



Peninsula Palms

Retirement Village

General Information and Application



Peninsula Palms Retirement Village
77 Morris Road
Rothwell Qld 4022
P O Box 487, Redcliffe Qld 4020

General Enquiries: (07) 3897 2900
Facsimile: (07) 3897 2995
Email: office@pprv.org.au

A MINISTRY OF THE REDCLIFFE ASSEMBLY

TABLE OF CONTENTS

1.	PHILOSOPHY	3
2.	DESCRIPTION	3
3.	OWNERSHIP AND OCCUPANCY OF UNITS.....	4
4.	UNIT PRICING	4
5.	INSURANCE.....	5
6.	GENERAL SERVICE CHARGES	5
7.	COOLING OFF PERIOD	6
8.	RESIDENTS' PARTICIPATION.....	6
9.	COMMUNAL FACILITIES.....	6
10.	DISPUTE RESOLUTION.....	6
11.	PUBLIC INFORMATION DOCUMENT	6
12.	FURTHER INFORMATION	6
13.	DISTINCTIVES OF PENINSULA PALMS RETIREMENT VILLAGE	7
14.	SCHEDULE OF FINISHES, FITTINGS AND FURNITURE	8
15.	SITE PLAN.....	9
16.	UNIT PRICE LIST.....	10
17.	GENERAL SERVICES CHARGES.....	10
	APPLICATION FOR LICENCE	11

1. PHILOSOPHY

Peninsula Palms Retirement Village (PPRV) is owned and managed by Redcliffe Assembly, a Religious, Educational and Charitable Institution incorporated on 9th May, 1968, by Letters Patent under the Religious, Educational and Charitable Institutions Act 1861-1967.

Redcliffe Assembly is a body of Christian people, a local, caring church family with the purpose of showing the life-transforming power of God through various ministries in our community and overseas.

PPRV is one ministry in this integrated Christian community development, structured to help meet the needs of senior citizens in our community. The first phase of the development was Mueller College, a Christian school with now approximately 1100 students ranging from Prep to Year 12. It also has a Childcare Centre and a Bible College.

PPRV has been established for retirees currently living in the general community; it has independent living units and will have access to the community building associated with the Residential Care Facilities, which is also operated by Redcliffe Assembly on the same site through Peninsula Palms Aged and Community Services Limited (PPACS).

The village is designed to nurture a homely environment of Christian love, care, mutual respect, personal well-being, security and comfort so that a fulfilling and supportive lifestyle is achieved.

2. DESCRIPTION

Peninsula Palms Retirement Village is located in Morris Road, Rothwell and has been registered as a Retirement Village Scheme by the Chief Executive of the Department of Justice & Attorney General in the State of Queensland. Situated on the Redcliffe Peninsula, the village has a pleasant outlook over bays and is favoured with the sunny, balmy climate of South-East Queensland. It is approximately 30km from Brisbane City and ideally situated between the popular Sunshine and Gold Coasts. There are ample opportunities for fishing, boating and visiting the islands in Moreton Bay and many other out-door activities.

The management of PPRV is vested in the following Elders of the Mueller Community Church:

Mr R L Heazlewood, M.Sc, B.Sc.(Hons); M.R.A.C.I. (Exec Dir)
Dr M D Heazlewood, M.B, B.S, M.A, Dip. PM, Th.L, FRACGP
Dr V J Heazlewood, M.B, B.S.(Hons), FRACP
Mr L G Miller, M.Sc., B.App.Sc, Dip.Ed
Major W R Lowe, Dip Th., JP

The Solicitors for Peninsula Palms Retirement Village are Maunsell Pennington incorporating O'Briens Lawyers of Level 10/15 Adelaide Street, Brisbane, Qld 4003. Telephone number is (07) 3223 4712.

Peninsula Palms Retirement Village has 103 independent living units comprising 6 one bedroom, 68 two bedroom, and 29 three bedroom units. On-site emergency call facilities are provided 24 hours a day. The site may be inspected from 9.00am to 5.00pm Monday to Friday (excluding public holidays). Telephone (07) 3897 2900 for an appointment.

3. OWNERSHIP AND OCCUPANCY OF UNITS

In order to preserve the character and integrity of the village, the units will remain the property of Redcliffe Assembly. The right of residents to occupy a unit will be granted by Licence under a Residence Contract which may be secured by a loan to the Redcliffe Assembly on or before taking up occupancy of your unit. You may wish to consult with your legal and accounting advisers about the Residence Contract and Public Information Document.

