

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: Esperance Hope Island

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.esperancehopeisland.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 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 4 August 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: Esperance Hope Island

Street Address: 1 Pendraat Parade

Suburb: Hope Island

State: Queensland

Post Code: 4212

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

Name of land owner: Reside at Hope Island Pty Ltd as trustee for Reside Communities Hope Island Trust

Australian Company Number (ACN): 633 748 786

Address: Level 5, 145 Eagle Street

Suburb: Brisbane

State: Queensland

Post Code: 4000

1.3 Village operator

Name of entity that operates the retirement village (scheme operator): Reside at Hope Island Pty Ltd as trustee for Reside Communities Hope Island Trust

Australian Company Number (ACN): 633 748 786

Address: Level 5, 145 Eagle Street

	Suburb: Brisbane State: Queensland Post Code: 4000 Date entity became operator: 8 October 2020
1.4 Village management and onsite availability	Name of village management entity and contact details: Reside at Hope Island Pty Ltd as trustee for Reside Communities Hope Island Trust Australian Company Number (ACN): 633 748 786 Phone: 0491 842 133 Email: manager@esperancehopeisland.com.au An onsite manager (or representative) is available to residents: ☒ Full time ☐ Part time ☐ By appointment only ☐ None available ☐ Other: Onsite availability includes: Weekdays: Monday to Friday 9.00am to 4.00pm Weekends: N/A
1.5 Approved closure plan or transition plan for the retirement village	Is there an approved transition plan for the village? ☐ Yes ☒ No <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> Is there an approved closure plan for the village? ☐ Yes ☒ No <i>A written closure plan approved by the residents of the village (by a special resolution at a residents meeting) or by the Department of 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>

Part 2 – Age limits

2.1 What age limits apply to residents in this village?

Applicants must be at least 65 years of age.

In the case of:

- a single application where the applicant is under 65 years; or
- a joint application where one applicant is under 65 years,

the scheme operator may exercise its sole discretion to accept the application.

The scheme operator must be satisfied, at its sole discretion, that all applicants are appropriate persons to reside in the village and capable of independent living.

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 153 units in the village across two buildings, which are both nine storeys. The first building comprises 76 units and the second building comprises 77 units.

Note from the scheme operator: Please refer to item 5.2 for details about the proposed construction of new units at the village.

Accommodation Unit	Freehold	Leasehold	Licence	Other
Independent living units				
- Studio	-	-	-	-
- One bedroom	-	-	-	-
- Two bedrooms	-	-	-	-
- Three bedrooms	-	-	-	-
Serviced units	-	-	-	-
- Studio	-	-	-	-
- One bedroom	-	-	-	-
- Two bedrooms	-	-	-	-

- Three bedrooms	-	-	-	-
Other				
- 1 bedroom independent living apartment	-	1	-	-
- 2 bedroom independent living apartment	-	71	-	-
- 3 bedroom independent living apartment	-	78	-	-
- 2 bedroom independent living villa	-	3	-	-
Total number of units	-	153	-	-

Access and design

3.3 What disability access and design features do the units and the village contain?

- ☐ Level access from the street into and between all areas of the unit (i.e. no external or internal steps or stairs) in ☐ all ☐ some units
- ☒ Alternatively, a ramp, elevator or lift allows entry into ☐ all ☒ some units
- ☒ Step-free (hobless) shower in ☐ all ☒ some units
- ☒ Width of doorways allow for wheelchair access in ☐ all ☒ some units
- ☒ Toilet is accessible in a wheelchair in ☐ all ☒ some units
- ☐ Other key features in the units or village that cater for people with disability or assist residents to age in place.
- ☐ None

Part 4 – Parking for residents and visitors

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

- ☐ Some units with own garage or carport attached or adjacent to the unit
- ☐ Some units with own garage or carport separate from the unit
- ☐ Some units with own car park space adjacent to the unit
- ☒ Some units with own car park space separate from the unit
- ☒ General car parking for residents in the village
- ☐ Other parking e.g. caravan or boat:

	☐ Some units with no car parking for residents ☐ No car parking for residents in the village Restrictions on resident's car parking include: Residents must only park in designated or approved parking areas.
4.2 Is parking in the village available for visitors? If yes, parking restrictions include:	☒ Yes ☐ No Visitors must only park in designated or approved parking areas.
Part 5 – Planning and development	
5.1 Is construction or development of the village complete?	Year village construction started: ☐ Fully developed / completed ☒ Partially developed / completed ☐ Construction yet to commence
5.2 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 The scheme operator lodged a development application with Council of the City of Gold Coast (Council) on 9 July 2019. The application (<i>Material Change of Use MCU/2019/249 approved 7 May 2020 (Retirement facility, food and drink outlet, health care services, office and shop)</i>) was approved by Council on 7 May 2020 (Development Approval). An application for a minor change to the Development Approval was lodged on 30 September 2020 and approved on 27 May 2021. A further application for a minor change to the Development Approval was lodged on 4 November 2021 and approved on 29 June 2022. In addition to the above, the following applications were lodged with Council: • development application lodged on 16 February 2024; and • combined application lodged on 4 June 2024 . The operator intends to progressively develop the Village in 4 stages as follows: • Stage 1: construction of 76 accommodation units; • Stage 2: construction of 77 accommodation units; • Stage 3: construction of 86 accommodation units; and • Stage 4: construction of 78 accommodation units. Contruction of stage 1, including contruction of the community centre, was completed in April 2023. Construction of stage 2 was completed in July 2024.

In relation to Stage 5 (80 accommodation units), please refer to 'Dealings with Village Land' below for details about the scheme operator's intention with this area.

When construction is complete the Village may comprise of:

- A mix of 1, 2 and 3 bedroom independent living apartments and independent living villas;
- Facilities including the following:
 - Function and meeting rooms;
 - Cinema;
 - Indoor dining and alfresco;
 - Multi-purpose rooms;
 - Café (user-pays basis);
 - Hair salon and beauty salon (user-pays basis);
 - Library;
 - Gym;
 - Bar;
 - Billiards area;
 - Indoor pool;
 - Outdoor pool;
 - Pool bathrooms and changing rooms;
 - BBQ amenities;
 - Wellness area;
 - Allied Health Rooms;
 - Admin/reception/concierge area;
 - Outdoor landscaped recreation areas;
 - Other outdoor gardens and landscaped areas;
 - Off street bicycle parking; and
 - Pontoon in the Hope Island Canal.

The scheme operator does not guarantee that all of the above facilities will be constructed and/or provided. Whether the facilities are constructed and/or provided will depend on a number of factors including demand for units in the Village, market conditions, availability of finance, timing for approvals, weather events, strikes and restrictions arising under public health directions in response to a public health emergency.

Dealings with Village Land

- The Development Approval requires the operator to dedicate the boardwalk (front, water facing) portion of the Village Land on Lot 1 on SP306111 (at the date of this village comparison document) to Council by registration of a plan of survey. When that occurs, the boardwalk area will be owned and maintained by Council.
- The Development Approval requires the operator to grant certain access and maintenance easements over Village Land (as then

