

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: *Pebble Beach 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 <https://pebblebeach.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 ongoing 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 **18 May 2021** 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: <i>Pebble Beach Retirement Village</i> Street Address: <i>210 Bestmann Road East</i> Suburb <i>Sandstone Point</i> State <i>Qld</i> Post Code <i>4511</i>
1.2 Owner of the land on which the retirement village scheme is located	Name of land owner: <i>Body Corporate for Pebble Beach Retirement Village CTS 33548</i> Australian Company Number (ACN) <i>Not Applicable</i> Address <i>C/- Alpha Strata, Shops 3 & 4, 45-47 Minchinton Street</i> Suburb <i>Caloundra</i> State <i>Qld</i> Post Code <i>4551</i>
1.3 Village operator	Name of entity that operates the retirement village (scheme operator): <i>Pebble Beach Management Pty Ltd</i> Australian Company Number (ACN) <i>109 160 125</i> Address <i>C/- Alpha Strata, Shops 3 & 4, 45-47 Minchinton Street</i> Suburb <i>Caloundra</i> State <i>Qld</i> Post Code <i>4551</i> Date entity became operator: <i>17 November 2004</i>
1.4 Village management and onsite availability	Name of village management entity and contact details: <i>Pebble Beach Management Pty Ltd</i> Australian Company Number (ACN) <i>109 160 125</i> Phone <i>07 5444 2755</i> Email <i>gerard@alpha-strata.com.au</i> An onsite manager (or representative) is available to residents:

	<input type="checkbox"/> Full time <input type="checkbox"/> Part time <input type="checkbox"/> By appointment only <input checked="" type="checkbox"/> None available <input type="checkbox"/> Other <i>[specify]</i>
1.5 Approved closure plan or transition plan for the retirement village	<p>Is there an approved transition plan for the village?</p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
1.6 Statutory Charge over retirement village land.	<p>Tenure in a leasehold or freehold scheme is secured by the registration of your interest on the certificate of title for the property. There is no statutory charge registered over leasehold schemes and freehold schemes.</p> <p>In relation to licence schemes, a statutory charge over the land is normally registered on the certificate of title by the chief executive of the department administering the Act. It there is no statutory charge registered on a licence scheme, which may be the case for some religious, charitable or community purpose organisations, you should check if the security of tenure offered meets your requirements.</p> <p>Is a statutory charge registered on the certificate of title for the retirement village land?</p> <input type="checkbox"/> Yes <input type="checkbox"/> No

Part 2 – Age limits

2.1 What age limits apply to residents in this village?

50 years and over

ACCOMMODATION, FACILITIES AND SERVICES

Part 3 – Accommodation units: Nature of ownership or tenure

3.1 Resident ownership or tenure of the units in the village is:

- 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 *[specify]*

Accommodation types

3.2 Number of units by accommodation type and tenure

There are 151 units in the village, comprising 151 single story units; 0 units in multi-story building with 0 levels

Accommodation unit	Freehold	Leasehold	Licence	Other <i>[name]</i>
Independent living units				
— Studio				
— One bedroom				
- Two bedroom	66			
- Three bedroom	85			
Serviced units				
— Studio				
— One bedroom				
— Two bedroom				
— Three bedroom				
Other <i>[specify]</i>				
Total number of units	151			

Access and design

<p>3.3 What disability access and design features do the units and the village contain?</p>	<p><input type="checkbox"/> Level access from the street into and between all areas of the unit (i.e. no external or internal steps or stairs) in <input type="checkbox"/> all <input type="checkbox"/> some units</p> <p><input type="checkbox"/> Alternatively, a ramp, elevator or lift allows entry into <input type="checkbox"/> all <input type="checkbox"/> some units</p> <p><input checked="" type="checkbox"/> Step-free (hobless) shower in <input type="checkbox"/> all <input type="checkbox"/> some units</p> <p><input type="checkbox"/> Width of doorways allow for wheelchair access in <input type="checkbox"/> all <input type="checkbox"/> some units</p> <p><input type="checkbox"/> Toilet is accessible in a wheelchair in <input type="checkbox"/> all <input type="checkbox"/> some units</p> <p><input type="checkbox"/> Other key features in the units or village that cater for people with disability or assist residents to age in place</p> <p><input type="checkbox"/> None</p>
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Part 4 – Parking for residents and visitors

