower ☒ some units ☒ Width of doorways allow for wheelchair access ☒ some units ☒ Toilet is accessible in a wheelchair in ☒ some units ☒ Other key features in the units or village that cater for people with disability or assist residents to age in place: Some units are fitted with handrails in bathrooms, some units are fitted with shower seats

Part 4 – Parking for residents and visitors	
4.1 What car parking in the village is available for residents?	☒ Some units [Villas 1-138] with own garage attached to the unit ☒ Some units [Apartments 201-211] with own car park space separate from the unit Restrictions on resident's car parking include: Residents in Villas 1-138 must park in their own garage. Residents in Apartments 201-211 are to park in their designated carpark space under the apartment building.

	Residents with single car garages are not permitted to park a second vehicle anywhere in the village. Residents may park on driveways for short periods only. Residents may not park in designated visitor car parking spaces. No parking on the grass.
4.2 Is parking in the village available for visitors? If yes, parking restrictions include	☒ Yes ☐ No Visitors are permitted to park in designated visitor parking spaces between the hours of 7:00am and 9:00pm for a maximum period of *4 hours or may park in the driveway of the resident's unit, where space permits. * Prior written consent of the Scheme Operator must be obtained to park for longer periods. Visitors may not park on the grass.
Part 5 – Planning and development	
5.1 Is construction or development of the village complete?	Year village construction started 1992 ☒ Fully developed / completed ☐ Partially developed / completed ☐ Construction yet to commence
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.	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 *Planning Act 2016* …… …… ……
5.3 Redevelopment plan under the *Retirement Villages Act 1999*	Is there an approved redevelopment plan for the village under the *Retirement Villages Act*? ☐ Yes ☒ No
Part 6 – Facilities onsite at the village	
6.1 The following facilities are currently available to residents:	☒ Activities or games room ☐ Arts and crafts room ☐ Auditorium ☐ Medical consultation room ☒ Restaurant ☐ Shop

	☒ BBQ area outdoors ☒ Billiards room ☒ Bowling green [indoor/~~outdoor~~] ☐ Business centre (e.g. computers, printers, internet access) ☐ Chapel / prayer room ☐ Communal laundries ☒ Community room or centre ☐ Dining room ☒ Gardens ☐ Gym ☒ Hairdressing or beauty room ☒ Library	☒ Swimming pool [~~indoor /~~ outdoor] [solar heated ~~/ not heated~~] ☐ Separate lounge in community centre ☐ Spa [indoor / outdoor] [heated / not heated ☐ Storage area for boats / caravans ☐ Tennis court [full/half] ☒ Village bus or transport ☐ Workshop ☒ Other: kitchen …… …… …… …… …… ……
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). Piccalilli's café is located on site. It is owned and operated by EdenLea Retirement Village Pty Ltd. <u>Restrictions</u> Residents shall not hold or permit to be held any gathering within the Communal Areas of the village which is a meeting of an outside club or organisation without the consent of the Scheme Operator in its sole discretion.		
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: • Management and Administration of the village • Garden and lawn maintenance to common areas and front gardens of units • Cleaning and minor maintenance of community recreation and entertainment facilities. • Swimming Pool maintenance • Emergency Assistance • Water and sewerage charges • Council rates • Insurances as set out in the Prospective Costs Document • Energy costs to Communal areas • Village Bus • Any other general service funded via a general services charges fund budget for a financial year.
7.2 Are optional personal services provided or made available to residents on a user-pays basis?	☐ Yes ☒ No
7.3 Does the retirement village operator provide government funded home care services under the *Aged Care Act 1997 (Cwth)*?	☐ Yes, the operator is an Approved Provider of home care under the *Aged Care Act 1997* (Registered Accredited Care Supplier – RACS ID number ……) ☐ Yes, home care is provided in association with an Approved Provider ……. ☒ No, the operator does not provide home care services, residents can arrange their own home care services
Note: Some residents may be eligible to receive a Home Care Package, or a Commonwealth Home Support Program subsidised by the Commonwealth Government if assessed as eligible by an aged care assessment team (ACAT) under the *Aged Care Act 1997 (Cwth).* These home care services are not covered by the *Retirement Villages Act 1999* (Qld). **Residents can choose their own approved Home Care Provider and are not obliged to use the retirement village provider, if one is offered.**	
Part 8 – Security and emergency systems	
8.1 Does the village have a security system? If yes: • the security system details are:	☒ Yes ☐ No • security alarms. • CCTV