	comprised) in favour of Council and/or utility providers. The details of these easements are available on request or in a prospective costs document. • The area the subject of stage 5 of the Development Approval in the west corner of the Village Land (Lot 1 on SP306111) will be subdivided from the Village Land (in one or more lots) and then one or more of the lots may be dealt with in one or more of the following ways: ○ developed as part of the Village in accordance with a new development approval (subject to Council approval) approving the development of accommodation units; ○ sold as vacant land to an aged care facility developer (subject to Council approval); ○ developed (in whole or part) as an aged care facility (subject to Council approval); ○ developed (in whole or part) as an aged care facility (subject to Council approval) and leased or sold to an aged care facility operator or other purchaser; or ○ sold or leased as vacant land to another purchaser. • An area of approximately 6,000m² (the southern portion of the Village Land, separated from the retirement village development site by road) does not form part of the proposed retirement village development and the operator intends to subdivide that area from the Village Land and/or separately develop, lease or sell that area in the future. Residents of the Village will be required to acknowledge the following in the residence contract: • construction activity may be ongoing when the resident moves into the Village; and • the operator reserves the right at its discretion to: ○ construct the Village in stages; ○ construct further accommodation units, including as part of future stages at the Village; ○ alter the type, size, configuration or design of the units; ○ relocate, reconfigure, renovate, redevelop, extend and/or improve any facilities; ○ subdivide or further subdivide a lot comprising the Village Land; ○ construct additional rooms or areas in the Village to be used for the purpose of office, temporary accommodation or administration; and ○ alter the size of the Village, by incorporating additional or adjoining land into the Village or disposing of, or removing, land forming part of the Village. Timing Construction of stage 3 commenced in October 2024. It is anticipated that stage 3 construction will be completed in October 2026. This date is an estimate only as at the date of this document and the scheme operator does not guarantee that construction will be completed by this date.
--	--

	It is anticipated that stage 4 construction will commence between December 2026 and December 2027. These dates are an estimate only as at the date of this document and the scheme operator does not guarantee that construction will commence between these dates. The development of stage 4 will be progressive and timing for commencement of construction will depend on a number of factors, including demand for units in the Village, market conditions, availability of finance, timing for approvals, weather events, strikes and restrictions arising under public health directions in response to a public health emergency.	
5.3 Redevelopment plan under the Retirement Villages Act 1999	Is there an approved redevelopment plan for the village under the <i>Retirement Villages Act</i>? ☒ Yes ☐ No Short description of the redevelopment plan On 31 July 2024, a Form 9 Redevelopment Plan was approved by special resolution of residents at a residents meeting. Prospective residents can obtain a copy of this document on request. Declaration date for the redevelopment plan: 31 July 2024 <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> Note: see notice at end of document regarding inspection of the development approval documents.	
Part 6 – Facilities onsite at the village		
6.1 The following facilities are currently available to residents:	☒ Activities or games room ☒ Arts and crafts room ☐ Auditorium ☐ BBQ area outdoors ☐ Billiards room ☐ Bowling green [indoor/outdoor] ☒ Business centre ☐ Chapel/prayer room ☐ Communal laundries	☒ Medical consultation room (user pays) ☐ Restaurant ☐ Shop ☒ Swimming pool [indoor and heated] ☒ Separate lounge in community centre ☐ Spa [indoor/outdoor] [heated/not heated] ☐ Storage area for boats/caravans

	☒ Community room or centre ☒ Dining room ☒ Gardens ☒ Gym ☒ Hairdressing or beauty room ☒ Library	☐ Tennis court [full/half] ☒ Village bus or transport ☐ Workshop ☒ Other: • Cinema; • Bar (user pays for food and beverages); • Billiards area; • Café (user pays for food and beverages); • Function room/private dining room; and • Wellness area. <i>Note from the scheme operator:</i> <i>Other facilities will be available in subsequent stages.</i>
--	---	---

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).

Facilities on the village land

- **Hair and beauty salon, café, bar and allied health rooms:** The hair and beauty salon, café, bar and allied health rooms may involve a commercial arrangement between the scheme operator and a third party provider. These arrangements may involve the use of certain village facilities by the relevant providers and their employees, agents and contractors and residents will not be able to access these facilities (e.g. café back of house or behind counter), except to use the services provided on a user pays basis.
 - **Café and bar:** Certain operating costs for the café and bar area (including a portion of land rates) will be funded by the scheme operator making a contribution to the general services charges fund based on:
 - a calculation of the proportionate area; or
 - if the charge is on a consumption basis (e.g. electricity and water consumption), an estimate by the scheme operator on approximate consumption used within the café and bar area.