<p>4.1 What car parking in the village is available for residents?</p>	<p><input checked="" type="checkbox"/> All units with own garage or carport attached or adjacent to the unit</p> <p><input type="checkbox"/> All / Some [unit type] units with own garage or carport separate from the unit</p> <p><input type="checkbox"/> All / Some [unit type] units with own car park space adjacent to the unit</p> <p><input type="checkbox"/> All / Some [unit type] units with own car park space separate from the unit</p> <p><input type="checkbox"/> General car parking for residents in the village</p> <p><input checked="" type="checkbox"/> Other parking e.g. caravan or boat</p> <p><i>Some units have an exclusive use area for parking of a caravan or boat.</i></p> <p><input type="checkbox"/> Specify number / unit type units with no car parking for residents</p> <p><input type="checkbox"/> No car parking for residents in the village</p> <p>Restrictions on resident's car parking include:</p> <p><i>Refer to Part 4.2 and By-Law 3 of the registered Community Management Statement for the Village.</i></p>
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<p>4.2 Is parking in the village available for visitors?</p> <p>If yes, parking restrictions include</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>By-Law 3 of the registered Community Management Statement provides:</i></p> <p style="text-align: center;">3. VEHICLES</p> <p style="text-align: center;">(1)</p> <p style="text-align: center;">(a) <i>An owner or occupier of a lot or his invitee shall not park or stand any motor vehicle, trailer, caravan, boat, pushbike, motor cycle or other vehicles upon common</i></p>
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	<p><i>property other than in areas specifically designated for that purpose.</i></p> <p>(b) <i>Despite By-law 3(1)(a), an owner or occupier of a lot or his invitee may park or stand any motor vehicle upon the common property immediately in front of the garage to the lot during daylight hours provided that the through traffic is not affected or interfered with by the parking or standing of the motor vehicle.</i></p> <p>(c) <i>A owner or occupier of a lot may not park or stand a second motor vehicle upon the common property.</i></p> <p>(2)</p> <p>(a) <i>No vehicle is to be parked or allowed to stand in a visitors car park area for a longer period than five continuous days without the written consent of the body corporate which consent must not be unreasonably withheld and must be given in cases of sickness or bereavement of the owner or occupier of a lot and during school holiday periods.</i></p> <p>(b) <i>By-law 3(2)(a) is for the benefit of visitors of a owner or occupier of a lot and is not to be interpreted to mean that a owner or occupier of a lot may park a motor vehicle in the visitors' car park area.</i></p> <p>(3) <i>The body corporate may take any such steps as may be necessary to remove any vehicle which has been parked in breach of this by-law and any cost associated with such removal shall be paid by the offending party. If the offending party is an invitee then the cost of removal shall be paid by the owner or occupier of whom he is an invitee. The owner indemnifies the body corporate against any claim or demand which may rise out of the body corporate's actions to remove the vehicle.</i></p> <p>(4) <i>An owner or occupier of a lot shall not pass over or upon common property by motor vehicle, pushbike, motorbike, trailbike or by any other vehicle of any kind or nature whether mechanically propelled or not, other than in areas designated for the purpose.</i></p>
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Part 5 – Planning and development

<p>5.1 Is construction or development of the village complete?</p>	<p>Year village construction started 2004</p> <p><input checked="" type="checkbox"/> Fully developed / completed</p> <p><input type="checkbox"/> Partially developed / completed</p> <p><input type="checkbox"/> Construction yet to commence</p>
<p>5.2 Construction, development applications and development approvals Provide details and timeframe of</p>	<p>Provide detail of any construction, development or redevelopment relating to the retirement village land, including details of any related development approval or development applications in accordance with the <i>Planning Act 2016</i></p> <p><i>Not Applicable</i></p>

development or proposed development, including the final number and types of units and any new facilities.	
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5.3 Redevelopment plan under the Retirement Villages Act 1999	<p>Is there an approved redevelopment plan for the village under the <i>Retirement Villages Act</i>?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Short description of the redevelopment plan [Note: Delete if this does not apply]</p> <p>Declaration date for the redevelopment plan [Note: Delete if this does not apply]</p> <p><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 Housing and Public Works.</i></p> <p>Note: see notice at end of document regarding inspection of the development approval documents.</p>
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Part 6 – Facilities onsite at the village