8.2 Does the village have an emergency help system? If yes or optional: • the emergency help system details are: • the emergency help system is monitored between:	☒ Yes - all residents ☐ Optional ☐ No Emergency response system equipment is installed in each accommodation unit and in all common areas which allows residents to activate an emergency call. 24 hours a day, 7 days a week
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	☒ Yes ☐ No • First Aid Kit • Fire Safety Equipment • Defibrillator • Wheelchair

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	$ …… to $……
- Two bedrooms	$ 595,000……to $ 795,000……
- Three bedrooms	$ 750,000……. to $ 950,000 ……
Serviced units	
- Studio	$ ……... to $……
- One bedroom	$ …… to $……
- Two bedrooms	$ …… to $……
- Three bedrooms	$ …… to $……
Full range of ingoing contributions for all unit types	$ 595,000……. to $ 950,000……

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?

☒ Yes ☐ No

There are 2 contract options offered. The **Standard Lease** option is available for all units in the village, and the **Discount Lease** is available for select units only, at the Scheme Operator's discretion:

The key differences between the 2 contract options are:

Contract Option	Capital Gain (refer Part 13)	Capital Loss (refer Part 13)
Standard Lease	The Resident is entitled to 75% of the Capital Gain (referred to in the Residence Contract as 'Capital Appreciation')	The Resident is liable for 75% of the Capital Loss (referred to in the Residence Contract as 'Capital Depreciation')
Discount Lease	The Resident is entitled to 55% of the Capital Gain (referred to in the Residence Contract as 'Capital Appreciation')	The Resident is liable for 55% of the Capital Loss (referred to in the Residence Contract as 'Capital Depreciation')

The Ingoing Contribution for a Standard Lease of the Unit is called the 'Original Standard Ingoing Contribution' in the Residence Contract.

Under a Discount Lease, the Ingoing Contribution payable by the Resident for a right to reside is 6.5% less than the Ingoing Contribution payable for a Standard Lease.

Please contact the Scheme Operator if more information is required.

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. ……
☐ Advance payment of General Services Charge

☒ Other costs

- Survey Plan fee
- Titles Office registration fee
- Legal costs

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	$129.01	$48.68

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 -)*
2025/2026	$126.35	+2.35%	$43.27	+10.27%
2024/2025	$123.44	+11.10%	$39.24	+3.99%
2023/2024	$111.11	+12.56%	$37.74	+3.99%

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: Pest control other than termite control and rear garden maintenance.

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?

☒ Unit fixtures

☒ Unit fittings

☒ Unit appliances

☐ None

Additional information

The village provides for occasional repairs, maintenance and replacement of essential equipment including plumbing and electrical items such as cooking appliances, hot water services and tapware. These are paid from the Maintenance Reserve Fund or Capital Replacement Fund. Such items can be found listed in village budgets.

Residents are responsible for and pay for the maintenance and repair of any items that are not included in these budgets.

10.4 Does the operator offer a maintenance service or help residents arrange repairs and maintenance for their unit?	☒ Yes ☐ No The Village Coordinator is available to assist residents.

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 fee ☐ Other 5% of the New Standard Ingoing Contribution from the date of commencement of the lease, plus an additional 3% per annum of the New Standard Ingoing Contribution for each year of residence up to a maximum of 35% of the New Standard Ingoing Contribution over 10 years of residence. ***Note from the scheme operator:*** The New Standard Ingoing Contribution means the price payable for a Standard Lease of the Unit by the next resident. See the Residence Contract for more details. The exit fee is calculated on a pro-rata daily basis for partial years of residence.

Time period from date of occupation of unit to the date the resident ceases to reside in the unit	Exit fee calculation based on the New Standard Ingoing Contribution.
1 day (payable on the commencement of the Lease)	5% of the New Standard Ingoing Contribution
1 year	8% of the New Standard Ingoing Contribution
2 years	11% of the New Standard Ingoing Contribution
3 years	14% of the New Standard Ingoing Contribution
4 years	17% of the New Standard Ingoing Contribution

5 years	20% of the New Standard Ingoing Contribution
6 years	23% of the New Standard Ingoing Contribution
7 years	26% of the New Standard Ingoing Contribution
8 years	29% of the New Standard Ingoing Contribution
9 years	32% of the New Standard Ingoing Contribution
10 years	35% of the New Standard Ingoing Contribution

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 35% of the New Standard Ingoing Contribution after 10 years of residence.

The minimum exit fee is 5% of the New Standard Ingoing Contribution on commencement of the Lease

Note from the scheme operator: The minimum exit fee is payable on commencement of the Lease.