Income from any commercial arrangement (e.g. rental income) for this service will not be received into the general services charges fund. Services provided to residents from the café and bar are on a user pays basis (e.g. food and beverages).
 - **Hair and beauty salon and allied health rooms:** Operating costs (excluding equipment and consumables provided by third party) for the hair and beauty salon area and allied health services areas will be funded from the General Services Charges paid by residents and income from a commercial arrangement for these facilities will be received into the General Services Charges fund. Services provided to residents from these areas are on a user pays basis (e.g. consultation with an allied health professional).

Any arrangements relating to the access and use of the village facilities in relation to the above are subject to change.

6.2 Does the village have an onsite, attached, adjacent or co-located residential aged care facility?	☐ Yes ☒ No Name of residential aged care facility and name of the approved provider: N/A Note from scheme operator: <i>An aged care facility may be constructed adjacent to or co-located with the village on the area described as the stage 5 land in the Development Approval. The aged care facility (if built) may involve a commercial arrangement between the scheme operator and a third party provider. Any arrangements relating to the aged care facility are yet to be finalised and remain subject to change.</i> <i>Further details regarding the above arrangements will be made available to residents at the relevant time.</i>
--	---

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 managing the community facilities. • Gardening and landscaping. • Managing security at the retirement village. • Maintaining the security system, emergency help system and/or safety equipment (if any). • Maintaining fire-fighting and protection equipment. • Maintaining and updating safety and emergency procedures for the retirement village. • Cleaning, maintenance, repairs and replacements of and to the community facilities. • Maintenance, repairs and replacements to units and items in, on or attached to the units (except where this is a resident's responsibility). • Monitoring and eradicating pests (except where this is a resident's responsibility). • Engaging staff and contractors necessary for the operation of the retirement village, which may include a village manager, cleaning and maintenance personnel, security personnel, personal care and nursing personnel and/or relief personnel. • Arranging for administrative, secretarial, book-keeping, accounting and legal services necessary for the operation of the retirement village. • Maintaining any licences required in relation to the retirement village.
--	--

	• Paying operating costs in connection with the ownership and operation of the retirement village. • Maintaining insurances relating to the retirement village that are required by the <i>Retirement Villages Act 1999</i> or contemplated by a residence contract or that the scheme operator otherwise deems appropriate. • Complying with the <i>Retirement Villages Act 1999</i>. • Providing, operating and maintaining an embedded electricity network. • Any other general service funded via a general services charges budget for a financial year.
7.2 Are optional personal services provided or made available to residents on a user-pays basis?	☒ Yes ☐ No Optional personal services include: • Cleaning; • Concierge; • EV charging stations • Maintenance Services; and • Electricity Consumption. These services are available on a user-pays basis and may be provided by the scheme operator or by a third party provider. For details about pricing, please contact the scheme operator.
7.3 Does the retirement village operator provide government funded home care services under the <i>Aged Care Act 1997 (Cwth)</i>?	☐ Yes, the operator is an Approved Provider of home care under the <i>Aged Care Act 1997</i> ☐ 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 Notes from scheme operator: The scheme operator does not provide home care services. However, residents may contact the scheme operator for details of Approved Providers.
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 <i>Aged Care Act 1997 (Cwth)</i>. These home care services are not covered by the <i>Retirement Villages Act 1999 (Qld)</i>. 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 The village has CCTV at the entrance of the car park. The community centre has CCTV on the inside of the building.

the security system is monitored between:	The CCTV is monitored 24 hours per day, 7 days per week.
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:	☒ Yes - all residents ☐ Optional ☐ No The emergency help system is provided by INS, an external provider. The emergency help system is a "General Service" provided to all residents and is funded from General Services Charges paid by residents. The service is available 24 hours per day, 7 days per 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, defibrillator and fire alarm monitored by Queensland Fire Service.