6.1 The following facilities are currently available to residents:	<input type="checkbox"/> Activities or games room <input type="checkbox"/> Arts and crafts room <input type="checkbox"/> Auditorium <input checked="" type="checkbox"/> BBQ area outdoors <input type="checkbox"/> Billiards room <input 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 type="checkbox"/> Community room or centre <input type="checkbox"/> Dining room <input checked="" type="checkbox"/> Gardens <input type="checkbox"/> Gym	<input type="checkbox"/> Medical consultation room <input type="checkbox"/> Restaurant <input type="checkbox"/> Shop <input type="checkbox"/> Swimming pool [indoor / outdoor] [heated / not heated] <input type="checkbox"/> Separate lounge in community centre <input type="checkbox"/> Spa [indoor / outdoor] [heated / not heated] <input type="checkbox"/> Storage area for boats / caravans <input type="checkbox"/> Tennis court [full/half] <input type="checkbox"/> Village bus or transport <input type="checkbox"/> Workshop <input type="checkbox"/> Other
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	<input type="checkbox"/> Hairdressing or beauty room <input checked="" type="checkbox"/> Library	
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Details about any facility that is not funded from the General Services Charge paid by residents or if there are any restrictions on access or sharing of facilities (e.g. with an aged care facility).

Not Applicable

6.2 Does the village have an onsite, attached, adjacent or co-located residential aged care facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Name of residential aged care facility and name of the approved provider
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Note: Aged care facilities are not covered by the *Retirement Villages Act 1999 (Qld)*. The retirement village operator cannot keep places free or guarantee places in aged care for residents of the retirement village. To enter a residential aged care facility, you must be assessed as eligible by an Aged Care Assessment Team (ACAT) in accordance with the *Aged Care Act 1997 (Cwth)*. Exit fees may apply when you move from your retirement village unit to other accommodation and may involve entering a new contract.

Part 7 – Services

7.1 What services are provided to all village residents (funded from the General Services Charge fund paid by residents)?	<i>Collection of the refuse from the refuse bin of each Lot and emptying the refuse at the allocated refuse collection point in the Scheme, on each Local Government (Moreton Bay Regional Council) refuse collection days which is twice per week.</i>
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7.2 Are optional personal services provided or made available to residents on a user-pays basis?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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7.3 Does the retirement village operator provide government funded home care services under the <i>Aged Care Act 1997 (Cwth)</i>?	<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 <i>[name of provider]</i> <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

8.1 Does the village have a security system?

Yes No

If yes:

- the security system details are:

the security system is monitored between:

CCTV surveillance system (unmonitored) located at the entry of the Village.

..... am and pm days per week.

8.2 Does the village have an emergency help system?

Yes - all residents Optional No

If yes or optional:

- the emergency help system details are:

the emergency help system is monitored between:

..... am and pm days per week.

8.3 Does the village have equipment that provides for the safety or medical emergency of residents?

Yes No

If yes, list or provide details e.g. first aid kit, defibrillator

Defibrillator.

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	\$340,000.00 to \$390,000.00
- Three bedrooms	\$400,000.00 to \$500,000.00
Serviced units	
— Studio	\$ to \$
— One bedroom	\$ to \$
— Two bedrooms	\$ to \$
— Three bedrooms	\$ to \$

	Other <i>[specify]</i>	\$ to \$
	Full range of ingoing contributions for all unit types	\$340,000.00 to \$500,000.00

The resident is not required to pay an ingoing contribution to the Village operator. The prospective resident will pay to the former resident the agreed sale price for the unit.