The Residence Contract is designed to provide residents with the benefits of:

- A. Security of investment as one normally expects in the property market.
- B. Confidence that the lifestyle at Peninsula Palms Retirement Village will remain compatible with the expectations of residents, and
- C. A known loan repayment agreement scale when your occupancy of a unit ceases depending upon the length of time you have been in the units.

4. UNIT PRICING

Introduction

This section describes the financial requirements to secure, and dispose of, a unit at Peninsula Palms Retirement Village.

Deposit

A deposit of \$2,000.00 to secure a particular unit will be required on signing the Residence Contract. The deposit or other parts of the loan received by Redcliffe Assembly prior to a unit being available for occupancy shall remain in the trust account of Maunsell Pennington to comply with the provisions of the Retirement Villages Act, until the unit is available for occupation by the Lender.

Loan Values

Redcliffe Assembly reserves the right at any time and without notice to review the loan figures on all available units. No capital gain options are offered.

Exit Fee

In order to provide funds for capital replacements on re-occupancy and provide funds for a substantial community building by the Redcliffe Assembly, an exit fee of 2.5% for each year of occupancy up to a maximum of 10 years will be levied against the loan. In the event of a resident leaving the village, the loan repayment (exit entitlement) amount will reduce by the exit fee.

5. INSURANCE

Redcliffe Assembly is responsible for insuring, for full reinstatement value, all buildings in the Retirement Village including any communal plant, equipment and furniture. The insurance cover is against such risks as Redcliffe Assembly may deem necessary or desirable and, without limiting the width or effect thereof, includes public liability, relocation, fire, lightning, storm and tempest, earthquake, malicious damage, explosion and riot or civil commotion.

Residents are advised to insure their own contents and personal effects and should do so prior to or immediately upon taking up residency. Residents are advised to review their insurance requirements generally and to affect such other insurances as are considered necessary.

Any proceeds from insurance claims on damage to Retirement Village property will be used solely for the repair of damage to the Village and the benefit of the Residents.

6. GENERAL SERVICE CHARGES

Service charges will cover site management and gardens and grounds maintenance, building insurance and all applicable rates, water, communal electricity, communal telephone charges and a Residents' Maintenance Reserve Fund contribution for major maintenance, repairs and replacement. Residents are, however, responsible for their individual electricity and telephone accounts and personal insurance costs. Redcliffe Assembly will operate a separate Working Trust Account to manage the funds collected for service charges.

The service charges are reviewed every six (6) months and will generally rise in accordance with C.P.I. increases, subject to the provisions of the Retirement Villages Act 1999.

The charges will be payable from your occupancy date.

When a resident leaves the Retirement Village, the former resident will be responsible for service charges up to the date of the new Residence Contract being completed with a new resident subject to clause 5.3.4 in the Public Information Document.

7. COOLING OFF PERIOD

All agreements signed with the Redcliffe Assembly will be subject to a cooling off period in accordance with Section 48 of the Retirement Villages Act which provides for a 14 day cooling off period after the date of execution of an agreement by a prospective resident. Notice of rescission of the agreement must be given in writing to Redcliffe Assembly.

8. RESIDENTS' PARTICIPATION

A residents' committee has been formed and operates residents' meetings on a regular basis.

9. COMMUNAL FACILITIES

Until the communal facilities for the Residential Care residents are complete, the residents of the Village have access to a temporary Community Building provided by the Redcliffe Assembly.

10. DISPUTE RESOLUTION

The internal dispute resolution process within this village is:

- 1) Firstly discuss with the Village Manager,
- 2) If still unable to be resolved, refer to Elders/ Directors of Mueller Community Church.

11. PUBLIC INFORMATION DOCUMENT

A Public Information Document is available to those who are seriously considering entering the village.

12. FURTHER INFORMATION

Please feel free to contact us if there are any other matters that may require clarification. Our telephone number is (07) 3897 2900 or email at office@pprv.org.au .

13. DISTINCTIVES OF PENINSULA PALMS RETIREMENT VILLAGE

- Nightly security patrols
- Use of Mueller College facilities outside school hours, eg Tennis Courts
- Own transport accommodation
- Public transport at front of village
- Close to shops
- Bay breezes
- Adjacent to Mueller Community Church
- A 60 bed Residential Aged Care Facility offering high & low care is located on site
- Access to in-house telephone system
- In-house TV Channel
- 24/7 Emergency call system

14. SCHEDULE OF FINISHES, FITTINGS AND FURNITURE

Peninsula Palms Retirement Village

Independent Living Units

Schedule of Finishes, Fittings and Furniture

(Note: Selections are indicative only and may vary from unit to unit)

Generally

- All walls painted with acrylic finish paint
- All ceilings painted with acrylic finish paint
- All doors, architraves and skirtings painted finish
- Sliding powder-coated alum. Windows and flyscreens
- External entry lights
- Levered door handles
- Large electrical switches
- Security screened front and back doors
- Security screened windows throughout
- 2 smoke detectors, front doorbell
- Wheelchair access
- Linen and broom cupboard as per plans.