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		-
	- One bedroom apartment		-
	- Two bedroom apartment		-
	- Three bedroom villa		-
	Serviced units		
	- Studio		-
	- One bedroom		-

	- Two bedrooms	-
	- Three bedrooms	-
	Other	
	- One bedroom independent living apartment	\$625,000 to \$650,000
	- Two bedroom independent living apartment	\$800,000 to \$1,100,000
	- Three bedroom independent living apartment	\$1,150,000 to \$2,420,000
	- Two bedroom independent living villa	\$1,230,000 to \$1,250,000
	- under construction: Two bedroom independent living apartment	\$860,000 to \$1,110,000
	- under construction: Three bedroom independent living apartment	\$1,130,000 to \$2,450,000
	- under construction: Two bedroom independent living villa	\$795,000 to \$1,140,000
	Full range of ingoing contributions for all unit types	\$625,000 to \$2,450,000

9.2 Are there different financial options available for paying the ingoing contribution and exit fee or other fees and charges under a residence contract? If yes: specify or set out in a table how the contract options work e.g. pay a higher ingoing contribution and less or no exit fee.	☒ Yes ☐ No							
	There are 2 contract types available to all residents. The key differences between the contracts options are:							
	<table border="1"> <thead> <tr> <th>Contract option</th> <th>Payments on entry*</th> <th>Payments on exit**</th> </tr> </thead> <tbody> <tr> <td>Option A</td> <td>Residents pay an ingoing contribution</td> <td> Residents: • receive a refund of the ingoing contribution; • pay a maximum exit fee of 25% of the ingoing contribution if the resident occupies the unit for more than 5 years; • receive 50% of capital gain (if any); and • must pay 100% of capital loss (if any). </td> </tr> </tbody> </table>	Contract option	Payments on entry*	Payments on exit**	Option A	Residents pay an ingoing contribution	Residents: • receive a refund of the ingoing contribution; • pay a maximum exit fee of 25% of the ingoing contribution if the resident occupies the unit for more than 5 years; • receive 50% of capital gain (if any); and • must pay 100% of capital loss (if any).	
Contract option	Payments on entry*	Payments on exit**						
Option A	Residents pay an ingoing contribution	Residents: • receive a refund of the ingoing contribution; • pay a maximum exit fee of 25% of the ingoing contribution if the resident occupies the unit for more than 5 years; • receive 50% of capital gain (if any); and • must pay 100% of capital loss (if any).						

	<table><tr><td>Option B</td><td>Residents pay an ingoing contribution plus a Community Contribution Fee calculated as 5% of the ingoing contribution</td><td>Residents: • receive a refund of the ingoing contribution; • pay a maximum exit fee of 15% of the ingoing contribution if the resident occupies the unit for more than 3 years; • receive 50% of capital gain (if any); and • must pay 100% of capital loss (if any). </td></tr></table> *See Part 9.3 of this VCD for other costs that may be payable when a resident moves into the village. **See Part 11 and Part 12 of this VCD for other costs that may be set off against repayment of the ingoing contribution when a resident leaves the village.	Option B	Residents pay an ingoing contribution plus a Community Contribution Fee calculated as 5% of the ingoing contribution	Residents: • receive a refund of the ingoing contribution; • pay a maximum exit fee of 15% of the ingoing contribution if the resident occupies the unit for more than 3 years; • receive 50% of capital gain (if any); and • must pay 100% of capital loss (if any).
Option B	Residents pay an ingoing contribution plus a Community Contribution Fee calculated as 5% of the ingoing contribution	Residents: • receive a refund of the ingoing contribution; • pay a maximum exit fee of 15% of the ingoing contribution if the resident occupies the unit for more than 3 years; • receive 50% of capital gain (if any); and • must pay 100% of capital loss (if any).		
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 ☐ Advance payment of General Services Charge and Maintenance Reserve Fund Contribution ☒ Other costs: For Option A and Option B Leases: • In addition to the Community Contribution Fee, all lease registration costs and surveying costs for lease plan (if any) <i>Note from the scheme operator: The Community Contribution Fee is a non-refundable upfront management fee for the period from the Commencement Date to the Termination Date. The Community Contribution Fee is payable in addition to the exit fee.</i>			

