



PO Box 156, Yungaburra QLD 4884 | P (07) 4096 7407 | F (07) 4096 7415
E admin@tablelandsfutures.com | W www.tablelandsfutures.com

24th July 2010

Caring for Older Australians
Productivity Commission
PO Box 128
Canberra City ACT 2601

Dear Sir/Madam

The Tablelands Retirement and Aged Care Facilities Action Group has recently undertaken work to identify the accommodation needs and desires of older Australians living on the Atherton Tablelands, Far North Queensland. The report which is enclosed for your perusal, outlines both the process undertaken and the information collected and is part of a larger strategy designed to address the social issues and economic opportunities surrounding a gap between the current levels of supply and demand for retirement and aged care accommodation in the region.

A clear demand for facilities that provided a continuing care retirement community with self care, low care and high care was demonstrated.

Thank you for the opportunity to contribute to the discussion regarding the restructuring of Australia's aged care system to ensure that it meets the challenges of the future.

Yours sincerely,

Peter Radke
Chairman – Tablelands Futures Corporation

Encl. Tablelands Aged Care Facilities Survey Report

**TABLELANDS
RETIREMENT & AGED CARE
FACILITIES
ACTION GROUP**



**FORUM AND QUESTIONNAIRE
REPORT**

APRIL 2010



Tablelands Retirement and Aged Care Facilities Action Group

Acknowledgements

Thanks are due to the following organisations and individuals who, through their assistance, advice or other contribution, made it possible for the Tablelands Retirement and Aged Care Facilities Action Group to conduct the Community Forums and Questionnaire Survey:

Survey Respondents
Aged Care Service Providers
Eve Lewiston
Tablelands Regional Council Financial and In-kind Assistance Program
Joy Wii
Melissa Waters
Advance Cairns
Tablelands Futures Corporation
Bronwyn Cant
Naomi Cescotto
Mareeba Bowls Club
Atherton International Club

Tablelands Retirement and Aged Care Facilities Action Group:

The Tablelands Retirement and Aged Care Facilities Action Group was formed in July 2009 in response to community concern and call for more retirement accommodation and aged care facilities in the Tablelands Region, Far North Queensland. It is a community-based group and consists of local community representatives of three seniors' associations as well as representatives of Tablelands Regional Council, Tablelands Futures Corporation and Advance Cairns:

- Margaret Darveniza, Regional Development Officer, Advance Cairns
- Michael Lawrence, Director, Tablelands Futures Corporation
- Sue Fairley
- Anne Cunningham-Reid, Atherton Tableland Social and Community Planner, Tablelands Regional Council
- Bev Prescott, Association of Independent Retirees
- Derek Lamperd, Probus
- Jan Hampton, Queensland Country Womens Association

This report was authored by Anne Cunningham-Reid, Atherton Tableland Social and Community Planner, supported by Tablelands Regional Council and Queensland Government Department of Communities.

Disclaimer

All due care has been taken in preparing and checking the information contained in this report. However no liability is accepted by the Tablelands Retirement and Aged Care Facilities Action Group or the author for any loss or damage resulting from any person relying upon or using the information contained in this report.

Foreword

"For many amongst our ageing population the time comes as they grow older when the burdens of living in and maintaining an individual property may be beyond them. Reasons may include physical ability, financial, loss of a partner, loneliness or insecurity. The only option presently available to most who wish to continue to live on the Tablelands is to seek admission to a dedicated aged care hostel with full care facilities or endure the long wait time for access to a 1 bedroom self-care unit at Carinya Home in Atherton. For those who are physically well, hostel living may become restrictive in life-style or perhaps financially. The intermediate step is retirement village living where the burdens of property maintenance and security are removed, complete independence remains and companionship and access to normal community health/well-being services are still available."

Derek Lamperd

Tablelands Retirement and Aged Care Facilities Action Group

Retirement and Aged Care Facilities for the Tablelands Community Forum and Questionnaire Report

Contents:

| | | |
|---|----|----|
| Executive Summary..... | 5 | |
| Introduction..... | 6 | |
| Questionnaire Design..... | 7 | |
| Community Forums..... | 8 | |
| Summary of Questionnaire Responses:..... | 10 | |
| Questionnaire Respondent Demographic Profile..... | 12 | |
| Analysis of Questionnaire Responses | | |
| Section 1: All responses | | |
| • How many people want to live in a retirement or aged care complex on the Tablelands?..... | 13 | |
| • What type of retirement or aged care complex do people want? | 14 | |
| • When do people want to move in?..... | 16 | |
| • Where do people want to live?..... | 16 | |
| • How large a complex would people like to live in?..... | 17 | |
| • What type of unit would people like to live in? | 18 | |
| • Would people prefer to own, lease or rent their unit?..... | 23 | |
| • How much are people willing to pay?..... | 24 | |
| Section 2: Responses by Retirement Living Option chosen as first preference..... | | 26 |
| • Option 1: Independent living unit in a cluster..... | 27 | |
| • Option 2: Self-care villa in lifestyle resort for over 50s..... | 28 | |
| • Option 3: Self-care villa in retirement village..... | 29 | |
| • Option 4: Serviced apartment in retirement village..... | 30 | |
| • Option 5: Independent living unit in retirement village with residential aged care facility close by..... | 31 | |
| • Option 6: Residential aged care facility offering low care and high care..... | 32 | |
| • Option 7: Continuing care retirement community with self-care, low-care and high-care all on one site | 33 | |
| Appendix 1: Original Questionnaire with Full record of All Response Counts and Percentages by Question | 35 | |
| Appendix 2: Examples of Retirement Living Options | 53 | |

Executive Summary

This report describes the work undertaken by the Tablelands Retirement and Aged Care Facilities Action Group to determine the demand for residential accommodation for the Tablelands' older residents. It outlines both the process undertaken and the information collected and is part of a larger strategy designed to address the social issues and economic opportunities surrounding a gap between the current levels of supply and demand for retirement and aged care accommodation.

The report builds upon the work undertaken in April 2009 by the Tablelands Regional Council and documented as "Aged Care in the Tablelands Region: Aged Accommodation and Support Services Survey and Discussion Paper." Although the response to this initial survey clearly indicated an unmet need it was considered that in order to address the situation and attract investment more definitive and descriptive data was required.

The Tablelands Retirement and Aged Care Facilities Action Group developed an 18 question survey, one hundred and thirty seven of which were completed by Tablelands residents describing their retirement and aged care intentions and preferences and their financial situation. A copy of the questionnaire and a full record of all responses are included as Appendices to this document.

The demand was confirmed with 95% of responses indicating a desire to live in a retirement village or aged care facility on the Tablelands citing family, climate, friends and lifestyle as the major attractants. A degree of urgency was indicated by the fact that over a third of the respondees are looking to move into a facility in less than 5 years. The larger centres of Mareeba and Atherton proved to be the most popular locations.

The questionnaire offered seven different retirement living models with a continuing care retirement community with self care, low care and high care all on the one site proving to be the most popular favoured by 50% of all respondees. A clear demand for facilities that provided residential aged care was demonstrated, this may not be surprising considering the most common age of respondees was between 70 and 74.

In terms of financing their retirement living options, 77% of respondees own their current home and 78% of these would be willing to sell this property. Just over one third of respondees are willing to pay approximately \$250 000 for retirement or aged care accommodation and just under a third are willing to spend up to \$350 000

The report provides a full description of the responses including tabular and graphical representations. It provides data that will be of value to current and future providers as they develop their plans for their future, to government and social planners and to the Tablelands Retirement and Aged Care Facilities Action Group, and other representative bodies in developing cases for increased service provision.

Introduction

Tablelands Retirement and Aged Care Facilities Action Group

The Tablelands Retirement and Aged Care Facilities Action Group was formed in July 2009 in response to community concern and call for more retirement accommodation and aged care facilities in the Tablelands Region, Far North Queensland. The group consists of local community representatives of three seniors' associations as well as representatives of Tablelands Regional Council, Tablelands Futures Corporation and Advance Cairns.

Economic Development Opportunity

It was recognised by these regional organisations that the apparent gap between the supply and demand for retirement oriented accommodation on the Tablelands represented a potential economic development opportunity for the region as well as a challenge to fulfil the changing accommodation needs of the growing numbers of people in the senior years on the Tablelands. As well as fulfilling local demand, there is also the potential to satisfy a wider demand from outside the region. The Tablelands already attracts migrants in the 50-65 years age group, drawn by the tropical highland climate and rural and relaxed lifestyle (TRC, 2009).

Feedback from the community indicates that any development of retirement specific accommodation must go hand-in-hand with provision of an adequate level of residential aged care facilities. While there are four excellent residential aged care facilities already on the Tablelands, forecasts of the growth in numbers of those potentially requiring aged care over the next five to ten years show that a substantial investment in more aged care beds is required.

Investment Attraction Strategy

The Action Group therefore developed a strategy aiming to attract greater investment in retirement village style development and aged care facilities on the Tablelands. It is recognised that the provision of residential aged care is much more economically problematic and is much more complex than the provision of retirement accommodation.

The essence of this investment attraction strategy is to show substantial evidence of demand that cannot be met by the current supply of retirement specific housing in the Tablelands region. That supply is not meeting demand is evident by the many people who are moving away from the region to retirement villages and aged care facilities in Cairns, Innisfail and beyond, including one of the founding members of the Action Group who can no longer wait for her family's needs to be met on the Tablelands and has reluctantly moved to Innisfail.

"Demand" for aged care facilities is harder to gather, as this is based on a very specific assessment of need by medical professionals, but it is clear from the findings of this report that people who want to move into retirement accommodation also want to have the availability of an aged care facility, preferably on site or very close by.

Evidence of Demand

Broad evidence of supply not meeting local demand has been shown in the Tablelands Regional Council document "Aged Care in the Tablelands Region: Aged Accommodation and Support Services Survey Report and Discussion Paper, April 2009". This showed that 616 households (35%) of the 1,785 respondent households (50% of all households with a person aged over 65yrs in the Tablelands region) would consider living in a retirement village style unit within the next 5 years. Nationally the average is 5%, so the response in the survey may exaggerate the true intentions of the Tablelands population, however it is clear there is an unmet need given that there is not one accredited retirement village on the Tablelands.

The strategy developed by the Tablelands Retirement and Aged Care Facilities Action Group aims to build on the broad evidence already collected in the TRC survey by conducting a much more targeted inquiry that aims to focus on those people specifically interested in living in a retirement-oriented community, such as a retirement village, and gathering detailed information from them about their preferences, needs and ability to pay, that would allow developers and investors to assess whether building such a community would be feasible on the Tablelands. A questionnaire was designed by the Action Group to gather such detailed evidence of demand.

Questionnaire Design

A questionnaire was developed in order to gather detailed evidence of demand from the local community for living in a retirement-oriented complex on the Tablelands.

The questionnaire strategy was not intended to be a random survey of the Tablelands population. It was a deliberately targeted strategy aimed at those who have serious and considered intentions to move into a retirement village-style development or who are in need of aged care facilities. The responses to the questionnaire will be used to inform potential investors and developers of retirement and aged care facilities of the extent and type of demand already existing in the local community of the Tablelands.

Questionnaire Design

The questionnaire (see Attachment) was designed by the Action Group over several months, in consultation with members of the seniors' community, aged care providers, retirement village developers and others.

The questions were designed to gather information on potential retirement village occupants in relation to their preferences for type of retirement living complex, living arrangements, services, amenities, location, tenure type, price range and time-frame of intended move. The 18 questions were based on research into the various different models of retirement living and aged care available in Australia. They were also informed by consultation with retirement accommodation developers and aged care providers.

Seven different models or options of type of retirement complex were offered for respondents to choose from in the questionnaire. A description of these options was given in the presentation at the forums before respondents completed the questionnaire. Additional background information about retirement villages was also given at the forums.

Target response group

The target response group was people interested in living in a retirement village or needing residential aged care facilities on the Tablelands who are already living on the Tablelands. Existing research shows that the main users of retirement villages and aged care facilities are over 75 years old (Jones Lang LaSalle, 2007; AIHW, 2008). It was therefore decided to target this age group. However, another round of data gathering may target a younger age group at a later stage in the development of the Investment Attraction Strategy. In addition, another round of data gathering may focus on demand for living in the Tablelands region by retirees from outside the region.

Respondent Unit

The respondent unit was the household rather than the individual. It was assumed that the household would consist of either a single person or a couple, and couples were asked to complete one questionnaire form only, if they formed one household unit. A question was asked about the age of each person in the household unit.

Questionnaire Distribution

205 questionnaires were distributed at two community forums held in Mareeba and Atherton in February 2010. These were widely promoted in the media and aimed to attract people in the age bracket 65 to 85 years old.

The questionnaire was also available from Tablelands Regional Council (TRC) customer service centres prior to the forums and after the forums. It was requested that completed questionnaire forms be returned by March 12th if they were not returned at the forums.

Entry of Questionnaire Data

Questionnaire responses have been entered into a database to be analysed. Names and addresses will be kept confidential. Identity of respondents will not be linked to any data released.

Tablelands Retirement and Aged Care Facilities Action Group

Retirement and Aged Care Facilities for the Tablelands Community Forums

In order to reach the target response group for the questionnaire, that is, people most interested in living in a retirement village style complex on the Tablelands, the Action Group held two Community Forums in February 2010. The aims of the Community Forums were:

- To raise awareness in the community about the activities of the Action Group - the community forums were advertised and promoted in the local media, radio and newspapers, two weeks before the event and posters were put up in prominent community locations
- To attract the target response group: retirees interested in living in a retirement village-style development or in need of residential aged care facilities
- To provide a venue where questionnaire forms could be distributed, filled in by respondents and returned to the Action Group
- To explain the purpose of the questionnaire and how the information gathered would be used and to allow people to ask questions about this
- To present information about the seven different retirement living options set out in Question 2 of the questionnaire so that respondents could make informed responses
- To provide additional background information on retirement villages and aged care
- To allow people to put questions to the Action Group about retirement living options

Attendance at the Forums

205 people attended the forums, 98 in Mareeba and 107 in Atherton. 205 questionnaires were distributed at the forums, but it was requested that couples comprising one household unit fill out only one form per couple or one potential household unit.



Retirement and Aged Care Facilities for the Tablelands Community Forum, Atherton February 2010

Tablelands Retirement and Aged Care Facilities Action Group

Retirement and Aged Care Facilities for the Tablelands Community Forums

At each forum, a presentation was given by a consultant hired by the Action Group to inform the respondents about the seven different retirement living options in Question 2 of the questionnaire. Existing examples of these seven options from other regions of Australia were used to illustrate the variations in size, style of building, services, amenities, tenure arrangements and financial requirements that can be found. It was hoped that this presentation would help respondents to make more informed choices in their answers to the questions.

Attendees sat at tables with pens provided to enable them to fill in the questionnaires. Members of the Action Group were available at each table to answer any queries about the questionnaire.

