



Peninsula Palms
• Retirement Village • Aged and Community Services

Retirement Village General Information

Philosophy

Our Core Purpose

To provide High Quality Christian Care within an Integrated Community.

Our Vision

To achieve excellence in the provision of aged care services in a distinctively Christian environment with equipped staff to ensure the dignity, privacy and personal rights of residents are upheld.

Our Core Values

We believe that the contentment and quality of life of our residents are of the utmost importance.

We seek to employ staff who are competent, compassionate and caring and who humbly serve with an empathic understanding of the specific needs of the Aged.

We aspire to excellence in the quality of our care and services we offer our residents.

We recognise, reward and resource leadership that inspires and influences.

We foster innovation in order to generate cutting edge services and ideas.

We seek to promote a culture of safety in which all stakeholders play their part.

We believe that education, training, motivation and support to all staff will ensure that we maintain our excellent reputation in the industry.

We welcome suggestions for improvements from all stakeholders in the process of continual improvement.

We believe that education, training, motivation and support of all staff should underpin all our endeavours to meet residents' needs.

“Be kind and compassionate to one another”

(Ephesians 4:32)

Ownership

Peninsula Palms Retirement Village is owned and managed by Redcliffe Assembly (Mueller Community Church). Peninsula Palms is one ministry in this integrated Christian community development which is structured to help meet the needs of senior citizens in our community. This development includes Mueller College, a Childcare Centre and a Bible College.

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 island in Moreton Bay and many other out-door activities.

Occupancy

The legal description for occupation or ownership rights is “tenure”. Tenure at Peninsula Palms is in the form of a Residence Agreement with Redcliffe Assembly under which they grant you a ‘licence’ to occupy a unit. In exchange for this ‘licence’ you provide an interest free loan to Redcliffe Assembly for the market value of the unit. Under this arrangement, Redcliffe Assembly retains ownership of the title that comprises the entire village and signs a contract with each resident granting them a ‘licence’ over their unit, which is a long-term right to occupy the unit. We recommend you consult a legal advisor to ensure you fully understand the implications of this arrangement at Peninsula Palms.

Pricing

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

UNIT TYPE	\$
1 Bedroom	from \$220,000
2 Bedroom	\$320,000 - \$360,000
3 Bedroom	\$335,000 - \$420,000

Deposit

A deposit of \$2,000 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 Neumann & Turnour Lawyers Law Practice to comply with the provisions of the Retirement Villages Act, until the unit is available for occupation by the Lender.

The Solicitors for Peninsula Palms Retirement Village are Neumann & Turnour Lawyers Law Practice, Level 1/95 North Quay, Brisbane Qld 4000 Ph:3837 3600

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 the substantial community building by the Redcliffe Assembly. There is an exit fee for your accommodation unit.

The exit fee is calculated on a daily basis and is worked out on a percentage of the price of the unit at the date of the signed contract and is accumulated over the first eight years as below:

Year 1	9%
Year 2	9%
Year 3	7%
Year 4	3%
Year 5	2%

30% of the unit listed price at the signing of the contract is the maximum exit fee.

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 limited 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.

General Service Charges

Service charges will cover site management, gardens, 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.

UNIT TYPE	\$
1 Bedroom	from \$214.00 per fortnight
2 Bedroom	from \$230.00 per fortnight
3 Bedroom	from \$254.00 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.

Public Information Document

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

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.

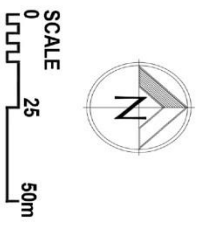
Further Information

Please feel free to contact us if there are any other matters that may require clarification. Our telephone number is (07) 3897 2800 or email at admin@peninsulapalms.com

Site Plan



Peninsula Palms
 Retirement Village ■ Aged and Community Services
 77 Morris Road, Rothwell QLD, 4022



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 skirting painted finish
- Sliding powder-coated aluminium windows and flyscreens
- External entry lights
- Levered door handles
- Large electrical switches
- Security screened front and back doors
- Security screened windows throughout
- Smoke detectors, front doorbell
- Tunstall emergency call unit & 1 personal alarm button
- 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
- 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 colourbond 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 and rear garden water taps
- Fully landscaped garden area to front and back with selected trees, shrubs and ground covers
- Paved driveway to garage