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 bedroom	-	-
- Three bedroom	-	-
Serviced Units		
- Studio	-	-
- One bedroom	-	-
- Two bedrooms	-	-
- Three bedrooms	-	-
Other		
- One bedroom independent living apartment	\$166.09	\$22.75
- Two bedroom independent living apartment	\$166.09 to \$192.90	\$22.75 to \$39.71
- Three bedroom independent living apartment	\$183.93 to \$219.73	\$34.06 to \$56.75
- Two bedroom independent living villa	\$201.85	\$45.38
- under construction: Two bedroom independent living apartment	\$175.02 to \$192.90	\$28.41 to \$39.71
- under construction: Three bedroom independent living apartment	\$192.90 to \$228.69	\$39.71 to \$62.39
- under construction: Two bedroom independent living villa	\$175.02 to \$201.85	\$28.41 to \$45.38
All units pay a flat rate	-	-

Notes from scheme operator: The general services charge and maintenance reserve fund contributions will increase from time to time in the manner allowed under the Act. The general services charge and maintenance reserve fund contributions are based on the number of units anticipated to be constructed at the retirement village (i.e. 317 units). The general services charge and maintenance reserve fund contributions are payable in advance on the first day of each month, or any other day as notified by the scheme operator from time to time.

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	\$158.21 to \$218.98	2.74%	\$22.08 to \$60.57	2.70%
2024/25	\$153.97 to \$204.68	3.60%	\$21.51 to \$53.64	2.40%
2023/24	\$156.86 to \$197.47	3.62%	\$26.22 to \$52.39	0.00%

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:

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:

Note from the scheme operator: Residents are responsible for:

- items they own or bring into the Unit;
- alterations they make to the Unit;
- damage and accelerated wear to the Unit;
- servicing, repair, maintenance and replacement of appliances, equipment, fixtures and fittings in the Unit that the resident owns or has brought into the Unit; and
- replace batteries (excluding batteries for smoke alarms) in any equipment, appliances, fixtures and fittings provided in or on your unit that require it.

The scheme operator will be responsible for all other repair, maintenance and replacement of items in the Unit.

10.4 Does the operator offer a maintenance service or help residents arrange repairs and

☒ Yes ☐ No

Note from the scheme operator: Maintenance services can be provided at an additional cost, with a current list of services and costs available from the scheme operator upon request.

maintenance for their unit? If yes: provide details, including any charges for this service.	
--	--

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 the residence contract ☐ No exit fee ☐ Other For an Option A Lease 5% of the ingoing contribution for the first year of residence, plus 5% for the second year, plus 5% for the third year, plus 5% for the fourth year, plus 5% for the fifth year, up to a maximum of five years (25%). The exit fee is calculated on a daily basis for partial years of occupation. For an Option B Lease 5% of the ingoing contribution for the first year of residence, plus 5% for the second year, plus 5% for the third year, up to a maximum of three years (15%). The exit fee is calculated on a daily basis for partial years of occupation. Residents who select this option pay a non-refundable Community Contribution Fee upfront and a reduced exit fee (compared to option A) when the resident leaves the Village.
---	--