<p>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.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>The resident is not required to pay an ingoing contribution or exit fees to the Village operator.</i></p> <p><i>Other fees may apply when the resident sells the Unit as specified in this Form 3.</i></p>
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<p>9.3 What other entry costs do residents need to pay?</p>	<p><input checked="" type="checkbox"/> Transfer or stamp duty</p> <p><input checked="" type="checkbox"/> Costs related to your residence contract</p> <p><input type="checkbox"/> Costs related to any other contract e.g. <i>[specify]</i></p> <p><input checked="" type="checkbox"/> Advance payment of General Services Charge</p> <p><input checked="" type="checkbox"/> Other costs: <i>Advance payment of Body Corporate levies.</i></p>
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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	\$3.08	\$NIL

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 -)
2021	\$3.08	0%	\$NIL	NIL%
2020	\$3.08	+3.5%	\$NIL	NIL%
2019	\$2.98	+3%	\$NIL	NIL%

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	\$24.38	\$18.27
- Three bedrooms	\$24.38	\$18.27
Serviced Units		
— Studio	\$	\$
— One bedroom	\$	\$
— Two bedrooms	\$	\$
— Three bedrooms	\$	\$
Other [specify]	\$	\$

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 -)
2021	\$24.38	-19%	\$18.27	+24%
2020	\$30.10	+.25%	\$14.73	-12.5%
2019	\$30.03	+1.4%	\$16.83	+48%

<p>10.2 What costs relating to the units are not covered by the General Services Charge? (residents will need to pay these costs separately)</p>	<p><input checked="" type="checkbox"/> Contents insurance</p> <p><input checked="" type="checkbox"/> Home insurance (freehold units only)</p> <p><input checked="" type="checkbox"/> Electricity</p> <p><input checked="" type="checkbox"/> Gas</p>	<p><input checked="" type="checkbox"/> Water</p> <p><input checked="" type="checkbox"/> Telephone</p> <p><input checked="" type="checkbox"/> Internet</p> <p><input checked="" type="checkbox"/> Pay TV</p> <p><input checked="" type="checkbox"/> Other <i>Body Corporate levies. Rates.</i></p>
<p>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?</p>	<p><input checked="" type="checkbox"/> Unit fixtures</p> <p><input checked="" type="checkbox"/> Unit fittings</p> <p><input checked="" type="checkbox"/> Unit appliances</p> <p><input type="checkbox"/> None</p> <p>Additional information</p> <p><i>A resident is responsible to pay for the costs of repair, maintenance and replacement of all items contained in the Unit.</i></p>	
<p>10.4 Does the operator offer a maintenance service or help residents arrange repairs and maintenance for their unit?</p> <p><i>If yes: provide details, including any charges for this service.</i></p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	

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).

<p>11.1 Do residents pay an exit fee when they permanently leave their unit?</p>	<p><input type="checkbox"/> Yes — all residents pay an exit fee calculated using the same formula</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>
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If yes: list all exit fee options that may apply to new contracts	<input checked="" type="checkbox"/> No exit fee <input type="checkbox"/> Other <i>[specify]</i>
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Time period from date of occupation of unit to the date the resident ceases to reside in the unit	Exit fee calculation based on
1 year% of your ingoing contribution
2 years% of your ingoing contribution
5 years% of your ingoing contribution
10 years% of your ingoing contribution
<p>Note: 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% of the ingoing contribution <i>[or insert different basis]</i> after <i>[insert number]</i> years of residence.</p> <p>The minimum exit fee is</p>	

11.2 What other exit costs do residents need to pay or contribute to?	<input checked="" type="checkbox"/> Sale costs for the unit <input checked="" type="checkbox"/> Legal costs <input type="checkbox"/> Other costs <i>[specify]</i>
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Part 12 – Reinstatement and renovation of the unit

12.1 Is the resident responsible for reinstatement of the unit when they leave the unit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <p><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></p> <ul style="list-style-type: none"> • <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> <p><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></p> <p>Entry and exit inspections and reports are undertaken by the operator and resident to assess the condition of the unit.</p>
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<p>12.2 Is the resident responsible for renovation of the unit when they leave the unit?</p>	<p><input type="checkbox"/> Yes, all residents pay% of any renovation costs (in same proportion as the share of the capital gain on the sale of their unit)</p> <p><input type="checkbox"/> 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</p> <p><input checked="" type="checkbox"/> No</p> <p><i>Renovation means replacements or repairs other than reinstatement work.</i></p> <p>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.</p>
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Part 13– Capital gain or losses

<p>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?</p>	<p><input checked="" type="checkbox"/> Yes, the resident's share of the capital gain is 100% the resident's share of the capital loss is 100% OR is based on a formula [specify]</p> <p><input type="checkbox"/> 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% OR is based on a formula [specify]</p> <p><input type="checkbox"/> No</p>
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Part 14 – Exit entitlement or buyback of freehold units

An exit entitlement is the amount the operator may be required to pay the former resident under a residence contract after the right to reside is terminated and the former resident has left the unit.