Number of questionnaires collected

84 questionnaires were completed and collected at the forums. Another 49 questionnaires were returned by the requested closing date of March 12th, making a total of 133 questionnaires returned as at 12th March 2010. Another 4 completed questionnaires were collected from residents of Millaa Millaa at a community meeting on 29th March, making a total of 137 questionnaires returned.

This report will present the responses of the 137 questionnaires collected to date. The Action Group may conduct another round of questionnaire distribution at a later date in order to gather responses from a wider population than those who attended the forums.

Analysis of Questionnaire Responses

The original questionnaire with a record of all response counts to all questions, and responses as a percentage of all respondents can be found in Appendix 1.

137 questionnaires were completed and returned. As the questionnaire target response group was only those interested in living in a retirement village on the Tablelands, the three respondents who answered no to Question 1 "Are you interested in living in a retirement complex or aged care facility on the Tablelands?" have been removed from the analysis of Questions 2-18.

The responses to Questions 2-18 by the 134 respondents who answered "yes" to Question 1 have been recorded and analysed.

For some questions respondents gave more than one response. Some questions were not answered by all respondents.

Response percentages are responses as a proportion of all questionnaire respondents, excluding those who said "no" to Question 1.

Responses by all respondents have been analysed and presented in Section 1

Section 2 will give summaries of the responses given by respondents who chose one of the seven retirement living options as their first preference.

Summary of Questionnaire Responses

How many people want to live in a Retirement or Aged Care Complex on the Tablelands?

- § 134 questionnaire respondents (69 single persons and 65 couples) said they were interested in living in a retirement complex or aged care facility on the Tablelands (199 people)
- § 129 respondents said that if they had a choice they would prefer to live in a retirement village or aged care facility on the Tablelands rather than anywhere else for the following reasons:
 - Family (45%)
 - Friends (7%)
 - Climate (33%)
 - Lifestyle (7%)
- § Average age of persons included in the responses was 69 years, 72 yrs for singles and 68 yrs for couples
- § The most common age group was 70-74 years
- § 3 respondents have registered their names for a retirement village or aged care facility outside the Tablelands

What type of retirement or aged care complex do people want?

- § Seven different retirement living options, or models, were offered to choose from in the questionnaire
- § Option 7, a Continuing Care Retirement Community with self-care, low-care and high-care all on the one site, was the most popular option with 67 respondents (50% of all questionnaires returned) putting this as their first preference
- § When respondents' top four preferences were combined, the most popular options are ranked as follows (Rank 1st = most popular)
 - 1st.** Option 7: Continuing care retirement community with self-care, low-care and high-care all on one site
 - 2nd.** Option 5: Independent living unit in retirement village with residential aged care facility close by
 - 3rd.** Option 6: Residential aged care facility offering low care and high care
 - 4th.** Option 3: Self-care villa or unit in a managed retirement village with communal facilities
 - 5th.** Option 4: A serviced unit or apartment in a managed retirement village with communal facilities
 - 6th.** Option 2: A self-care villa in a managed lifestyle resort for the over 50s with some communal facilities
 - 7th.** Option 1: An independent living unit in a cluster, with no communal facilities
- § Availability of aged care facilities is very important to questionnaire respondents with the three most popular retirement living options involving residential aged care

Tablelands Retirement and Aged Care Facilities Action Group

When do people want to move in?

- § 14% of respondents are ready to move to a retirement complex or aged care facility now or within the next 12 months
- § 22% respondents want to move in 1 to 5 years time
- § 21% in 5 to 10 years time
- § 19% in 10 to 15 years time
- § 3% in 20 years time

Where do people want to be?

- § The most popular first preference of location for a retirement complex or aged care facility was Atherton (59), followed by Mareeba (47) and then Malanda (10)
- § When respondents' top four location preferences were combined, Atherton was the most popular (98), followed by Tolga (64) and then Mareeba (59)
- § Yungaburra was the fourth most popular (38) when top four preferences were combined, Malanda fifth (32) and Kuranda sixth (21)

How large a complex and would people like to live in?

- § The most popular size of retirement complex was 10-50 units (39%) followed by 50-100 units (28%)

What type of unit would people like to live in?

- § Most respondents preferred a stand-alone detached villa, but many did not mind a semi-detached unit
- § 2 bedroom units were most preferred, followed by 1 bedroom and then 3 bedroom, in a retirement complex
- § Single room with ensuite bathroom was the most popular type of aged care room

How much are people willing to pay?

- § The most popular price range for payment to enter a retirement or aged care complex was \$250,000 (36%), followed by \$300,000-\$350,000 (32%) and then \$150,000-\$200,000 (27%)
- § 31% of respondents would buy off the plan and 39% would not
- § Of those who would buy off the plan, \$300,000-\$350,000 was the most popular amount
- § 77% of respondents own their homes already
- § Of these, 78% would sell their home to finance entry into a retirement complex or aged care facility

Tablelands Retirement and Aged Care Facilities Action Group

Questionnaire Respondent Demographic Profile

Number of Responses

137 questionnaire forms were returned as at 29th March 2010. 84 were returned at the forums, 53 were returned after the forums.

Respondent unit

As the questionnaire relates to potential households rather than individuals, couples or those intending to live in the same house, were asked to complete just one questionnaire. Respondents were asked to indicate whether they were responding as a single person or as a couple.

71 questionnaire forms were completed by single persons and 65 were completed by couples. One did not say whether they were single or a couple. There were therefore either 201 or 202 people represented in the responses.

| Respondent (household unit) | Number of Respondents | % Total Respondents | Number of Persons |
|-----------------------------|-----------------------|---------------------|-------------------|
| Single Person | 71 | 52% | 71 |
| Couple | 65 | 47% | 130 |
| Not stated | 1 | 1% | 1 or 2 |
| Total | 137 | 100% | 201(202) |

Age

The mean age of all persons included in the responses was 69 years. The mean age of single persons was 72 years and the mean age of persons in a couple was 68 years.

The most common age group was 70-74 years (22%).

Age of persons included in responses (years)

| Age (yrs) | <50 | 50-54 | 55-59 | 60-64 | 65-69 | 70-74 | 75-79 | 80-84 | 85+ |
|-----------|------|-------|-------|-------|-------|-------|-------|-------|------|
| Persons | 4 | 3 | 14 | 28 | 36 | 41 | 38 | 18 | 5 |
| % Total | 2.1% | 1.6% | 7.5% | 15.0% | 19.3% | 21.9% | 20.3% | 9.6% | 2.7% |

Answered question: 187 persons

Current Location

The majority of respondents lived in Mareeba (49) and Atherton (40). This is where the forums were held.

Current residential location of respondents

| | | | | | |
|------------|----|------------|----|---------------|---|
| Atherton | 40 | Mareeba | 49 | Malanda | 9 |
| Tolga | 4 | Walkamin | 1 | Millaa Millaa | 4 |
| Yungaburra | 7 | Kuranda | 1 | Ravenshoe | 2 |
| Kairi | 1 | Dimbulah | 1 | Herberton | 3 |
| Cairns | 1 | Biboohra | 1 | Tarzali | 2 |
| Georgetown | 2 | Not stated | 9 | | |

Analysis of Questionnaire Responses

Section 1: All respondents

This analysis will extract relevant information from all respondents to answer the questions as below. A full record of all responses to all questions, response counts and percentages can be found in Appendix 1.

How many people want to live in a Retirement or Aged Care Complex on the Tablelands?

Question 1 asked:

Are you interested in living in a retirement complex or aged care facility on the Tablelands?

134 respondents said yes, 3 said no to this question.

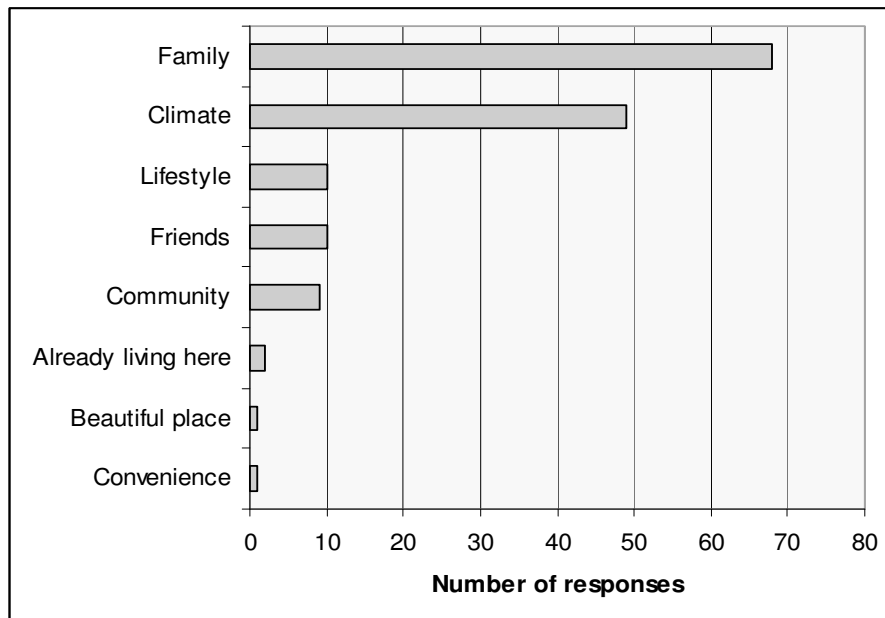
The three respondents who said no have been removed from analysis of Questions 2 to 18. One was a couple and two were single. Two said they did not want to move from their own homes. Two said they would like to be kept informed of the progress of this project.

Question 8 asked:

If a suitable retirement/aged care unit were available, would you prefer it to be on the Tablelands or at another location? Please tick

129 respondents said that if they had a choice they would prefer to live in a retirement village or aged care facility on the Tablelands rather than anywhere else

Of the respondents who said they would prefer to be on the Tablelands, most gave their reasons as "family" and "climate". Some said both family and climate (17) or family and friends(6), as shown below:



Q9 Responses: Reasons for preferring to live in a retirement complex on the Tablelands

The two respondents who said "elsewhere" to Question 8 gave their reasons as "community" and "medical specialists".

Tablelands Retirement and Aged Care Facilities Action Group

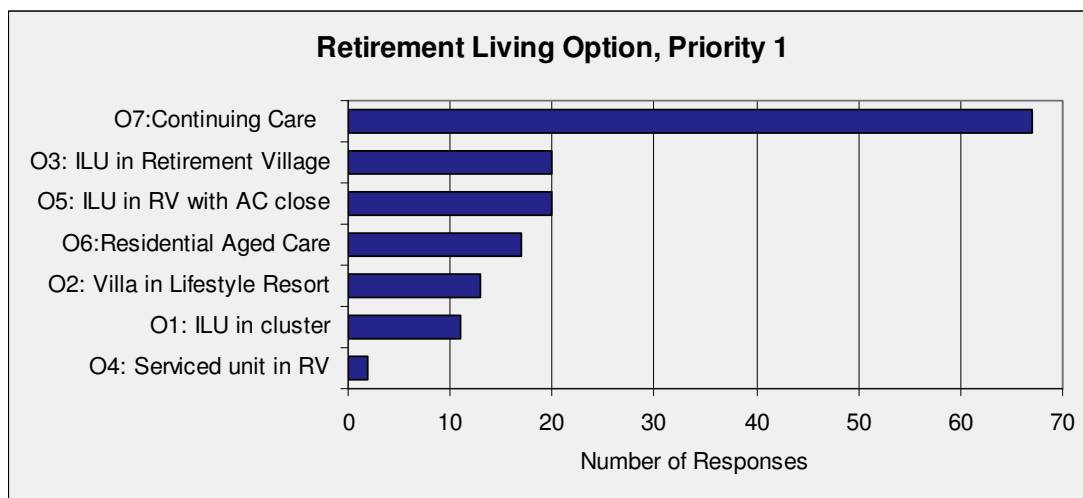
What type of retirement or aged care complex do people want?

Seven different retirement living options, or models, were offered to choose from in the questionnaire (Please see Appendix 3 for examples given for each retirement living option)

Option 7, a Continuing Care Retirement Community with self-care, low-care and high-care all on the one site, was the most popular option with 67 respondents (50% of all questionnaires returned) putting this as their first preference, as shown in the table below:

Retirement Living Options (1-7) chosen as first preference (Priority 1) in Q2, Ranked

| Retirement living option | Number of Responses | % Total responses Priority 1 |
|---|---------------------|------------------------------|
| Option 7: Continuing care retirement community with self-care, low care and high care all on one site | 67 | 50% |
| Option 5: Independent living unit in a retirement village with a residential aged care facility close by | 20 | 15% |
| Option 3: Self-care villa or unit in a managed retirement village with communal facilities | 20 | 15% |
| Option 6: Residential Aged Care facility that offers high care and low care | 17 | 13% |
| Option 2: Self-care villa in a managed lifestyle resort for the over 50s with some communal facilities | 13 | 10% |
| Option 1: Independent living unit in a cluster with no communal facilities | 11 | 8% |
| Option 4: Serviced unit or apartment in a managed retirement village with communal facilities | 2 | 1% |



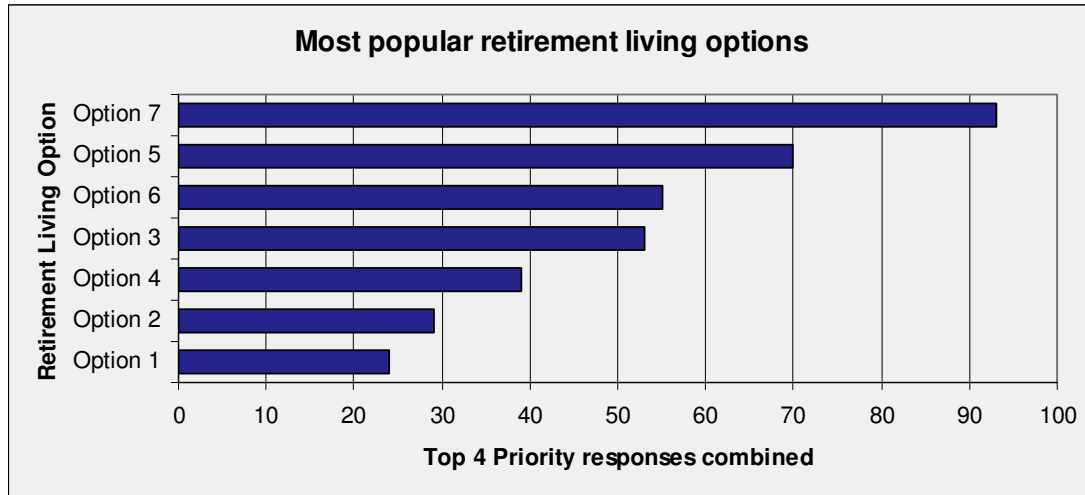
Options 3 and 5, offering self-care villa or unit in a managed retirement village with communal facilities (3) and the same but with residential aged care facility close by (5) were the preferred option (priority 1) for an equal number of responses (20 each).