For an Option A Lease	
Time period from date of occupation of unit to the date the resident ceases to reside in the unit	Exit fee calculation based on: your ingoing contribution
1 year	5% of your ingoing contribution
2 years	10% of your ingoing contribution
3 years	15% of your ingoing contribution
4 years	20% of your ingoing contribution
5 years	25% of your ingoing contribution
10 years	25% of your 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 25% of the ingoing contribution after 5 years of residence. The minimum exit fee is: 5% of your ingoing contribution x 1/365 (for 1 day of residence).	
For an Option B Lease	
Time period from date of occupation of unit to the date the resident ceases to reside in the unit	Exit fee calculation based on: your ingoing contribution
1 year	5% of your ingoing contribution
2 years	10% of your ingoing contribution
3 years	15% of your ingoing contribution
4 years	15% of your ingoing contribution
5 years	15% of your ingoing contribution
10 years	15% of your 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 15% of the ingoing contribution after 3 years of residence. The minimum exit fee is: 5% of your ingoing contribution x 1/365 (for 1 day of residence). Note from scheme operator: <i>The Community Contribution Fee is a non-refundable upfront management fee and is paid in addition to the exit fee.</i>	
11.2 What other exit costs do residents need to pay or contribute to?	☒ Sale costs for the unit ☒ Legal costs ☒ Other costs: Registration fees to surrender the lease; stamp duty on the surrender of lease (if any)
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 <i>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:</i> <i>• fair wear and tear; and</i> <i>• renovations and other changes to the condition of the unit carried out with agreement of the resident and operator.</i>

	<i>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.</i> 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 50% 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 <i>Renovation means replacements or repairs other than reinstatement work.</i> 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 50% the resident's share of the capital loss is 100% OR is based on a formula ☐ 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

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?	The incoming contribution (paid to the scheme operator on entry) is repaid to the resident. When the incoming contribution is repaid to the resident: • the scheme operator must pay the resident 50% of the capital gain (if any) • the resident must pay: ○ the exit fee ○ 100% of the capital loss (if any) ○ 100% of the costs of the reinstatement work (if any) ○ 50% of the costs of the renovation work (if any)
---	---

	○ the resident's share of costs of sale ○ legal costs, registration costs and stamp duty (if any) ○ any other costs the resident is liable to pay 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 18 months after the termination of 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 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?	☒ 2 accommodation units were vacant as at the end of the last financial year ☒ 2 accommodation units were resold during the last financial year ☒ 1 month 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			
	<i>Note from scheme operator: The updated financial information for financial year 2025/26 will be available in or before October 2026 once the funds have been audited in accordance with the Retirement Villages Act. The updated financial information will be available to residents on request once the audit has been completed in October 2026.</i>			
	Financial Year	Deficit/Surplus	Balance	Change from previous year
	2024/25	\$51,075	\$51,075	NA
	2023/24	\$0	\$0	0%
	2022/23	\$0	\$0	N/A
	Balance of General Services Charges Fund for last financial year OR last quarter if no full financial year available			\$51,075

	Balance of Maintenance Reserve Fund for last financial year <i>OR</i> last quarter if no full financial year available	\$221,003
	Balance of Capital Replacement Fund for the last financial year <i>OR</i> last quarter if no full financial year available	\$47,833
	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
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); and
- 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 or a settling in period in the village?

☐ Yes ☒ No

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 Visitors may stay with a resident for up to 1 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 and must inform the scheme operator if a visitor stays overnight.
Village by-laws and village rules	
17.4 Does the village have village by-laws?	☐ Yes ☒ No <i>By law, residents may, by special resolution at a residents meeting and with the agreement of the operator, make, change or revoke by-laws for the village.</i> <i>Note: See notice at end of document regarding inspection of village by-laws</i>
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 <i>By law, residents are entitled to elect and form a residents committee to deal with the operator on behalf of residents about the day-to-day running of the village and any complaints or proposals raised by residents.</i> <i>You may like to ask the village manager about an opportunity to talk with members of the resident committee about living in this village.</i>

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?

If yes,

- what is the fee to join the waiting list?

- ☒ Yes ☐ No
- ☒ 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 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 Communities, Housing and Digital Economy 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

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

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/