<p>14.1 How is the exit entitlement which the operator will pay the resident worked out?</p>	<p><i>The Village operator will not pay to the former resident an exit entitlement.</i></p>
<p>14.2 When is the exit entitlement payable?</p>	<p>By law, the operator must pay the exit entitlement to a former resident on or before the earliest of the following days:</p> <ul style="list-style-type: none"> the day stated in the residence contract [Note: Delete those that do not apply] ➤ which is [specify] months after the termination of the residence contract <p>OR</p>

	<p>➤ which may range from[specify] months to[specify] months after the termination of the residence contract, depending on your contract option</p> <p>OR</p> <p>➤ no date is stated in the residence contract</p> <ul style="list-style-type: none"> • 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). <p>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.</p>
<p>Freehold units only</p> <p>14.2 Operator buyback of freehold units</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>14.3 What is the turnover of units for sale in the village?</p>	<p><i>Not known by the operator. The operator does not affect the sale of units for residents. A resident controls and affects the sale of the resident's unit.</i></p> <p>.....[specify number] accommodation units were vacant as at the end of the last financial year</p> <p>.....[specify number] accommodation units were resold during the last financial year</p> <p>.....[specify number] months was the average length of time to sell a unit over the last three financial years <i>[Note: Delete if does not apply]</i></p> <p>.....[specify number] months was the average length of time to sell a unit over the last financial years (where retirement village has been registered for at least 1, but less than 3 years. <i>[Note: Delete if does not apply]</i></p> <p><input type="checkbox"/> Retirement village has been registered for less than one year so average length of time to sell a unit cannot be provided. <i>[Note: Delete if does not apply]</i></p>

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
2020	(\$23,405.00)	\$0	-100%
2019	\$16,910.80	\$23,405.00	671%
2018	\$2,193.00	\$22,650.00	-7%
Balance of General Services Charges Fund for last financial year OR last quarter if no full financial year available			\$0
Balance of Maintenance Reserve Fund for last financial year OR last quarter if no full financial year available			\$0
Balance of Capital Replacement Fund for the last financial year OR last quarter if no full financial year available			\$0
Percentage of a resident ingoing contribution applied to the Capital Replacement Fund			0%
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.			

OR the village is not yet operating.

Part 15– Financial management of the Body Corporate

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

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

Administrative fund for the last 3 years			
Financial Year	Deficit/Surplus	Balance	Change from previous year
2020	(\$38,001.44)	\$8,675.23	-81%
2019	(\$22,107.26)	\$46,676.67	-29%
2018	\$5,028.90	\$65,331.62	-7%
Balance of the Sinking Fund to cover spending of a capital or non-recurrent nature for the last financial year OR last quarter if no full financial year available			\$506,120.60

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:

Insurances are maintained by the Body Corporate for Pebble Beach Retirement Village CTS 33548.

The resident is recommended to maintain a contents insurance policy.

The Body Corporate will maintain insurance policies for Common Property of the Scheme.

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?

If yes: provide details including, length of period, relevant time frames and any costs or conditions

Yes No

.....

.....

.....

.....

.....

Pets

17.2 Are residents allowed to keep pets?

If yes: specify any restrictions or conditions on pet ownership

Yes No

By-Law 13 of the registered Community Management Statement provides:

13. KEEPING OF ANIMALS

(1) Subject to section 181 of the Body Corporate and Community Management Act 1997, the Occupier of a Lot must not, and must not permit an Invitee to bring an animal onto, or keep an animal on the Lot or the Common Property without the prior written approval of the Committee.