A residential aged care facility on its own (Option 6) was the priority number 1 for 17 of the 134 responses (13%), as shown above

Tablelands Retirement and Aged Care Facilities Action Group

Most Popular Retirement Living Options

If the options chosen as either the first, second, third or fourth preference (priority) are added together, then Option 7, the continuing care retirement community with self-care, low care and high care all on the one site, comes out as the most popular choice with 93 responses.



The second most popular option is Option 5, an independent living unit in a retirement village with a residential aged care facility close by, with 70 responses listing it as their priority 1,2,3 or 4.

Third is Option 6, a residential aged care facility offering high care and low care, with 55 responses as priority 1, 2, 3 or 4.

Fourth most popular is Option 3, a self-care villa or unit in a managed retirement village with communal facilities, with 53 responses and fifth is Option 4, a serviced unit in a retirement village with 39 responses.

Proximity to Residential Aged Care

It seems that among the 134 questionnaire respondents who are interested in living in a retirement village on the Tablelands, the most important requirement is proximity to a residential aged care facility.

The most popular type of retirement complex was a continuing care retirement community offering self-care, low care and high care accommodation all on one site. If residential aged care could not be offered on the same site then a retirement village with residential aged care close by was the next most popular option (option 5), followed by a stand-alone aged care facility (option 6).

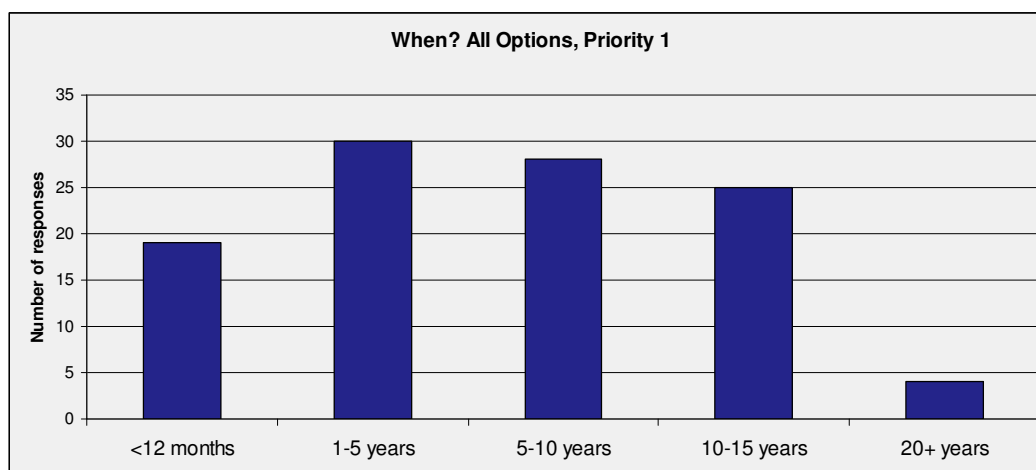
Question 2, Priorities 1, 2, 3 and 4 combined per Option, Response Count

| | Option 1 | Option 2 | Option 3 | Option 4 | Option 5 | Option 6 | Option 7 |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Priority 1 | 11 | 13 | 20 | 2 | 20 | 17 | 67 |
| Priority 2 | 2 | 10 | 18 | 18 | 24 | 21 | 15 |
| Priority 3 | 10 | 5 | 9 | 5 | 23 | 12 | 5 |
| Priority 4 | 1 | 1 | 6 | 14 | 3 | 5 | 6 |
| Total of first 4 preferences | 24 | 29 | 53 | 39 | 70 | 55 | 93 |

Tablelands Retirement and Aged Care Facilities Action Group

When do people want to move in?

- § 14% of respondents are ready to move to a retirement complex or aged care facility now or within the next 12 months
- § 22% respondents want to move in 1 to 5 years time
- § 21% in 5 to 10 years time
- § 19% in 10 to 15 years time
- § 3% in 20 years time



75% of respondents would put their name on a waiting list for their chosen options and 18% would not.

Where do people want to live?

Atherton was the most popular location for a retirement village or complex with 59 out of the 133 Priority 1 responses (44%)

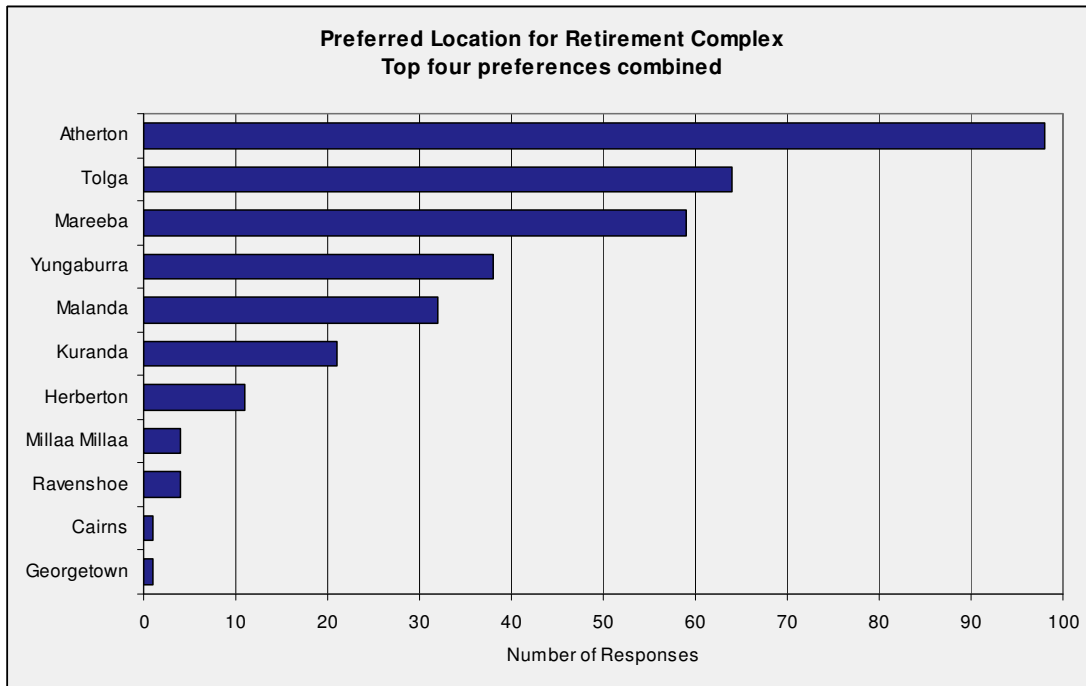
Mareeba was the second most frequent first preference with 35% of the Priority 1 responses. However, Mareeba scored less well on second and subsequent preferences, so that overall it was the third most popular location.

Question 4: *Where would you like the retirement village/complex to be located? Please number 1,2.....in order of priority with 1 being your most preferred: Responses*

| Location | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Priority 5 | Priority 6 | Total |
|---------------|------------|------------|------------|------------|------------|------------|-------|
| Atherton | 59 | 28 | 9 | 2 | 0 | 0 | 98 |
| Tolga | 3 | 39 | 14 | 8 | 4 | 3 | 71 |
| Mareeba | 47 | 2 | 6 | 4 | 5 | 4 | 68 |
| Yungaburra | 4 | 10 | 19 | 5 | 8 | 4 | 50 |
| Malanda | 10 | 7 | 4 | 11 | 5 | 5 | 42 |
| Kuranda | 2 | 7 | 5 | 7 | 5 | 2 | 28 |
| Herberton | 2 | 3 | 4 | 2 | 3 | 8 | 22 |
| Ravenshoe | 0 | 1 | 1 | 2 | 1 | 4 | 9 |
| Millaa Millaa | 4 | | | | | | 4 |
| Georgetown | 1 | | | | | | 1 |
| Cairns | 1 | | | | | | 1 |
| Total | 133 | 97 | 62 | 41 | 31 | 30 | 394 |

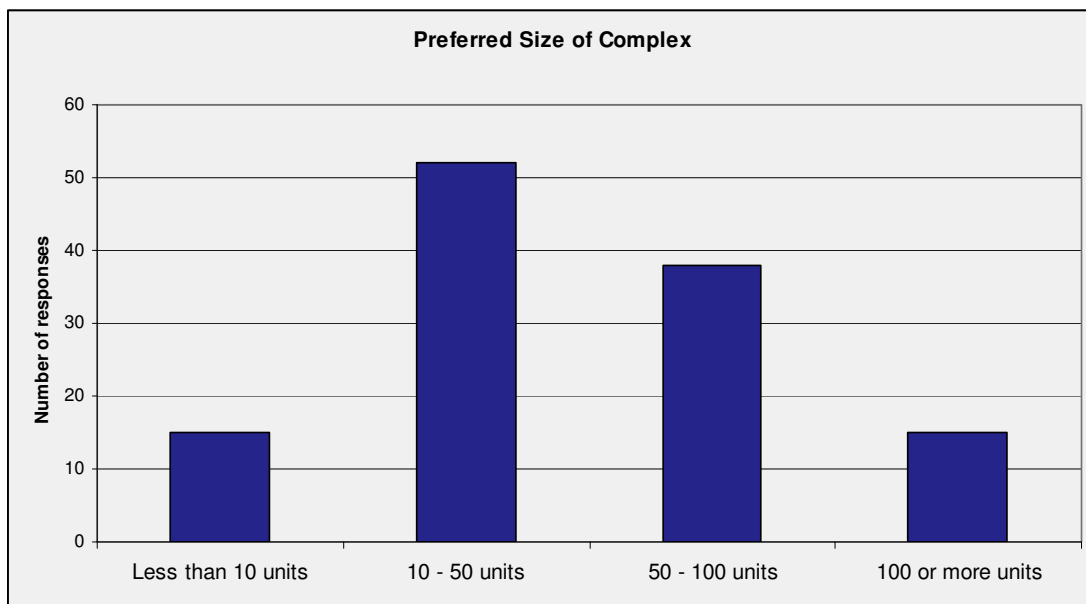
Tablelands Retirement and Aged Care Facilities Action Group

When respondents' top four location preferences were combined, Atherton was the most popular (98), followed by Tolga (64) and then Mareeba (59)



How large a complex and would people like to live in?

The most popular size of retirement complex was 10-50 units (39%) followed by 50-100 units (28%)



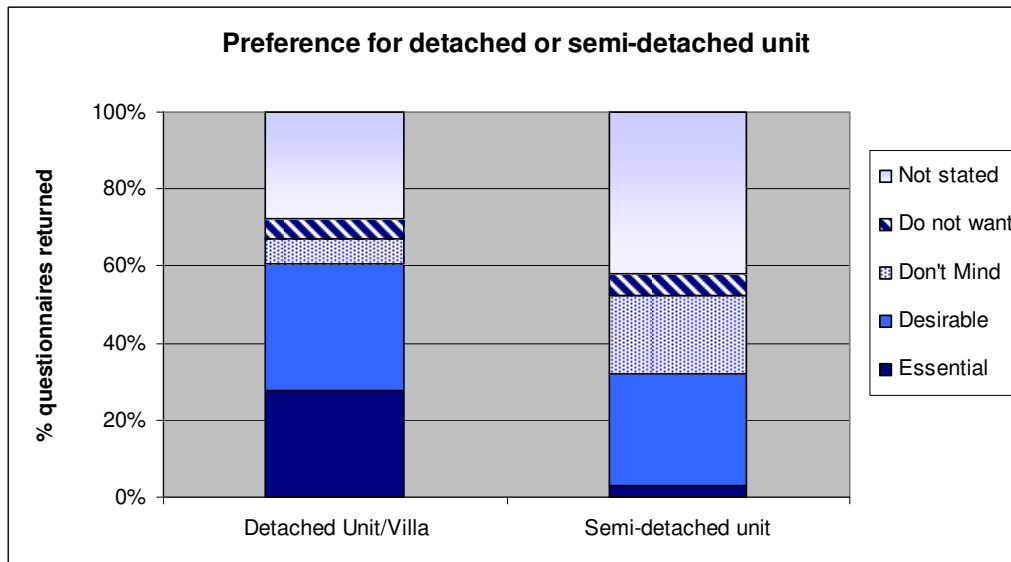
Tablelands Retirement and Aged Care Facilities Action Group

What type of unit would people like to live in?

Most respondents preferred a stand-alone detached villa, but many did not mind a semi-detached unit

Responses to Question 12, Section A:

| Item | Essential | Desirable | Don't Mind | Do not want | Not stated | Total |
|---------------------|-----------|-----------|------------|-------------|------------|-------|
| Detached Unit/Villa | 37 | 44 | 9 | 7 | 37 | 134 |
| Semi-detached unit | 4 | 39 | 27 | 8 | 56 | 134 |



How many bedrooms?

- § 2 bedroom units were most preferred, followed by 1 bedroom and then 3 bedroom, in a retirement complex
- § 82 respondents said a 2 bedroom unit was either essential or desirable
- § 40 respondents said a 1 bedroom unit was either essential or desirable
- § 23 respondents said a 3 bedroom unit was either essential or desirable

| Item | Essential | Desirable | Don't Mind | Do not want | Not stated | Total |
|-----------|-----------|-----------|------------|-------------|------------|-------|
| 3 bedroom | 8 | 15 | 11 | 30 | 70 | 134 |
| 2 bedroom | 37 | 45 | 9 | 6 | 37 | 134 |
| 1 bedroom | 25 | 15 | 11 | 21 | 62 | 134 |