Kitchen

- Built-in cupboards, melamine laminate finish
- 1000mm long one-and-a-half bowl sink
- Elevated stove/oven
- Vinyl sheet flooring
- Fluorescent lighting/down light over sink
- Recirculating range hood
- Pantry Cupboard, melamine laminate finish
- Ceramic wall tiles to wet areas
- Microwave shelf
- 3 Double and 1 single power points

Living/Dining

- Bay window with security locking centre window
- Variable speed ceiling fan
- Carpet
- Television jack
- Phone outlet
- Cupboard
- 2 Fluorescent lights
- 3 Double power points

Bedroom 1

- Variable speed ceiling fan
- Carpet
- Television jack
- Telephone jack
- Emergency call point
- Built-in wardrobe with bank of shelves and overhead shelf
- Robe sliding doors (one mirrored) vinyl finish
- 3 double power points

Bedroom 2 (if Applicable)

- Carpet
- Built-in wardrobe with bank of shelves and overhead shelf
- Robe sliding doors (one mirrored) vinyl finish
- 2 double power points

Bedroom 3 (if Applicable)

- Carpet
- Built-in wardrobe with bank of shelves and overhead shelf
- Robe sliding doors (one mirrored) vinyl finish
- 2 double power points

Bathroom and WC

- Shower with flexible handset and grab rails
- Shower taps with regulated temperature control
- Wall mirror with overhead fluorescent light
- Ceramic wall and floor tiles to wet areas
- Vanity unit and basin
- Emergency call points – 1 shower and 1 WC
- WC with grab rails
- Tastic fitting with light, fan and heater
- Towel rail
- Security screened window with opaque glass
- 1 Single power point

Laundry

- Laundry tub with cabinet
- Ceramic wall and floor tiles to wet areas
- 125 litre hot water system with shelf above
- Built-in cupboards, melamine laminate finish as per plans
- 2 double power points