(2) *A written application to bring an animal onto, or keep an animal on a Lot or the Common Property must be supported by the following:*

(a) *relevant details of the animal which must include, but not be limited to:*

(i) *if a cat or a dog:*

A. *details of the animal including name, age, sex, physical description and a photo of the animal; and*

B. *proof that the animal is desexed, registered with the Moreton Bay Regional Council if required by law, and vaccinated.*

(ii) *if a dog, confirmation that the fenced exclusive use area attached to the Lot would be suitable for the animal to toilet and how that toileting would be managed.*

(iii) *if a cat, details of how it is proposed to contain the cat within the exclusive use area when outdoors.*

(iv) *if an Invitee's dog or a prospective Owner's dog:*

A. *confirmation that the animal responds positively to humans and would be unlikely to cause nuisance or interfere unreasonably with any person's use or enjoyment of another Lot or Common Property; and*

B. *confirmation that the animal is used to living indoors and if left unattended would be unlikely to cause nuisance or interfere unreasonably with any person's use or enjoyment of another Lot or Common Property.*

(b) *if the applicant will be the sole carer of the animal, a contingency plan for the care and/or removal of the animal should the sole carer be suddenly hospitalised, or incapacitated, or unable to care for the animal for whatever reason.*

- (c) *written affirmation by the Scheme Operator that, as the Lessor of the Lot, the Scheme Operator has no objection to the application.*
 - (d) *any additional supporting information requested by the Committee.*
- (3) *In determining a response to an application to bring an animal onto, or keep an animal on, a Lot or the Common Property:*
- (a) *the Committee must consider all specific circumstances of the application and must act reasonably in determining whether there is any genuine likelihood of the animal causing an adverse impact on the Common Property or resident native wildlife, or interfering unreasonably with any person's use or enjoyment of another Lot or the Common Property.*
 - (b) *where there are genuine concerns, the Committee must either:*
 - (i) *refuse the request; or*
 - (ii) *consider whether the imposition of special conditions would alleviate any such concerns and in turn be more reasonable than the outright refusal of the request.*
- (4) *Subject to the specific circumstances of the application, any approval that is granted by the Committee must include the following conditions:*
- (a) *the approval granted relates only to the animal specified in the application and does not allow the keeping of any additional, replacement or substitute animals.*
 - (b) *while the animal is present on the Scheme Land, the animal must be kept within the Lot and/or the attached exclusive use area of the Occupier to whom the approval is granted.*
 - (c) *the animal is not permitted to cause a nuisance by noise or smell that will interfere unreasonably with any person's use or enjoyment of another Lot or the Common Property.*

- (d) if the animal is a dog: The animal must not be kept or permitted to remain in the exclusive use area unattended.*
- (e) if the animal is a dog: The animal must not be left unattended if such circumstance causes the animal to make excessive noise.*
- (f) if the animal is a cat: The animal must not be kept or permitted to remain in the exclusive use area unattended unless appropriately restrained or contained.*
- (g) the animal is not allowed on the Common Property except for the sole purpose of being brought onto or taken off the Scheme land.*
- (h) if the animal is a dog: the animal is restricted to formal concrete footpaths (but excluding the thoroughfare through the central barbecue facility) and roadways when crossing Common Property for the purpose of being brought onto or taken off the Scheme land, at which time the animal must be appropriately restrained on a short lead and supervised at all times or transported by vehicle.*
- (i) if the animal is a cat: The animal must be kept in a suitable closed container at all times whenever it is necessary to transport the animal across the Common Property.*
- (j) the Occupier must immediately clean and remove any mess or animal excrement from the Common Property.*
- (k) the Occupier is to ensure the animal is kept hygienically, and in a manner where adjoining Occupiers are not subject to any significant increased risk of pests, vermin or disease.*
- (l) the Occupier is to ensure that the animal is free from parasites - fleas, lice, ticks, etc - and receives prompt veterinary or other appropriate treatment as necessary.*
- (m) the Body Corporate may require evidence of any ongoing vaccinations as recommended by public health guidelines.*