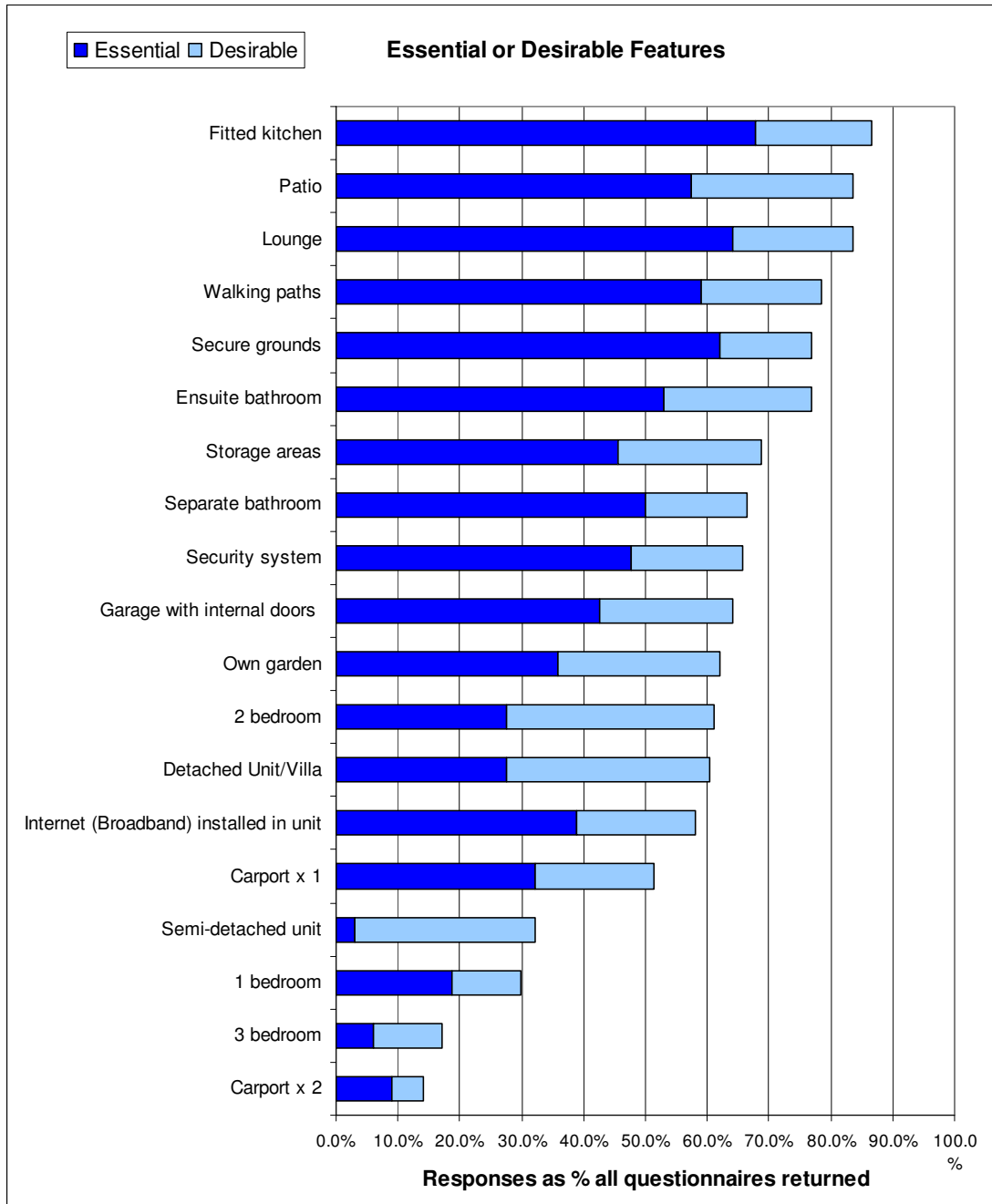
Tablelands Retirement and Aged Care Facilities Action Group

Other Features

Fitted kitchen, patio and lounge were seen as essential by most respondents

Walking paths, secure grounds and storage areas were important to respondents

The following graphic shows each item offered in Question 12 Section A ranked according to their desirability:



Tablelands Retirement and Aged Care Facilities Action Group

Most preferred type of Aged Care Room

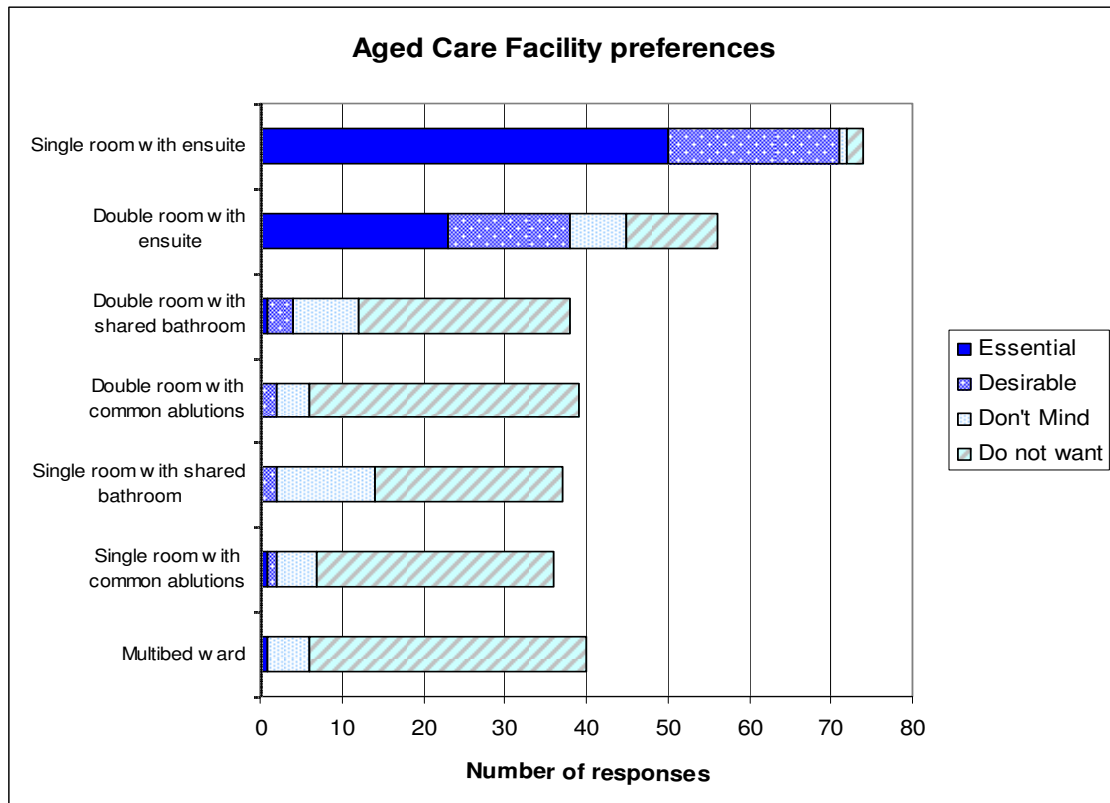
Single room with ensuite bathroom was the most popular type of aged care room with 50 respondents out of 134 stating that this was essential to them and 21 out of 134 stating that this was desirable

Double room with ensuite was the next most popular option with 23 respondents saying it was essential to them and 15 that it was desirable

The most unpopular option was the multibed ward with 34 respondents saying they did not want this

Question 12, Response Count

| Section B: Applies to Aged Care Facilities only | | | | | | |
|---|-----------|-----------|------------|-------------|------------|-------|
| Item | Essential | Desirable | Don't Mind | Do not want | Not stated | Total |
| Single room with ensuite | 50 | 21 | 1 | 2 | 60 | 134 |
| Single room with shared bathroom | 0 | 2 | 12 | 23 | 97 | 134 |
| Single room with common ablutions | 1 | 1 | 5 | 29 | 98 | 134 |
| Double room with ensuite | 23 | 15 | 7 | 11 | 78 | 134 |
| Double room with shared bathroom | 1 | 3 | 8 | 26 | 96 | 134 |
| Double room with common ablutions | 0 | 2 | 4 | 33 | 95 | 134 |
| Multibed ward | 1 | 0 | 5 | 34 | 94 | 134 |



Tablelands Retirement and Aged Care Facilities Action Group

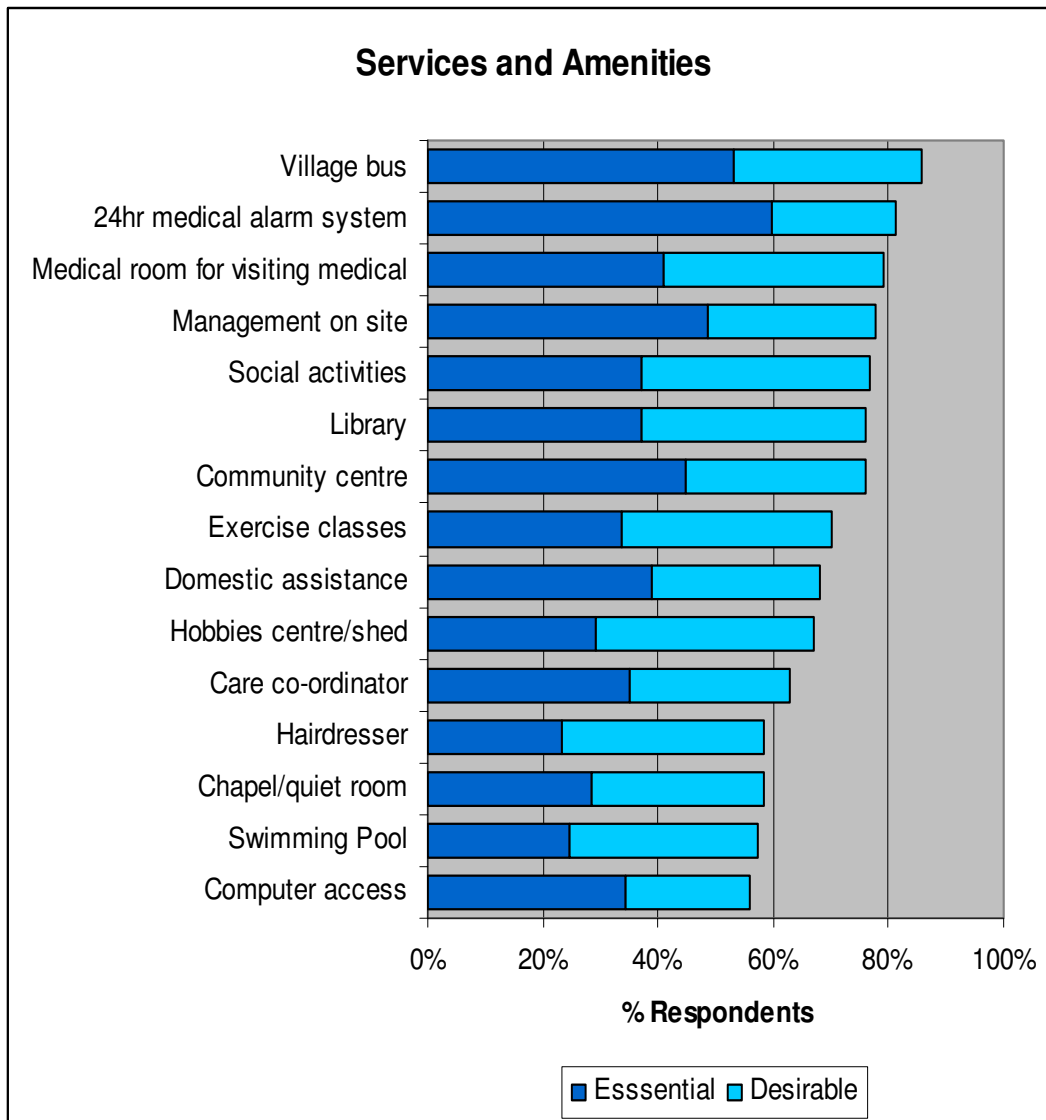
Services and Amenities desired in a retirement complex or aged care facility

Section C of Question 12 related to services and amenities most commonly provided in both or either retirement villages or aged care facilities. It was explained that the costs for these services and amenities are usually built into the management fee, entry contribution or accommodation bond or they are charged for separately.

Village bus was essential to 71 (53%) of respondents and desirable to 44 (33%)

A 24 hour medical alarm system was very important to respondents with 80 (60%) saying this was essential to them and 29 (22%) that it was desirable

Responses to Q12, Section C: Services and Amenities, Ranked according to desirability:



Tablelands Retirement and Aged Care Facilities Action Group

Facilities in Close Proximity

This section of Question 12 related to those facilities that potential residents of a retirement complex or aged care facility would like to have nearby.

A medical centre or doctor's surgery was most frequently ticked as essential (60% of respondents), followed by a hospital (52%) and public transport (46%) and then residential aged care facility (41%)

Question 12: Facilities in Close Proximity, Number of responses

| Item | Essential | Desirable | Don't Mind | Do not want | Not stated |
|--------------------------------|-----------|-----------|------------|-------------|------------|
| Medical Centre/Doctor | 80 | 38 | 4 | 0 | 12 |
| Hospital | 70 | 45 | 5 | 1 | 13 |
| Public transport | 62 | 46 | 4 | 0 | 22 |
| Residential Aged Care facility | 55 | 46 | 6 | 0 | 27 |
| Shops | 43 | 42 | 10 | 0 | 39 |
| Respite Centre | 41 | 50 | 11 | 0 | 32 |
| <i>Other? = Church</i> | 1 | | | | |

Other features:

32% of respondents said "Pets allowed" was essential or desirable, but 19% said they did not want pets to be allowed

68% of respondents thought family being allowed to stay overnight was essential or desirable

Question 12: Other Features, Number of Responses

| Item | Essential | Desirable | Don't Mind | Do not want | Not stated |
|---|-----------|-----------|------------|-------------|------------|
| Australian Retirement Village Accreditation (ARVA) | 62 | 24 | 3 | 0 | 45 |
| Membership of ACQI (Aged Care Queensland) | 57 | 26 | 3 | 0 | 54 |
| Pets allowed, with management control | 16 | 30 | 25 | 26 | 37 |
| Overnight visitors, (family, grandchildren allowed to stay) | 41 | 50 | 14 | 5 | 24 |
| Other? | 4 | 2 | | | |

Question 12: Additional Comments

Ensuite bathroom: Often too tiny

Village Bus: Essential to access local facilities

Room to be used for hairdresser and other visiting services: Essential

Domestic Assistance: Desirable, Fee for service

Caring staff: Essential

Activities Coordinator: Desirable

Longer stay visitors: Essential

Residents' Association

Tablelands Retirement and Aged Care Facilities Action Group

Financial Matters

This section of the questionnaire relates to the financial arrangements associated with living in a retirement complex or aged care facility. This information will help to show potential developers and operators what type of development would be feasible and appropriate for the Tablelands.

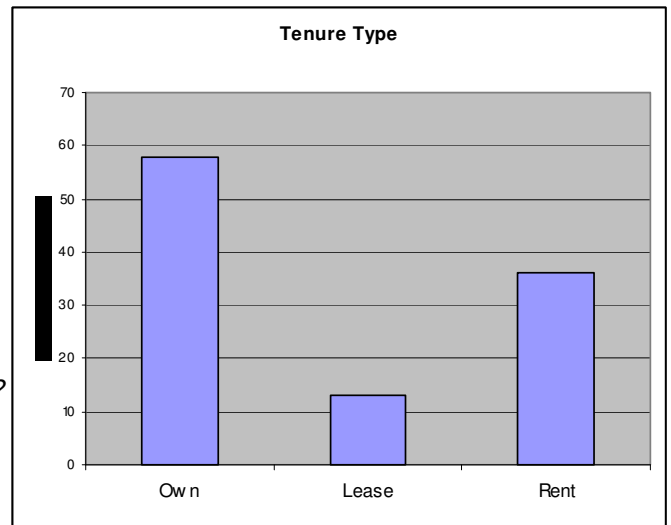
Would people prefer to own, lease or rent their unit?

Question 13: *Would you prefer to own the unit (the building), lease the unit on a long-term basis or to rent the unit on a short-term basis?*

43% of questionnaire respondents said they would prefer to own a unit in a retirement complex, 27% would prefer to rent and 10% would prefer to lease a unit.