11.2 What other exit costs do residents need to pay or contribute to?	☒ Sale costs for the unit ☒ Legal costs ☒ Other costs: The Termination Administration Costs, any other amounts the Resident owes under the Residence Contract or other agreements the Resident has with the Scheme Operator.

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.*

	At Eden Lea on Buderim the Scheme Operator will pay for what it refers to as Scheme Operator Reinstatement Work. *This will cover wall and timberwork re-painting and coating.* *Carpet replacement and other floor reinstatement works other than cleaning will also be paid for by the Scheme Operator under this section.* *Further information can be found under clauses 17.2 and 17.3 of the Lease Document.* 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 75% for a Standard Lease; or 55% for a Discount Lease of any renovation costs (in same proportion as the share of the capital gain on the sale of their unit) 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. At Eden Lea on Buderim the Scheme Operator will pay for what it refers to as Scheme Operator Renovation Work. This will cover improvements the Scheme Operator might wish to make to improve the liveability of the villa. This might include for example upgrading the unit's lighting, floor coverings, or cabinetry. The Scheme Operator will share with you the cost of some renovation work for what it refers to as Shared Renovation Work. This might include minor items that exhibit fair wear and tear but need to be replaced to satisfy the incoming resident. This might include for example a kitchen benchtop that is overly worn. Further information can be found under clauses 17.4 and 17.5 of the Lease Document.
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 Residents share in the capital gain or capital loss. The Resident's share of capital gain or capital loss is different depending on whether the Resident selects a Standard Lease or a Discount Lease. Details are included in the table below.

Contract Option	Capital Gain	Capital Loss
Discount Lease	The Resident is entitled to 55% of the Capital Gain (referred to in the Residence Contract as 'Capital Appreciation')	The Resident is liable for 55% of the Capital Loss (referred to in the Residence Contract as 'Capital Depreciation')

	Standard Lease	The Resident is entitled to 75% of the Capital Gain (referred to in the Residence Contract as 'Capital Appreciation')	The Resident is liable for 75% of the Capital Loss (referred to in the Residence Contract as 'Capital Depreciation')

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.

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

1. Refund of ingoing contribution paid by you.
2. Plus or minus your share of Capital Gain or Capital Loss.
3. Less Exit Fee.
4. Less sales costs.
5. Less legal costs.
6. Less other costs charged by the Titles Office.

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:

- 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 entitled to see 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?

10 accommodation units were vacant as at the end of the last financial year

10 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?*

General Services Charges Fund for the last 3 years

Financial Year	Deficit/ Surplus	Balance	Change from previous year
2024-2025	$74,435.00	$42,845.79	+788.71%
2023-2024	($13,442.77)	($31,589.21)	- 61.04%
2022-2023	($34,505.65)	($18,146.44)	+100.19%

	Note from the Scheme Operator: The column 'change from previous year' in the table above refers to a change in the deficit/surplus of the General Services Charges Fund.

Balance of **General Services Charges Fund** for last financial year *OR* last quarter if no full financial year available	$42,845.79
Balance of **Maintenance Reserve Fund** for last financial year *OR* last quarter if no full financial year available	$414,214.90
Balance of **Capital Replacement Fund** for the last financial year *OR* last quarter if no full financial year available	$24,486.32
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.	N/A (amounts are paid each year as recommended by the quantity surveyor's report)

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 as part of the General Services Charge.

16.1 Is the resident responsible for arranging any insurance cover? If yes, the resident is responsible for these insurance policies:	☒ Yes ☐ No If yes, the resident is responsible for these insurance policies: • Contents insurance (for the resident's property in the unit). • Public liability insurance (for incidents occurring in the resident's unit). • Workers' compensation insurance (for the resident's employees or contractors). • Third-party insurance (for the resident's motor vehicles or mobility devices)

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	☐ Yes ☒ No

or a settling in period in the village?	
Pets	
17.2 Are residents allowed to keep pets? If yes: specify any restrictions or conditions on pet ownership	☒ Yes ☐ No 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? If yes: specify any restrictions or conditions on visitors (e.g. length of stay, arrange with manager)	☒ Yes ☐ No Residents may have a visitor reside in the unit without consent provided the visit is temporary and less than 7 days at any one time and not more than 2 months (in total) in any 12 month period. The resident must be in occupation of their unit during the visitors stay
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	
18.1 Is the village voluntarily accredited through an industry-based accreditation scheme?	☒ No, village is not accredited ☐ Yes, village is voluntarily accredited through:

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

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**

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 3013 2666
Email: regulatoryservices@housing.qld.gov.au
Website: 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
Website: 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: 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
Website: 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

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/