

+1. Location

Name and address of retirement village:	Baptcare Karingal Community 32 -36 Lovett Street Devonport 7310
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2. Ownership

2.1	Name and address of the owner of the land on which the retirement village facilities are located (company /organisation/owners corporation):	Baptcare Limited 1193 Toorak Road Camberwell 3124
2.2	Year construction started:	1959

3. Management

3.1	- Name of company or organisation that manages the retirement village: - ABN: - Address: - Telephone number: - Date company or organisation became manager:	Baptcare Limited 12069130463 1193 Toorak Road Camberwell 3124 98317222 2009
3.2	Is there an onsite representative of the manager available for residents? If yes, the onsite representative is available on these days:	☒ Yes Monday to Friday 9.00am -4.00pm

4. Nature of ownership or tenure

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

Residents acquire a contractual right to occupy their unit and do not obtain legal ownership of the property

- Licence (non-owner resident)

5. Number and size of residential options

5.1 Number of units by accommodation type:

- 47 two-bedroom units
- 1 x 2-bedroom cottage
- 19 Single units

5.2 Garages, carports or car parks:

- ☒ 47 units with their own garage or carport attached to the unit
- ☒ 19 units with their own car park space
 - ☒ Separate from the unit.
- ☒ General car parking is available in the village for residents and visitors.

6. Planning and development

Has planning permission been granted for further development of the village?

☒ No

7. Facilities onsite at the village

7.1 The following facilities are available to residents as at the date of this statement.

Note: If the cost for any facility is not funded from the recurrent service charge paid by residents or there are any restrictions on access, a list is attached with the details.

- BBQ area outdoors.
- Internet at the Community Centre
- Men's Workshop
- Hairdressing room
- Chapel
- Village bus
- Community Centre

7.2 Does the village have an onsite or attached residential or aged care facility? ☒ Yes

Note: The retirement village owner or manager cannot keep places free for residents. To enter a residential or aged care facility, you must be assessed as eligible through an aged care assessment in accordance with the Commonwealth *Aged Care Act 1997*.

8. Services

8.1 Services provided to all village residents (funded from the recurrent service charge paid by residents):

Services may change from time to time in accordance with the resident consultation requirements and operational needs.

- Annual auditing of village accounts
- Cleaning and maintenance of communal areas and facilities
- Maintenance and care of communal lawns and gardens
- Management and administration services including staffing.
- Payment of all rates, taxes and charges for the communal areas and village facilities including gas, water, and electricity
- Operation of emergency call system
- Insurances referred to in 15.1 below.
- External washing of unit windows twice yearly
- Some planned activities with Activity staff
- Maintenance of the village infrastructure
- Cleaning of air-conditioner filters & vents annually

	• Fire safety equipment, training, and services. • Bus: buggy on site & bus service to local shops • Garbage: collection of general & recycled rubbish • Vehicles: operation and maintenance of vehicles used for the village including insurance, registration, and servicing.
8.2 Are optional services provided or made available to residents on a user-pays basis?	☒ Yes If yes, the list of current services and fees is attached.

9. Entry costs and departure entitlement

9.1 The resident must pay:	• a refundable in-going contribution
9.2 If the resident must pay a refundable in-going contribution:	
• the range is:	\$390,000 to \$410,000 - 2 bedroom \$175,000 to \$188,000 - 6 x Single units
It is refunded:	• The resident's refund entitlement becomes payable in accordance with the Residence Contract and is currently paid within 30 days of receipt of the next in-going contribution for the unit.
9.3 If the resident must pay a refundable in-going contribution, is a fee deducted at permanent departure?	☒ Yes
If yes, the departure fee is based on:	• A maximum of 50% of the initial capital sum over an 8-year period. For each year of occupancy Karingal will retain 6.25 %

9.4	If the resident must pay a non-refundable in-going contribution, the amount is:	NOT APPLICABLE
9.5	These costs must be paid by the resident on permanent departure, or are deducted from the refundable in-going contribution:	No charges – No reinstatement, refurbishment, selling or administration fees currently apply
9.6	The estimated sale price ranges for all classes of units in the village:	2-bedroom unit \$390,000- \$410,000 1 bedroom \$190,000

10. Ongoing charges

10.1	The current rates of ongoing charges for new residents:		
	Type of unit	Service charge.	Long term maintenance fund charge
	Reoccurring fee	\$137.48 per week	

11. Financial management of the village

11.1	The village operating surplus or deficit for the last financial year is:	\$(172,000) * This amount includes the Deficit in the village operating costs after collection of the service charge income
11.2	Does the village have a long-term maintenance fund?	☒ No

12. Capital gains or losses

If the unit is sold, does the resident share in	☒ No
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any capital gain or loss on the resale of their unit?

13. Reinstatement or renovation of the unit

Is the resident responsible for reinstatement or renovation of the unit on permanent departure? ☒ No

14. Insurance

14.1 Is the village owner or manager responsible for arranging any insurance cover for the village? ☒ Yes

If yes, the village owner or manager is responsible for these insurance policies:

Building Insurance
Public Liability Insurance

14.2 Is the resident responsible for arranging any insurance cover? ☒ Yes

If yes, the resident is responsible for these insurance policies:

Residents should seek independent insurance advice regarding personal contents and valuables.

15. Security

Does the village have a security system? ☒ Yes

Security checks the village and Activity centre 2 x nightly

16. Emergency system

Does the village have an emergency help system?	☒ Yes
If yes:	
• the emergency help system details are:	Emergency call bell
• the emergency help system is monitored between:	24 hours per day/7 days per week

17. Resident restrictions

17.1	Are residents allowed to keep pets? If yes, Full conditions are contained in the Village Rules.	☒ Yes
17.2	Are there restrictions on residents' car parking in the village? If yes, details of parking restrictions are available on request.	☒ No
17.3	Are there any restrictions on visitors' car parking in the village? If yes, details of parking restrictions are available on request.	☒ No

18. Accreditation

Is the village accredited:	
•	☒ No
*Karingal is a signatory to The Retirement Living Code of Conduct	

19. Resident input

Does the village have a residents committee ☒ Yes
Residents Committee established in
accordance with the *Retirement Villages Act*
2004 (Tas).

20. Waiting list

Does the village have a waiting list for entry? ☒ Yes

If yes,

- what is the fee to join the waiting list?
- No fee

The following documents are in the possession or control of the owner or manager and can be inspected free of charge within seven days of a request (by law).

- ☒ Village site plan
- ☐ Plans of any units under construction
- ☒ The statutory statements and report presented to the previous annual meeting of the retirement village.
- ☐ Statements of the balance of any capital works, capital replacement or maintenance fund at the end of the previous three financial years of the retirement village

- ☒ Examples of contracts that residents may have to enter into.
- ☐ Planning permission for any further development of the village
- ☒ Village dispute resolution documents

Declaration: The information in this factsheet is correct as at October 2025