Q13 Responses

| Tenure Type | Number of Responses | Responses as % of questionnaires returned* |
|-------------|---------------------|--|
| Own | 58 | 43% |
| Lease | 13 | 10% |
| Rent | 36 | 27% |
| Not Stated | 27 | 20% |
| Total | 134 | 100% |



Question 14: *Do you currently own your own home?*

Q14 Responses

| | Number of Responses | Responses as % of questionnaires returned* |
|------------|---------------------|--|
| Yes | 103 | 77% |
| No | 21 | 16% |
| Not stated | 10 | 7% |
| Total | 134 | 100% |

103 (77%) of questionnaire respondents currently own their own home and 21 (16%) do not own their own home.

Question 15: *Would you sell your home to finance your entry into a retirement complex or aged care facility?*

Of the 103 respondents who said they currently own their own home, 81 or 78% said they would sell their home to finance their entry into a retirement complex or aged care facility.

Q15 Responses (only those who currently own their own home)

| | Number of Responses | Responses as % of those who currently own their home | Responses as % of all questionnaires returned* |
|------------|---------------------|--|--|
| Yes | 81 | 78% | 60% |
| No | 16 | 16% | 12% |
| Not stated | 6 | 6% | 4% |
| Total | 103 | 100% | 77% |

*excluding those who said no to Q1

Tablelands Retirement and Aged Care Facilities Action Group

How much are people willing to pay?

The most popular price range for payment to enter a retirement or aged care complex was \$250,000 (36%), followed by \$300,000-\$350,000 (32%) and then \$150,000-\$200,000 (27%)

Question 16: *What amount would you be prepared to pay for entry into a retirement complex or aged care facility?*

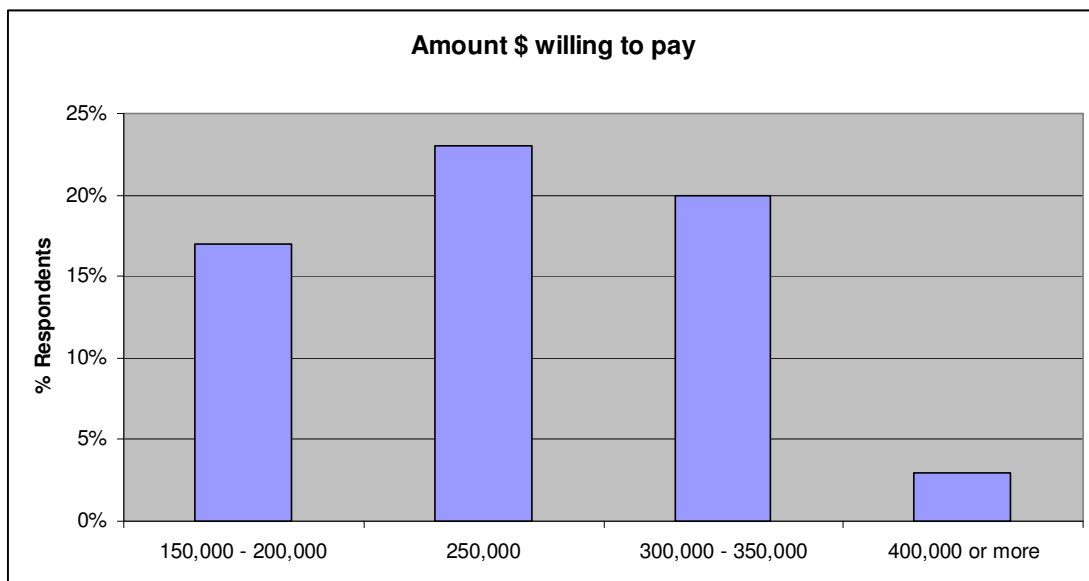
This question was answered by 63% of the 134 questionnaires returned.

Of those who answered this question, 27% would pay between \$150,000 and \$200,000 for entry into a retirement complex or aged care facility, 36% would pay around \$250,000, 32% would pay \$300,000 to \$350,000 and 5% would pay \$400,000 or more.

Q16 Responses

| Amount \$ | Number of Responses | Responses as % of those who answered this question (85) | Responses as % of all questionnaires returned* |
|-------------------|---------------------|---|--|
| 150,000 - 200,000 | 23 | 27% | 17% |
| 250,000 | 31 | 36% | 23% |
| 300,000 - 350,000 | 27 | 32% | 20% |
| 400,000 or more | 4 | 5% | 3% |
| Not stated | 49 | | 37% |
| Total | 134 | | 100% |

*excluding those who said no to Q1



Tablelands Retirement and Aged Care Facilities Action Group

How many people would buy off the plan?

Question 17: *Would you buy off the plan?*

31% of all respondents said they would buy off the plan and 39% said they would not. 2 respondents said "maybe".

Q17 Responses

| | Number of Responses | Responses as % of questionnaires returned* |
|------------|---------------------|--|
| Yes | 41 | 31% |
| No | 52 | 39% |
| Maybe | 2 | 1% |
| Not stated | 39 | 29% |
| Total | 134 | 100% |

*excluding those who said no to Q1

Of the 41 respondents who said they would buy off the plan, 36% would pay between \$300,000 and \$350,000 to enter a retirement complex or aged care facility:

| Amount \$ | Number of Responses | Responses as % of those who said they would buy off the plan |
|-------------------|---------------------|--|
| 150,000 - 200,000 | 9 | 22% |
| 250,000 | 13 | 32% |
| 300,000 - 350,000 | 15 | 36% |
| 400,000 or more | 2 | 5% |
| Not stated | 2 | 5% |
| Total | 41 | 100% |

How many people have a retirement plan?

36% of respondents said they did have a retirement plan and 44% said they did not

Question 18: *Do you have a retirement plan?*

| | Number of Responses | Responses as % of questionnaires returned* |
|------------|---------------------|--|
| Yes | 48 | 36% |
| No | 59 | 44% |
| Not stated | 27 | 20% |
| Total | 134 | 100% |

*excluding those who said no to Q1

Section 2: Respondent Profile by Retirement Living Option chosen as First Preference

This section will look at each of the seven different retirement living options offered in Question 2 and present a summary, for each option, of the responses given by those respondents who chose that option as their first preference.

The presentation given at each of the Community Forums illustrated each of the retirement living options with examples from either the Tablelands, if any of the options were available as yet in the Tablelands region, or from outside the region. A summary of the examples given in the forum presentation can be seen in Appendix 3.

There are few options available on the Tablelands at present. A separate document, matching supply of retirement living and residential aged care units or beds with evidence of demand, will be prepared by the Action Group and will be published shortly.

Tablelands Retirement and Aged Care Facilities Action Group

Option 1: An independent living unit in a cluster, without communal facilities

How many chose this Option as their first preference?

- 7 single persons (64%)
- 4 couples (36%)
- 11 respondent household units in all (8% of all questionnaire respondents)

What is their age range?

- 55 - 80 yrs
- Mean age: 67 years

When do they want to move in?

- 2 now (18%)
- 3 in 5-10 yrs (27%)
- 1-5 yrs (9%)

Where do they want to live?

- 5 Mareeba (45%)
- 4 Atherton (36%)
- 1 Malanda (9%)
- 1 Tolga (9%)

How large a retirement complex do they want?

- 2 (18%) want less than 10 units
- 3 (27%) want 10-50 units
- 3 (27%) want 50-100 units
- 0 want more than 100 units

What type of unit do they want to live in?

- Detached villa: 3 essential (27%) 4 desirable (36%) 3 do not want (27%)
- Semi-detached unit: 1 essential (9%) 5 desirable (45%) 1 don't mind (9%)
2 do not want (18%)

How many bedrooms?

- 2 bedrooms: 4 essential (36%), 5 desirable (45%), 2 do not want
- 1 bedroom: 3 essential (27%), 1 don't mind, 2 do not want
- 3 bedroom: 1 essential, 3 desirable (27%), 1 don't mind, 4 do not want

How much are they willing to pay? (Only 6/11 answered this question)

- \$150,000 - \$200,000 (27%)
- \$250,000 (18%)
- \$300,000 - \$350,000 (9%)
- 45% would prefer to own their unit
- 27% would prefer to lease
- 0% want to rent
- 64% own their own home now, and of these 100% would sell their home to finance entry into a retirement complex
- 12% would buy off the plan

Summary

- Independent living unit cluster of 10 - 50 units, 2-bedroom, detached or semi-detached, either Mareeba or Atherton, \$150,000 - \$200,000, own or lease, 5 - 10 yrs time

Tablelands Retirement and Aged Care Facilities Action Group

Option 2: A self-care villa in a managed lifestyle resort for the over 50s with some communal facilities

How many chose this Option as their first preference?

- 7 single persons (54%)
- 6 couples (46 %)
- 13 respondent household units in all (10% of all questionnaire respondents)

What is their age range?

- 46 - 80 yrs
- Mean age: 64 years Median age group: 60-64yrs

When do they want to move in?

- 2 now (15%)
- 3 in 1-5 yrs (23%)
- 1 in 5-10 yrs (8%)
- 2 in 10-15 yrs (15%)

Where do they want to live?

- 1st Preference: Atherton (62%) Mareeba (23%), Millaa Millaa (23%) Yungaburra (23%)
- 2nd Preference: Tolga (46%)
- 3rd Preference: Yungaburra (38%)

How large a retirement complex do they want?

- 4 (31%) want less than 10 units
- 5 (38%) want 10-50 units
- 3 (23%) want 50-100 units
- 1 (8%) want more than 100 units
- Median: 10-50 units

What type of unit do they want to live in?

- Detached villa: 6 essential (46%) 3 desirable (23%) 1 don't mind (8%) 1 do not want (8%)
Semi-detached unit: 0 essential (0%) 7 desirable (54%) 2 don't mind (15%) 1 don't want (8%)

How many bedrooms?

- 2 bedrooms: 2 essential (15%), 4 desirable (31%), 3 don't mind (23%) 2 d'ont want (15%)
- 1 bedroom: 2 essential (15%), 1 desirable (8%) 1 don't mind (8%), 5 do not want (38%)
- 3 bedroom: 1 essential (8%), 4 desirable (31%), 0 don't mind, 2 do not want (15%)

How much are they willing to pay? (9/13 answered this question)

- \$150,000 - \$200,000 (15%)
- \$250,000 (8%)
- \$300,000 - \$350,000 (38%)
- \$400,000+ (8%)
- 69% would prefer to own their unit, 0% would prefer to lease, 8% want to rent
- 85% own their own home now, and of these 82% would sell their home to finance entry into a retirement complex; 46% would buy off the plan

Summary

- 10% of all questionnaire respondents chose this option as first preference (13)
- Independent, self-care detached or semi-detached villas in managed lifestyle resort for over 50's, 10-50 units, 2 or 3 bedrooms, Atherton, Tolga or Yungaburra, \$300-350,000, own, 1-5 years time

Tablelands Retirement and Aged Care Facilities Action Group

Option 3: A self-care villa in a managed retirement village with communal facilities

How many chose this Option as their first preference?

- 13 single persons (65%)
- 7 couples (35%)
- 20 respondent household units in all (15% of all questionnaire respondents)

What is their age range?

- 58-86 yrs
- Mean age: 71 years

When do they want to move in?

- 4 now (20%)
 - 3 in 1-5 yrs (15%)
 - 4 in 5-10 yrs (20%)
 - 2 in 10-15 yrs (10%)
- Median: 1-5 yrs

Where do they want to live?

- First preference: 7 Atherton (35%), 5 Mareeba (25%), 3 Malanda (15%)
- Second preference: 9 Atherton (45%), 3 Tolga (15%), 1 Yungaburra (5%)

How large a retirement complex do they want?

- 0 (0%) want less than 10 units
- 7 (35%) want 10-50 units
- 8 (40%) want 50-100 units
- 4 (20%) want more than 100 units

What type of unit do they want to live in?

- Detached villa: 4 essential (20%), 9 desirable (45%), 2 don't mind (10%)
- Semi-detached unit: 0 essential (0%), 6 desirable (30%), 6 don't mind (30%)

How many bedrooms?

- 2 bedrooms: 6 essential (30%), 10 desirable (50%)
- 3 bedrooms: essential (0%), 5 desirable (25%), 2 don't mind (10%), 4 don't want (20%)
- 1 bedroom: 1 essential (5%), 2 desirable (10%), 2 don't mind (10%), 3 don't want (15%)

How much are they willing to pay?

- \$150,000 - \$200,000 (10%)
- \$250,000 (15%)
- \$300,000 - \$350,000 (40%)
- \$400,000+ (5%)
- 60% would prefer to own their unit
- 15% would prefer to lease
- 10% want to rent
- 85% own their own home now, and of these 78% would sell their home to finance entry into a retirement complex
- 56% would buy off the plan

Summary

50-100 detached self-care villas in managed retirement village with communal facilities, 2 bedrooms, in Atherton, \$300,000 - \$350,000, in 1-5 years time, owned.

Tablelands Retirement and Aged Care Facilities Action Group

Option 4: A serviced apartment in a retirement village with communal facilities

How many chose this Option as their first preference?

- 2 single persons (%)
- 0 couples (%)
- 2 respondent household units in all (1.5% of all questionnaire respondents)

What is their age range?

- 81-84yrs
- Mean age: 82.5 years

When do they want to move in?

- 2 in 5-10 yrs (100%)

Where do they want to live?

- 2 Atherton (100%)

How large a retirement complex do they want?

- 1 (50%) want 10-50 units
- 1 (50%) want 50-100 units

What type of unit do they want to live in?

- Detached villa: 1 essential (50%) 1 desirable (50%)
- Semi-detached unit: 1 don't mind (50%)

How many bedrooms?

- 1 bedroom: 1 essential (50%)
- 2 bedroom: 1 desirable (50%)

How much are they willing to pay?

- \$150,000 - \$200,000 (50%)
- 50% want to rent
- 100% own their own home now, and of these 50% would sell their home to finance entry into a retirement complex
- 50% would buy off the plan

Summary

Only 2 respondents put a serviced apartment in a retirement village as their first preference, but 18 put it as their second preference.

Tablelands Retirement and Aged Care Facilities Action Group

Option 5: An independent living unit in a retirement village with residential aged care facility close by

How many chose this Option as their first preference?

- 10 single persons (50%)
- 9 couples (45%)
- 20 respondent household units in all (15% of all questionnaire respondents)

What is their age range?

- 54-83 yrs
- Mean age: 69 years, Mode: 65-69yrs, Median 69 yrs

When do they want to move in?

- 3 now (15%)
- 6 in 1-5 yrs (30%)
- 4 in 5-10 yrs (20%)
- 3 in 10-15yrs (15%)
- 2 in 20yrs+ (10%) Median: 5 yrs

Where do they want to live?

- First preference: 13 Atherton (65%), 3 Mareeba (15%), 2 Millaa Millaa (10%), 1 Yungaburra (5%), 1 Malanda (5%)
- Second preference: 4 Atherton (20%), 7 Tolga (35%), 4 Yungaburra (20%)

How large a retirement complex do they want?