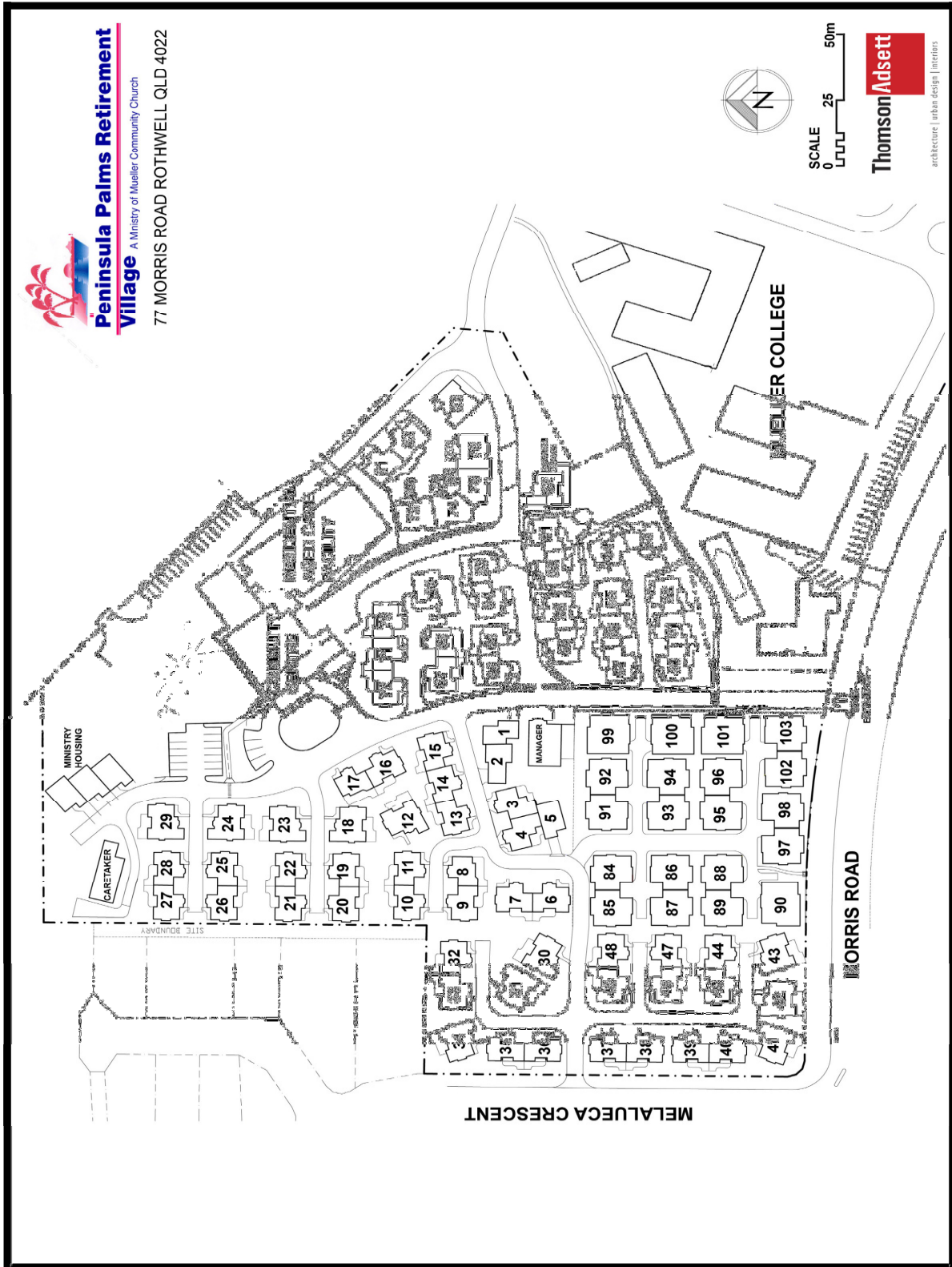
Garage

- Lock-up colour bond roller door – remote controlled
- Security screened window
- Fluorescent lights
- Ceiling Storage access door with light in ceiling
- Access to dining room and outside back patio
- Concrete flooring
- 1 double power point

External areas

- Covered front porch, exposed aggregate finish
- Covered back porch, exposed aggregate finish
- Clothes drying enclosure
- Fold-down clothes line
- Front & rear garden water taps
- Fully landscaped garden area to front and back with selected trees, shrubs and ground covers
- Paved driveway to garage

15. SITE PLAN



16. UNIT PRICE LIST

The price of the Units and General Services Charges is set out below and are current as at May 2010.

UNIT TYPE	\$
1 Bedroom	from \$220,000
2 Bedroom	\$265,000 – \$360,000
3 Bedroom	\$315,000 – \$420,000

17. GENERAL SERVICES CHARGES

1 Bedroom Unit - from	\$183.00 per fortnight
2 Bedroom Unit - from	\$199.00 per fortnight
3 Bedroom Unit - from	\$213.00 per fortnight

Note: The price of Units and the General Services Charges are based on a standard unit and are subject to review and confirmation at time of application.

**PENINSULA PALMS RETIREMENT VILLAGE (PPRV)
APPLICATION FOR LICENCE TO ENTER THE VILLAGE**

APPLICANT(S) DETAILS

Surname: _____ Christian Names: _____

Surname: _____ Christian Names: _____

Address: _____

Suburb: _____ Post Code: _____

Age: _____ Date of Birth: _____ Age: _____ Date of Birth: _____

Phone: _____ Mobile: _____

Email: _____ Marital Status: _____

Church Affiliation: _____

CHURCH ELDER / PASTOR (Optional)

Name: _____ Phone: _____

TYPE OF ACCOMMODATION REQUIRED (Circle appropriate letter)

- A. 1 bedroom independent living unit
- B. 2 bedroom independent living unit
- C. 3 bedroom independent living unit

TIME ACCOMMODATION IS REQUIRED (Circle appropriate letter)

A - As soon as available **B** - Within 2 years **C** - 2 -5 years **D** - over 5 years

NEXT OF KIN

Name: _____ Relationship: _____ Phone: _____

Address: _____ Post Code: _____

SPECIAL CIRCUMSTANCES (On the back of this form, outline any special circumstances that would assist your application)

Signature: _____ **Date:** _____

Signature: _____ **Date:** _____

Note: Residents entering the village will be requested to subscribe to the philosophy and by-laws of the PENINSULA PALMS RETIREMENT VILLAGE prior to entry.