- (n) reasonable steps, such as regular vacuuming of the Lot/exclusive use area and/or grooming the animal, must be taken to minimise the transfer of airborne allergens from the animal.*
- (o) excess food, food scraps, and any other material (faeces, soiled bedding, litter, etc.) likely to become offensive or attract vermin must be collected at least daily and if not immediately removed from the Lot, must be kept in a suitable vermin proof container prior to disposal;*
- (p) the Occupier must dispose of the animal's waste in such a way that it does not create noxious odours or otherwise contaminate the Scheme land.*
- (q) animal waste may only be placed in the Common Property general rubbish skip bins on rubbish collection days.*
- (r) run-off from the exclusive use area must not be allowed to discharge onto any adjoining property.*
- (s) the Lot is to be treated for pests such as fleas on an as required basis or as recommended by public health guidelines.*
- (t) the animal must be registered with the Moreton Bay Regional Council if required by law and the Owner must comply with all council requirements.*
- (u) prior to the animal being brought onto the Scheme land, the Occupier is to provide the Body Corporate with a signed statement acknowledging that the Occupier understands, accepts, and agrees to abide by the conditions of approval.*
- (v) the Body Corporate may, from time to time, request confirmation or evidence to confirm adherence to the approval conditions contained herein.*
- (w) the Body Corporate may revoke any approval previously granted if any of the conditions of approval are not complied with and may request that the animal be removed from the Scheme land.*

	<p>(x) <i>the contingency plan for the alternative care of the animal must remain current at all times and must be resubmitted to the Body Corporate if updated.</i></p> <p>(5) <i>Subject to the specific circumstances of the application, the committee may, when approving the application, determine additional conditions to be applied.</i></p> <p>(6) <i>Any decision to approve an animal is made on the specific circumstances of the application and will not, under any circumstances, entitle others to assume that they would also be able to keep an animal, or be taken as a general precedent allowing owners or their Invitees to bring or keep an animal on the Scheme land without the prior written approval of the Body Corporate committee.</i></p>
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Visitors

<p>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)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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Village by-laws and village rules

<p>17.4 Does the village have village by-laws?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>By law, residents may, by special resolution at a residents meeting and with the agreement of the operator, make, change or revoke by-laws for the village.</i> <i>Note: See notice at end of document regarding inspection of village by-laws</i></p>
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<p>17.5 Does the operator have other rules for the village.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes: Rules may be made available on request</p>
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Resident input

<p>17.6 Does the village have a residents committee established under the Retirement Villages Act 1999?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>By law, residents are entitled to elect and form a residents committee to deal with the operator on behalf of residents about the day-to-day running of the village and any complaints or proposals raised by residents.</i> <i>You may like to ask the village manager about an opportunity to talk with members of the resident committee about living in this village.</i></p>
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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
 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
- 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 Housing and Public Works on 13 QGOV (13 74 68) or visit our website at www.hpw.qld.gov.au

General Information

General information and fact sheets on retirement villages: www.qld.gov.au/retirementvillages
For more information on retirement villages and other seniors living options: www.qld.gov.au/seniorsliving

Regulatory Services, Department of Housing and Public Works

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

Department of Housing and Public Works

GPO Box 690, Brisbane, QLD 4001

Phone: 07 3008 3450

Email: regulatoryservices@hpw.qld.gov.au

Website: www.hpw.qld.gov.au/housing

Queensland Retirement Village and Park Advice Service (QRVPAS)

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

Caxton Legal Centre Inc.

1 Manning Street, South Brisbane, QLD 4101

Phone: 07 3214 6333

Email: caxton@caxton.org.au

Website: www.caxton.org.au

Department of Human Services (Australian Government)

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

Phone: 132 300

Website: www.humanservices.gov.au/individuals/subjects/age-pension-and-planning-your-retirement

Seniors Legal and Support Service

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

Caxton Legal Centre Inc.

1 Manning Street, South Brisbane, QLD 4101

Phone: 07 3214 6333

Email: caxton@caxton.org.au

Website: <https://caxton.org.au>

Queensland Law Society

Find a solicitor

Law Society House

179 Ann Street, Brisbane, QLD 4000

Phone: 1300 367 757

Email: info@qls.com.au

Website: www.qls.com.au

Queensland Civil and Administrative Tribunal (QCAT)

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

GPO Box 1639, Brisbane, QLD 4001

Phone: 1300 753 228

Email: enquiries@qcat.qld.gov.au

Website: www.qcat.qld.gov.au

Department of Justice and Attorney-General

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

Phone: 07 3006 2518

Toll free: 1800 017 288

Website: www.justice.qld.gov.au

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/