- 2 (10%) want less than 10 units
- 8 (40%) want 10-50 units
- 5 (25%) want 50-100 units
- 3 (15%) want more than 100 units

What type of unit do they want to live in?

- Detached villa: 4 essential (20%), 7 desirable (35%), 1 don't mind (5%)
- Semi-detached unit: 1 essential (5%), 7 desirable (35%), 5 don't mind (25%)

How many bedrooms?

- 2 bedrooms: 4 essential (20%), 11 desirable (55%), 5 don't mind (25%)
- 1 bedroom: 4 essential (20%), 3 desirable (15%), 6 don't want (30%)
- 3 bedrooms: 1 essential (5%), 1 desirable (5%), 1 don't mind (5%), 9 don't want (45%)

How much are they willing to pay?

- \$150,000 - \$200,000 (30%)
- \$250,000 (25%)
- \$300,000 - \$350,000 (15%)
- 45% would prefer to own their unit
- 20% would prefer to lease
- 25% want to rent
- 85% own their own home now, and of these 82% would sell their home to finance entry into a retirement complex
- 45% would buy off the plan

Summary

One or two bedroom, detached, independent living unit in retirement village with residential aged care close by, in a 10-50 unit complex in Atherton or Tolga, \$150,000 - \$250,000, owned, in 5 years time

Tablelands Retirement and Aged Care Facilities Action Group

Option 6: Residential aged care facility offering low care and high care

How many chose this Option as their first preference?

- 10 single persons (59%)
- 7 couples (41%)
- 17 respondent household units in all (13% of all questionnaire respondents)

What is their age range?

- 51-82 yrs
- Mean age: 70 yrs , Mode: 70-74 yrs (41%) 75-79 yrs (41%), Median 70-74 yrs

When do they want to move in?

- 2 now (12%)
- 3 in 1-5 yrs (18%)
- 5 in 5-10 yrs (29%)
- 2 in 10-15 yrs (12%)

Where do they want to live?

- First preference: 7 Mareeba (41%), 7 Atherton (41%), 2 Millaa Millaa (12%), 1 Tolga (6%)
- Second preference: 6 Atherton (35%), 3 Tolga (18%), 2 Yungaburra (12%)

How large a retirement complex do they want?

- 1 (6%) want less than 10 units
- 5 (29%) want 10-50 units
- 6 (35%) want 50-100 units
- 2 (12%) want more than 100 units

What type of aged care room do they want to live in?

- Single room with ensuite: 5 essential (29%), 6 desirable (35%)
- Single room with shared bathroom: 4 don't mind (24%)
- Double room with ensuite: 2 essential (12%), 2 desirable (12%), 1 don't mind (6%)
- Multibed ward: 0 want

How much are they willing to pay?

- \$150,000 - \$200,000 (35%)
- \$250,000 (12%)
- \$300,000 - \$350,000 (0%)
- \$400,000+ (6%)
- 6% would prefer to own their unit
- 12% would prefer to lease
- 53% want to rent
- 65% own their own home now, and of these 41% would sell their home to finance entry into a retirement complex
- 24% would buy off the plan

Summary

Residential aged care facility offering low care and high care with 50-100 single rooms with ensuite bathroom, some double rooms with ensuite, at \$150,000 - \$200,000 to enter, rented, in Atherton or Mareeba in 5-10 years time

Tablelands Retirement and Aged Care Facilities Action Group

Option 7: A Continuing Care Retirement Community with self-care, low-care and high-care all on one site

How many chose this Option as their first preference?

- 31 single persons (46%)
- 36 couples (54%) (72 persons)
- 67 respondent household units in all (50% of all questionnaire respondents) (103 persons)

What is their age range?

- 24 - 85 yrs (Two couples were disabled sons with mothers)
- Mean age: 71 years (excluding 24 yr old), Median age group: 70-74 yrs

When do they want to move in?

- 6 now (9%)
- 9 in 1-5 yrs (13%)
- 14 in 5-10 yrs (21%)
- 15 in 10-15 yrs (22%)
- 1 in 20 yrs (1%) Median time-frame: 5-10 yrs

Where do they want to live?

- First preference: 29 Mareeba (43%), 25 Atherton (37%), 6 Malanda (9%)
- Second preference: 20 Tolga (30%), 12 Atherton (18%), 5 Kuranda (7%)

How large a retirement complex do they want?

- 5 (7%) want less than 10 units
- 33 (49%) want 10-50 units
- 19 (28%) want 50-100 units
- 6 (9%) want more than 100 units

What type of unit do they want to live in?

- Detached villa: 18 essential (27%), 24 desirable (36%), 5 don't mind (7%)
3 don't want (4%)
- Semi-detached unit: 1 essential (1%), 18 desirable (27%), 14 don't mind (21%)
2 do not want (3%)

How many bedrooms?

- 2 bedrooms: 20 essential (30%), 21 desirable (31%), 5 don't mind (7%)
- 1 bedroom: 13 essential (19%), 7 desirable (10%), 3 don't mind (4%),
9 do not want (13%)
- 3 bedrooms: 5 essential (7%), 6 desirable (9%), 9 don't mind (13%),
10 do not want (15%)

What type of aged care room?

- Single bed room with ensuite: 26 essential (39%), 6 desirable (9%),
- Single bed room with shared bathroom: 4 don't mind (6%)
- Double room with ensuite: 17 essential (25%), 8 desirable (12%), 3 don't mind (4%)

Tablelands Retirement and Aged Care Facilities Action Group

Option 7, continued:

How much are they willing to pay?

- \$150,000 - \$200,000 (13%)
- \$250,000 (30%)
- \$300,000 - \$350,000 (19%)
- \$400,000+ (1%)
- 40% would prefer to own their unit
- 9% would prefer to lease
- 36% want to rent
- 75% own their own home now, and of these, 80% would sell their home to finance entry into a retirement complex
- 27% would buy off the plan

Summary

A continuing care retirement community consisting of self-care, low-care and high-care accommodation with up to 100 units. 3 bedroom and 2 bedroom detached villas plus two bedroom and one bedroom duplexes in the approximate ratio of 2 one bedroom: 4 two bedroom: 1 three bedroom. Prices ranging from \$150,000 to \$350,000. Aged care rooms are a mix of single and double rooms with ensuites. Ready in five years time. Located in either Mareeba, Atherton or Tolga. A mix of tenure types - owning and renting.

APPENDIX 1: QUESTIONNAIRE RESPONSES: Full Record

The following responses to the Tablelands Retirement and Aged Care Facilities Action Group Questionnaire distributed on February 23rd 2010 and returned by March 29th 2010 were recorded:

Page 1:

Are you interested in living in a Retirement Village on the Tablelands?

In a recent survey, 616 Tablelands residents said they would consider living in a retirement village and 353 said they might need to move into a nursing home in the next five years (Tablelands Regional Council, Aged Accommodation and Support Services Survey, 2008).

The Tablelands Retirement and Aged Care Facilities Action Group has been formed in response to the above demand expressed by the community for retirement village opportunities on the Tablelands and for greater capacity in residential aged care facilities. The group consists of local representatives of three seniors' associations as well as representatives of Tablelands Regional Council, Tablelands Futures Corporation and Advance Cairns.

The aim of the group is to attract investment in retirement-village style development and aged care facilities on the Tablelands by showing substantial and detailed evidence of demand for this type of accommodation in the local community. The purpose of this questionnaire is to gather this evidence.

If you are interested in living in a retirement village or perhaps another sort of retirement complex, please provide us with your details and preferences for the options outlined in the questions below.

The information you provide will be used to inform potential developers or operators of retirement facilities about the number of people interested in living in a retirement village-style complex and what type of development and services would be feasible and appropriate for the Tablelands.

Your personal details will only be released if you provide your consent below and only to developers and operators that are relevant to your needs.

Your participation in this survey is completely voluntary, there is no obligation upon you to complete any questions, if you do answer any questions neither the consultants, sponsors or any party using this information is entitled to rely upon any of this information as a representation or offer on your part and you will not be obliged to enter into any further arrangement, contract or service nor bound by the information you provide in this survey.

- Yes I (we) consent to my (our) personal details being released
- No I (we) do not want my (our) personal details released

| Response | Response Count | % All responses |
|--|-----------------------|------------------------|
| Yes I (we) consent to my (our) personal details being released | 21 | 15% |
| No I (we) do not want my (our) personal details released | 116 | 85% |
| Total | 137 | 100% |

Tablelands Retirement and Aged Care Facilities Action Group

Please circle if you are: a single person or a couple

Age (person 1)yrs (person 2)yrs

| Respondent | Number of Respondents | % Total Respondents | Number of Persons |
|---------------|-----------------------|---------------------|-------------------|
| Single Person | 71 | 52% | 71 |
| Couple | 65 | 47% | 130 |
| Not stated | 1 | 1% | 1 or 2 |
| Total | 137 | 100% | 201(202) |

Age of persons included in responses (years)

| Age (yrs) | <50 | 50-54 | 55-59 | 60-64 | 65-69 | 70-74 | 75-79 | 80-84 | 85+ |
|-----------|------|-------|-------|-------|-------|-------|-------|-------|------|
| Persons | 4 | 3 | 14 | 28 | 36 | 41 | 38 | 18 | 5 |
| % Total | 2.1% | 1.6% | 7.5% | 15.0% | 19.3% | 21.9% | 20.3% | 9.6% | 2.7% |

Answered question: 187 persons

Questions:

Q1. Are you interested in living in a retirement complex or aged care facility on the Tablelands? Please tick yes or no below:

| | |
|-----|--|
| YES | |
| NO | |

If no, please do not complete any more questions. Thank you.

Responses:

Answered question: 137

| Response | Response Count | Response % |
|--------------|----------------|-------------|
| Yes | 134 | 98% |
| No | 3 | 2% |
| Total | 137 | 100% |

As respondents were asked not to complete any more questions if they replied "No" to Question 1, the three who said "No" have been removed from the counts of Questions 2 to 18. The total number of respondents for Questions 2 to 18 is 134.

Tablelands Retirement and Aged Care Facilities Action Group

Question 2

2. Which of the following retirement living options would you most prefer?

Please number 1,2,..... in order of priority with 1 being your most preferred

Please also indicate the time frame that you would consider moving into one or more of these options, in months or years.

| Type of retirement accommodation | Priority? 1, 2,..... | When? Time in months or years |
|--|-------------------------|-------------------------------------|
| Option 1: An independent living unit in a cluster, with no communal facilities | | |
| Option 2: A self-care villa in a managed lifestyle resort for the over 50's with some communal facilities | | |
| Option 3: A self-care villa or unit in a managed retirement village with communal facilities | | |
| Option 4: A serviced unit or apartment in a managed retirement village with communal facilities | | |
| Option 5: An independent living unit in a retirement village with a residential aged care facility close by | | |
| Option 6: A residential aged care facility that offers high care and low care | | |
| Option 7: A continuing care retirement community with self-care, low care and high care accommodation and communal facilities all on one site | | |

Please note: Social housing options such as Council pensioner cottages are not covered in this questionnaire

Question 2: Response Count*

| | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Priority 5 | Priority 6 | Priority 7 | Total |
|-----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-------|
| Option 1 | 11 | 2 | 10 | 1 | 3 | 3 | 13 | 43 |
| Option 2 | 13 | 10 | 5 | 1 | 2 | 9 | 1 | 41 |
| Option 3 | 20 | 18 | 9 | 6 | 4 | 0 | 0 | 57 |
| Option 4 | 2 | 18 | 5 | 14 | 3 | 4 | 0 | 46 |
| Option 5 | 20 | 24 | 23 | 3 | 4 | 2 | 1 | 77 |
| Option 6 | 17 | 21 | 12 | 5 | 2 | 6 | 5 | 68 |
| Option 7 | 67 | 15 | 5 | 6 | 7 | 0 | 4 | 104 |
| Total | 150 | 108 | 69 | 36 | 25 | 24 | 24 | 436 |

*More than one response per respondent possible

Question 2: Response* as percentage of all questionnaires returned**

Tablelands Retirement and Aged Care Facilities Action Group

| | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Priority 5 | Priority 6 | Priority 7 | Total |
|--------------|------------|------------|------------|------------|------------|------------|------------|-------|
| Option 1 | 8% | 2% | 8% | 1% | 2% | 2% | 10% | 32% |
| Option 2 | 10% | 8% | 4% | 1% | 2% | 7% | 1% | 31% |
| Option 3 | 15% | 13% | 7% | 5% | 3% | 0% | 0% | 43% |
| Option 4 | 2% | 13% | 4% | 10% | 2% | 3% | 0% | 34% |
| Option 5 | 15% | 18% | 17% | 2% | 3% | 2% | 1% | 57% |
| Option 6 | 13% | 16% | 9% | 4% | 2% | 5% | 4% | 51% |
| Option 7 | 50% | 11% | 4% | 5% | 5% | 0% | 3% | 78% |
| Total | 112% | 81% | 52% | 27% | 19% | 18% | 18% | |

** excluding those that said "no" to Q1 (ie all who said "yes" to Q1 = 134)

*More than one response per respondent possible

When? Time in months or years

Question 2: Response Count (Priority 1 only)*

| | <12 months | 1-5 years | 5-10 years | 10-15 years | 20+ years | Not stated | Total |
|--------------|------------|-----------|------------|-------------|-----------|------------|-------|
| Option 1 | 2 | 1 | 3 | 1 | 1 | 3 | 11 |
| Option 2 | 2 | 3 | 1 | 2 | 0 | 5 | 13 |
| Option 3 | 4 | 4 | 3 | 2 | 0 | 7 | 20 |
| Option 4 | 0 | 1 | 1 | 0 | 0 | 0 | 2 |
| Option 5 | 3 | 7 | 3 | 3 | 2 | 2 | 20 |
| Option 6 | 2 | 3 | 5 | 2 | 0 | 5 | 17 |
| Option 7 | 6 | 11 | 12 | 15 | 1 | 22 | 67 |
| Total | 19 | 30 | 28 | 25 | 4 | 44 | 150 |

*More than one response per respondent possible

Tablelands Retirement and Aged Care Facilities Action Group

Question 2: Responses (Priority 1 only)* as percentage of all questionnaires returned**

| | <12 months | 1-5 years | 5-10 years | 10-15 years | 20+ years | Not stated | Total |
|-----------------|------------|-----------|------------|-------------|-----------|------------|-------|
| Option 1 | 1% | 1% | 2% | 1% | 1% | 2% | 8% |
| Option 2 | 1% | 2% | 1% | 1% | 0% | 4% | 10% |
| Option 3 | 3% | 3% | 2% | 1% | 0% | 5% | 15% |
| Option 4 | 0% | 1% | 1% | 0% | 0% | 0% | 1% |
| Option 5 | 2% | 5% | 2% | 2% | 1% | 1% | 15% |
| Option 6 | 1% | 2% | 4% | 1% | 0% | 4% | 13% |
| Option 7 | 4% | 8% | 9% | 11% | 1% | 16% | 50% |
| Total | 14% | 22% | 21% | 19% | 3% | 33% | |

*More than one response per respondent possible

** excluding those that said "no" to Q1 (ie all who said "yes" to Q1 = 134)

Question 3:

3. Would you put your name on a waiting list for any of the above options?

Please tick:

| | |
|-----|--------------------------|
| YES | <input type="checkbox"/> |
| NO | <input type="checkbox"/> |

Answered question: 124/134

Question 3: Response Count

| Response | Response Count | Response %* |
|-------------------|----------------|-------------|
| Yes | 100 | 75% |
| No | 24 | 18% |
| Not Stated | 10 | 7% |
| Total | 134 | 100% |

* Percentage of all respondents who answered "yes" to Q1 = 134

Response %: For all questions, unless otherwise stated, responses have been calculated as a percentage of all questionnaires returned that said yes to Question 1 "Are you interested in living in a retirement complex or aged care facility on the Tablelands?", that is 134. Respondents who did not tick any of the available options per question have been recorded as "not stated" and have been included in the total.

Tablelands Retirement and Aged Care Facilities Action Group

Question 4

4. Where would you like the retirement village/complex to be located?

Please number 1,2,..... in order of priority with 1 being your most preferred

| Desired location of retirement complex | Preference | Desired location of retirement complex | Preference |
|--|------------|--|------------|
| Atherton | | Tolga | |
| Mareeba | | Ravenshoe | |
| Malanda | | Herberton | |
| Kuranda | | Yungaburra | |
| Other: | | | |

Question 4: Response Count, Desired location by Priority of Preference

| Location | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Priority 5 | Priority 6 | Total |
|---------------|------------|------------|------------|------------|------------|------------|------------|
| Atherton | 59 | 28 | 9 | 2 | 0 | 0 | 98 |
| Tolga | 3 | 39 | 14 | 8 | 4 | 3 | 71 |
| Mareeba | 47 | 2 | 6 | 4 | 5 | 4 | 68 |
| Yungaburra | 4 | 10 | 19 | 5 | 8 | 4 | 50 |
| Malanda | 10 | 7 | 4 | 11 | 5 | 5 | 42 |
| Kuranda | 2 | 7 | 5 | 7 | 5 | 2 | 28 |
| Herberton | 2 | 3 | 4 | 2 | 3 | 8 | 22 |
| Ravenshoe | 0 | 1 | 1 | 2 | 1 | 4 | 9 |
| Millaa Millaa | 4 | 0 | 0 | 0 | 0 | 0 | 4 |
| Georgetown | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Cairns | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Total | 133 | 97 | 62 | 41 | 31 | 30 | 394 |

*More than one response per respondent possible

Tablelands Retirement and Aged Care Facilities Action Group

Question 4: Responses* as percentage of all questionnaires returned**

| Location | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Priority 5 | Priority 6 | Total |
|---------------|------------|------------|------------|------------|------------|------------|-------|
| Atherton | 44% | 21% | 7% | 1% | 0% | 0% | 73% |
| Tolga | 2% | 29% | 10% | 6% | 3% | 2% | 53% |
| Mareeba | 35% | 1% | 4% | 3% | 4% | 3% | 51% |
| Yungaburra | 3% | 7% | 14% | 4% | 6% | 3% | 37% |
| Malanda | 7% | 5% | 3% | 8% | 4% | 4% | 31% |
| Kuranda | 1% | 5% | 4% | 5% | 4% | 1% | 21% |
| Herberton | 1% | 2% | 3% | 1% | 2% | 6% | 16% |
| Ravenshoe | 0% | 1% | 1% | 1% | 1% | 3% | 7% |
| Millaa Millaa | 3% | 0% | 0% | 0% | 0% | 0% | 3% |
| Georgetown | 1% | 0% | 0% | 0% | 0% | 0% | 1% |
| Cairns | 1% | 0% | 0% | 0% | 0% | 0% | 1% |
| Total | 99% | 72% | 46% | 31% | 23% | 22% | |

*More than one response per respondent possible

** excluding those that said "no" to Q1 (ie all who said "yes" to Q1 = 134)

Question 5: *There was an error in the numbering of questions on the questionnaire, there was no question 5*

Question 6:

6. Have you already registered your name for a retirement village/aged care facility in a location outside the Tablelands? Please tick:

| | |
|-----|--------------------------|
| YES | <input type="checkbox"/> |
| NO | <input type="checkbox"/> |

Question 6: Responses

| Response | Response Count | Responses %* |
|--------------|----------------|--------------|
| Yes | 7 | 5% |
| No | 124 | 93% |
| Not stated | 3 | 2% |
| Total | 134 | 100% |

* Percentage of all respondents who answered "yes" to Q1 = 134

Tablelands Retirement and Aged Care Facilities Action Group

7. If so, please indicate where

.....

Question 7: Responses*

| Facility name | Location | Response Count |
|----------------|-----------|----------------|
| Carinya | Atherton | 2 |
| McDonald Court | Atherton | 1 |
| | Cairns | 2 |
| Emu Park | Toowoomba | 1 |
| Not stated | | 1 |
| Total | | 7 |

*all those who said "yes" to Q6

Question 8:

8. If a suitable retirement/aged care unit were available, would you prefer it to be on the Tablelands or at another location? *Please tick:*

| | |
|------------|--------------------------|
| Tablelands | <input type="checkbox"/> |
| Elsewhere | <input type="checkbox"/> |

Question 8: Responses

| Response | Response Count | Response % |
|--------------|----------------|-------------|
| Tablelands | 129 | 97% |
| Elsewhere | 2 | 1% |
| Not stated | 3 | 2% |
| Total | 134 | 100% |

9. Please give your reasons for your answer to Q.8:

.....

.....

Q9 Responses: All respondents who said "Tablelands" in answer to Q8

Reasons for preferring to live in a retirement complex on the Tablelands

| Response | Response Count | % All responses | Response | Response Count | % All responses |
|------------------|----------------|-----------------|---------------------|----------------|-----------------|
| Family | 68 | 45% | Community | 9 | 6% |
| Climate | 49 | 33% | Already living here | 2 | 1% |
| Friends | 10 | 7% | Beautiful place | 1 | 0.5% |
| <i>Lifestyle</i> | <i>10</i> | <i>7%</i> | <i>Convenience</i> | <i>1</i> | <i>0.5%</i> |

Tablelands Retirement and Aged Care Facilities Action Group

Question 10

The following section is about the type of living arrangements, services and amenities you would like in a **retirement village/complex**. This information will help to show potential developers and operators what type of development and services would be feasible and appropriate for the Tablelands.

10. How large a village/complex would you prefer to live in? (Please note, most retirement villages have at least 120 units, but other types of retirement complex can be smaller) *Please tick in the box below:*

| | |
|--------------------|--|
| Less than 10 units | |
| 10 - 50 units | |
| 50 - 100 | |
| 100 or more units | |

Question 10: Responses

| Response: Number of units in Complex | Response Count | Response % |
|--|-------------------|------------|
| Less than 10 units | 15 | 11% |
| 10 - 50 units | 52 | 39% |
| 50 - 100 units | 38 | 28% |
| 100 or more units | 15 | 11% |
| Not stated | 14 | 10% |
| Total | 134 | 100% |

Question 11

11. Do you think it is important for your unit to be designed according to "Universal Design" principles (wide doorways, etc) to enable you to continue living in your unit should your abilities change? *Please tick yes or no below:*

| | |
|-----|--|
| YES | |
| NO | |

Question 11: Responses

| Response | Response Count | Response % |
|------------|-------------------|---------------|
| Yes | 126 | 94% |
| No | 3 | 2% |
| Not stated | 5 | 4% |
| Total | 134 | 100% |

Tablelands Retirement and Aged Care Facilities Action Group

Question 12

12. How important to you are the following features in your preferred accommodation option? *Please indicate for each item whether it is essential or desirable for you or whether you don't mind about it or definitely don't want it*

| Section A: applies to units in a Retirement Complex only: | | | | | |
|--|-----------|-----------|------------|-------------|--------------------|
| Item | Essential | Desirable | Don't Mind | Do not want | Additional comment |
| Detached unit/villa | | | | | |

Question 12: Response Count

| Section A: applies to units in a Retirement Complex only | | | | | | |
|---|-----------|-----------|------------|-------------|------------|-------|
| Item | Essential | Desirable | Don't Mind | Do not want | Not stated | Total |
| Detached Unit/Villa | 37 | 44 | 9 | 7 | 37 | 134 |
| Semi-detached unit | 4 | 39 | 27 | 8 | 56 | 134 |
| 3 bedroom | 8 | 15 | 11 | 30 | 70 | 134 |
| 2 bedroom | 37 | 45 | 9 | 3 | 23 | 134 |
| 1 bedroom | 25 | 15 | 11 | 21 | 62 | 134 |
| Ensuite bathroom | 71 | 32 | 5 | 3 | 23 | 134 |
| Separate bathroom | 67 | 22 | 6 | 0 | 39 | 134 |
| Fitted kitchen | 91 | 25 | 2 | 0 | 16 | 134 |
| Lounge | 86 | 26 | 0 | 0 | 22 | 134 |
| Patio | 77 | 35 | 2 | 0 | 20 | 134 |
| Own garden | 48 | 35 | 13 | 0 | 38 | 134 |
| Garage with internal doors undercover direct to unit | 57 | 29 | 8 | 5 | 35 | 134 |
| Carport x 1 | 43 | 26 | 6 | 6 | 53 | 134 |
| Carport x 2 | 12 | 7 | 9 | 23 | 82 | 134 |
| Storage areas | 61 | 31 | 5 | 2 | 35 | 134 |
| Internet (Broadband) installed in unit | 52 | 26 | 7 | 5 | 44 | 134 |
| Secure grounds | 83 | 20 | 6 | 2 | 23 | 134 |
| Security system | 64 | 24 | 7 | 2 | 37 | 134 |
| Walking paths | 79 | 26 | 1 | 0 | 28 | 134 |

Tablelands Retirement and Aged Care Facilities Action Group

Question 12: Responses as percentage of all questionnaires returned*

| Section A: applies to units in a Retirement Complex only | | | | | | |
|--|-----------|-----------|------------|-------------|------------|-------|
| Item | Essential | Desirable | Don't Mind | Do not want | Not stated | Total |
| Detached Unit/Villa | 28% | 33% | 7% | 5% | 28% | 100% |
| Semi-detached unit | 3% | 29% | 20% | 6% | 42% | 100% |
| 3 bedroom | 6% | 11% | 8% | 22% | 52% | 100% |
| 2 bedroom | 28% | 34% | 7% | 2% | 17% | 100% |
| 1 bedroom | 19% | 11% | 8% | 16% | 46% | 100% |
| Ensuite bathroom | 53% | 24% | 4% | 2% | 17% | 100% |
| Separate bathroom | 50% | 16% | 4% | 0% | 29% | 100% |
| Fitted kitchen | 68% | 19% | 1% | 0% | 12% | 100% |
| Lounge | 64% | 19% | 0% | 0% | 16% | 100% |
| Patio | 57% | 26% | 1% | 0% | 15% | 100% |
| Own garden | 36% | 26% | 10% | 0% | 28% | 100% |
| Garage with internal doors undercover direct to unit | 43% | 22% | 6% | 4% | 26% | 100% |
| Carport x 1 | 32% | 19% | 4% | 4% | 40% | 100% |
| Carport x 2 | 9% | 5% | 7% | 17% | 61% | 100% |
| Storage areas | 46% | 23% | 4% | 1% | 26% | 100% |
| Internet (Broadband) installed in unit | 39% | 19% | 5% | 4% | 33% | 100% |
| Secure grounds | 62% | 15% | 4% | 1% | 17% | 100% |
| Security system | 48% | 18% | 5% | 1% | 28% | 100% |
| Walking paths | 59% | 19% | 1% | 0% | 21% | 100% |

** excluding those that said "no" to Q1 (ie all who said "yes" to Q1 = 134)

Tablelands Retirement and Aged Care Facilities Action Group

Question 12, Response Count

| Section B: Applies to Aged Care Facilities only | | | | | | |
|---|------------------|------------------|-------------------|--------------------|-------------------|--------------|
| Item | Essential | Desirable | Don't Mind | Do not want | Not stated | Total |
| Single room with ensuite | 50 | 21 | 1 | 2 | 60 | 134 |
| Single room with shared bathroom | 0 | 2 | 12 | 23 | 97 | 134 |
| Single room with common ablutions | 1 | 1 | 5 | 29 | 98 | 134 |
| Double room with ensuite | 23 | 15 | 7 | 11 | 78 | 134 |
| Double room with shared bathroom | 1 | 3 | 8 | 26 | 96 | 134 |
| Double room with common ablutions | 0 | 2 | 4 | 33 | 95 | 134 |
| Multibed ward | 1 | 0 | 5 | 34 | 94 | 134 |
| <p>Section C: Applies to both Retirement Complexes and Aged Care Facilities SERVICES and AMENITIES <i>The costs for these services and amenities would either be built into the management fee, entry contribution or accommodation bond or charged for separately.</i></p> | | | | | | |
| Item | Essential | Desirable | Don't Mind | Do not want | Not stated | Total |
| Management on site | 65 | 39 | 5 | 2 | 23 | 134 |
| Village bus | 71 | 44 | 5 | 1 | 13 | 134 |
| 24hr medical alarm system | 80 | 29 | 7 | 0 | 18 | 134 |
| Medical room for visiting medical and allied professionals | 55 | 51 | 8 | 1 | 19 | 134 |
| Care co-ordinator | 47 | 37 | 14 | 0 | 36 | 134 |
| Domestic assistance | 52 | 39 | 11 | 2 | 30 | 134 |
| Community centre | 60 | 42 | 12 | 0 | 20 | 134 |
| Computer access | 46 | 29 | 13 | 8 | 38 | 134 |
| Library | 50 | 52 | 12 | 0 | 20 | 134 |
| Exercise classes | 45 | 49 | 17 | 1 | 22 | 134 |
| Swimming Pool | 33 | 44 | 19 | 5 | 33 | 134 |
| Hairdresser | 31 | 47 | 26 | 3 | 27 | 134 |
| Social activities | 50 | 53 | 12 | 0 | 19 | 134 |
| Hobbies centre/shed | 39 | 51 | 14 | 0 | 30 | 134 |
| Chapel/quiet room | 38 | 40 | 20 | 6 | 30 | 134 |

Tablelands Retirement and Aged Care Facilities Action Group

Question 12, Responses as percentage of all questionnaires returned*

| Section B: Applies to Aged Care Facilities only | | | | | | |
|--|-----------|-----------|------------|-------------|------------|-------|
| Item | Essential | Desirable | Don't Mind | Do not want | Not stated | Total |
| Single room with ensuite | 37% | 16% | 1% | 1% | 45% | 100% |
| Single room with shared bathroom | 0% | 1% | 9% | 17% | 72% | 100% |
| Single room with common ablutions | 1% | 1% | 4% | 22% | 73% | 100% |
| Double room with ensuite | 17% | 11% | 5% | 8% | 58% | 100% |
| Double room with shared bathroom | 1% | 2% | 6% | 19% | 72% | 100% |
| Double room with common ablutions | 0% | 1% | 3% | 25% | 71% | 100% |
| Multibed ward | 1% | 0% | 4% | 25% | 70% | 100% |
| <p>Section C: Applies to both Retirement Complexes and Aged Care Facilities SERVICES and AMENITIES <i>The costs for these services and amenities would either be built into the management fee, entry contribution or accommodation bond or charged for separately.</i></p> | | | | | | |
| Item | Essential | Desirable | Don't Mind | Do not want | Not stated | Total |
| Management on site | 49% | 29% | 4% | 1% | 17% | 100% |
| Village bus | 53% | 33% | 4% | 1% | 10% | 100% |
| 24hr medical alarm system | 60% | 22% | 5% | 0% | 13% | 100% |
| Medical room for visiting medical | 41% | 38% | 6% | 1% | 14% | 100% |
| Care co-ordinator | 35% | 28% | 10% | 0% | 27% | 100% |
| Domestic assistance | 39% | 29% | 8% | 1% | 22% | 100% |
| Community centre | 45% | 31% | 9% | 0% | 15% | 100% |
| Computer access | 34% | 22% | 10% | 6% | 28% | 100% |
| Library | 37% | 39% | 9% | 0% | 15% | 100% |
| Exercise classes | 34% | 37% | 13% | 1% | 16% | 100% |
| Swimming Pool | 25% | 33% | 14% | 4% | 25% | 100% |
| Hairdresser | 23% | 35% | 19% | 2% | 20% | 100% |
| Social activities | 37% | 40% | 9% | 0% | 14% | 100% |
| Hobbies centre/shed | 29% | 38% | 10% | 0% | 22% | 100% |
| Chapel/quiet room | 28% | 30% | 15% | 4% | 22% | 100% |

** excluding those that said "no" to Q1 (ie all who said "yes" to Q1 = 134)

Tablelands Retirement and Aged Care Facilities Action Group

Question 12: Response Count

| Facilities in close proximity: | | | | | | |
|---|-----------|-----------|------------|-------------|------------|-------|
| Item | Essential | Desirable | Don't Mind | Do not want | Not stated | Total |
| Medical Centre/Doctor | 80 | 38 | 4 | 0 | 12 | 134 |
| Hospital | 70 | 45 | 5 | 1 | 13 | 134 |
| Residential Aged Care facility | 55 | 46 | 6 | 0 | 27 | 134 |
| Respite Centre | 41 | 50 | 11 | 0 | 32 | 134 |
| Public transport | 62 | 46 | 4 | 0 | 22 | 134 |
| Shops | 43 | 42 | 10 | 0 | 39 | 134 |
| Other? = Church | 1 | | | | | |
| Other Features | | | | | | |
| Item | Essential | Desirable | Don't Mind | Do not want | Not stated | Total |
| Australian Retirement Village Accreditation (ARVA) | 62 | 24 | 3 | 0 | 45 | 134 |
| Membership of ACQI (Aged Care Queensland) | 57 | 26 | 3 | 0 | 54 | 134 |
| Pets allowed, with management control | 16 | 30 | 25 | 26 | 37 | 134 |
| Overnight visitors, (family, grandchildren allowed to stay) | 41 | 50 | 14 | 5 | 24 | 134 |
| <i>Other?</i> | 4 | 2 | | | | |

Question 12: Additional Comments

Ensuite bathroom: Often too tiny
 Village Bus: Essential to access local facilities
 Room to be used for hairdresser and other visiting services: Essential
 Domestic Assistance: Desirable, Fee for service
 Caring staff: Essential
 Activities Coordinator: Desirable
 Longer stay visitors: Essential
 Residents' Association

Tablelands Retirement and Aged Care Facilities Action Group

Question 12, Responses as percentage of all questionnaires returned*

| Facilities in close proximity: | | | | | | |
|---|-----------|-----------|------------|-------------|------------|-------|
| Item | Essential | Desirable | Don't Mind | Do not want | Not stated | Total |
| Medical Centre/Doctor | 60% | 28% | 3% | 0% | 9% | 100% |
| Hospital | 52% | 34% | 4% | 1% | 10% | 100% |
| Residential Aged Care facility | 41% | 34% | 4% | 0% | 20% | 100% |
| Respite Centre | 31% | 37% | 8% | 0% | 24% | 100% |
| Public transport | 46% | 34% | 3% | 0% | 16% | 100% |
| Shops | 32% | 31% | 7% | 0% | 29% | 100% |
| Other? = Church | 1% | 0% | 0% | 0% | 0% | 100% |
| Other Features | | | | | | |
| Item | Essential | Desirable | Don't Mind | Do not want | Not stated | Total |
| Australian Retirement Village Accreditation (ARVA) | 46% | 18% | 2% | 0% | 34% | 100% |
| Membership of ACQI (Aged Care Queensland) | 43% | 19% | 2% | 0% | 40% | 100% |
| Pets allowed, with management control | 12% | 22% | 19% | 19% | 28% | 100% |
| Overnight visitors, (family, grandchildren allowed to stay) | 31% | 37% | 10% | 4% | 18% | 100% |
| Other? | 3% | 1% | 0% | 0% | 0% | 100% |

** excluding those that said "no" to Q1 (ie all who said "yes" to Q1 = 134)

Tablelands Retirement and Aged Care Facilities Action Group

FINANCIAL MATTERS

The following section concerns the financial arrangements associated with living in a retirement complex or aged care facility. This information will help to show potential developers and operators what type of development would be feasible and appropriate for the Tablelands. Please see the disclaimer at the bottom of this page before answering these questions.

Question 13

13. Would you prefer to own the unit (the building), lease the unit on a long-term basis or to rent the unit on a short-term basis? Please tick below:

| | |
|-------|--------------------------|
| OWN | <input type="checkbox"/> |
| LEASE | <input type="checkbox"/> |
| RENT | <input type="checkbox"/> |

Question 13: Responses

| Response | Response Count | Response % |
|------------|----------------|------------|
| Own | 58 | 43% |
| Lease | 13 | 10% |
| Rent | 36 | 27% |
| Not Stated | 27 | 20% |
| Total | 134 | 100% |

Question 14

14. Do you currently own your own home? Please tick below:

| | |
|-----|--------------------------|
| YES | <input type="checkbox"/> |
| NO | <input type="checkbox"/> |

Question 14: Responses

| Response | Response Count | Response % |
|------------|----------------|------------|
| Yes | 103 | 77% |
| No | 21 | 16% |
| Not stated | 10 | 7% |
| Total | 134 | 100% |

Tablelands Retirement and Aged Care Facilities Action Group

Question 15

15. Would you sell your home to finance your entry into a retirement complex or aged care facility? *Please tick below:*

| | |
|-----|--|
| YES | |
| NO | |

Q15 Responses (only those who currently own their own home)

Respondents who answered "yes" to Q14

| | Number of Responses | Responses as % of those who currently own their home | Response %* |
|--------------|---------------------|--|-------------|
| Yes | 81 | 78% | 60% |
| No | 16 | 16% | 12% |
| Not stated | 6 | 6% | 4% |
| Total | 103 | 100% | 77% |

* Percentage of all respondents who answered "yes" to Q1 = 134

Question 16

16. What amount would you be prepared to pay for entry into a retirement complex or aged care facility? *Please circle:*

| Around | Around | Around | Around |
|-----------------------|-----------|-----------------------|-------------------|
| \$150,000 - \$200,000 | \$250,000 | \$300,000 - \$350,000 | \$400,000 or more |

Question 16: Responses Answered question = 85/134

| Amount \$ | Number of Responses | Responses as % of those who answered this question (85) | Response % * |
|-------------------|---------------------|---|--------------|
| 150,000 - 200,000 | 23 | 27% | 17% |
| 250,000 | 31 | 36% | 23% |
| 300,000 - 350,000 | 27 | 32% | 20% |
| 400,000 or more | 4 | 5% | 3% |
| Not stated | 49 | | 37% |
| Total | 134 | | 100% |

* Percentage of all respondents who answered "yes" to Q1 = 134

Tablelands Retirement and Aged Care Facilities Action Group

Question 17

17. Would you buy off the plan? *Please tick:*

| | |
|-----|--------------------------|
| YES | <input type="checkbox"/> |
| NO | <input type="checkbox"/> |

Question 17: Responses

| Response | Response Count | Response % |
|------------|----------------|------------|
| Yes | 41 | 31% |
| No | 52 | 39% |
| Maybe | 2 | 1% |
| Not stated | 39 | 29% |
| Total | 134 | 100% |

Question 18

18. Do you have a retirement plan? *Please tick:*

| | |
|-----|--------------------------|
| YES | <input type="checkbox"/> |
| NO | <input type="checkbox"/> |

Question 18: Responses

| Response | Response Count | Response % |
|------------|----------------|------------|
| Yes | 48 | 36% |
| No | 59 | 44% |
| Not stated | 27 | 20% |
| Total | 134 | 100% |

DISCLAIMER

"Your participation in this survey is completely voluntary, there is no obligation upon you to complete any questions, if you do answer any questions neither the consultants, sponsors or any party using this information is entitled to rely upon any of this information as a representation or offer on your part and you will not be obliged to enter into any further arrangement, contract or service nor bound by the information you provide in this survey."

APPENDIX 2: RETIREMENT LIVING OPTIONS, EXAMPLES

Extracts from the presentation given at the Retirement & Aged Care Facilities for the Tablelands Community Forum by Evelyne Lewiston

Retirement Living Options

Option 1: An independent living unit in a cluster, without communal facilities

Example 1: The Lakes, Innisfail

- § Accredited retirement village
- § 30 independent living units –duplexes
- § All 2-bedroom with private back gardens
- § Sold unfurnished
- § Residents committee
- § Cost \$162,400 –Ingoing Contribution – right to reside
- § General service fee \$64.58 per week
- § Exit fee when resident vacates or terminates = stepped fees –
Yr 1 = 7% of ingoing contribution
decreasing down to 3% in Yr 6 capped

Example 2: Carinya Independent Living Units, Atherton

- § Carinya, which is near Atherton Hospital, has 15 independent living units which are duplexes
- § 2 of the 15 have two bedrooms
- § Carinya management specialise in keeping couples together
- § Tenants in the ILUs take precedence going into low-care within the Carinya Aged Care facility which has high and low care residents
- § Rent is \$280 per fortnight
- § Tenants come under the Residential Tenancies Act
- § Tenants are able to renovate, put in air conditioning, new flooring, fixture and fittings at their own expense.

Option 2: A self-care villa in a managed lifestyle resort for the over 50s with some communal facilities

Example 1, Savannah Lifestyle Resorts Mareeba

- Purchasing 'Off the Plan' -\$320-\$360,000
- (10 house designs)
- Enter into a Qld Master Builders Construction Contract & Qld Govt site agreement
- Indefinite security of tenure
- \$125* per week rental charge for the lease of the land
- Rent assistance (via Centrelink is available)
- No body corporate fees or Council rates
- Master-planned gated community for over 50's
- Onsite management
- Facilities –pool, BBQ, mail boxes etc.
- Club house

Example 2, Oak Tree Lifestyle Village, Cairns

- 37 independent living units opened March 2009
- Stage 2 another 40 units under construction
- Sold unfurnished

Tablelands Retirement and Aged Care Facilities Action Group

- 3 methods of purchase –traditional, standard and premium -\$240,000, \$275,000 or \$315,000.
- Exit fee –6% Yr1 then 5% each subsequent yr. up max of 26% of your original purchase price. 5% for first 5 yrs with Standard purchase, rising to 36.5% max. Premium –NO EXIT fee paid up front.
- Weekly service fee \$82.00 covers, gardening, rates, insurance, use of facilities and maintenance

Option 3: A self-care villa or unit in a managed retirement village with communal facilities

Example 1: Village Life, Smithfield Community

- 50 single bedroom units -Independent Living
- Village comes under Residential Tenancies Act.
- Rental unit consists of lounge, small kitchenette, no oven, bedroom and ensuite(air conditioned) –basic furnishings.
- Meals and linen provided/emergency call system if wanted
- Only 29 car parking spaces (not covered)
- Cost 85% of pension \$607. 56 per fortnight
- There is a bond to pay –\$983.84 weeks rent
- Rental assistance is available \$110 per ft.
- Situated opposite Smithfield Medical Centre and S/Centre

Example 2: Aveo The Parks, Cairns

\$233,000 –\$305,000

- 143 independent living units from small 2 bedder, to 2 & 3 bedroom units with study, sold unfurnished.
- Costs range from \$233,000 to \$305,000
- Monthly fees \$80 -\$90 (rates, insurance, maintenance, 24hr emergency system, use of facilities, village bus etc.)
- Deferred Management Fee (or exit fee) starting Yr 1 at 7.5% reducing down over period but totalling 28% of purchase price on exit.
- Buying in is leasehold -Aveo can conduct sale on exiting.
- Retirement Village Association Accreditation.

Option 4: A serviced unit or apartment in a managed retirement village with communal facilities

Example 1: Kewarra Serviced Apartments, Kewarra Beach, Cairns

- Cost –Accommodation bond -\$250,000 for small studio rising to \$300,000 for 1xbedroom apartment
- Daily service fee single resident \$42.00 with meals or \$21 without –couples \$67.20 with meals and \$33.60 without
- Bond is fully refundable on departure,
- no entry fees, no exit fees
- Pathways are gravel and sloping –fitness required.

Tablelands Retirement and Aged Care Facilities Action Group

Option 5: An independent living unit associated with a residential aged care facility

Example 1: Carinya Home for the Aged, Independent living units, Atherton

Please see above

Example 2: Woodward Retirement Village, within Morinda aged care facility, Whitfield, Cairns

- Meals provided from Morinda
- Bus, swimming pool and community hall available at Morinda

Option 6: A residential aged care facility that offers high care and low care

Example 3: Ozcare Malanda, Malanda

- 72 beds (36 high-care and 36 low-care)
- A few rooms have two residents sharing
- All have an ensuite bathroom
- Cost –basic cost 84% of pension but for low care there is a bond of \$150,000 although concessional residents would just pay the 84% of their pension as per high-care.

Example 4: Carinya Home for the Aged, Atherton

- **51 low care (hostel) beds**
- 1 respite
- Individual single rooms with ensuite and kitchenette incl fridge, microwave, sink, kettle
- Communal activities lounge and Dining area
- Cost 84% of pension

- **29 High care bed**
- Mixed accommodation some 4x4 beds, 5x2 beds and 3 singles
- 1 palliative used for grief assistance
- Separate (not linked to low-care) Dining Area
- Separate (ditto) Activities Area
- 16 Dementia beds –10 under low-care and 6 under high care.
- Cost –84% of pension

- Management policy of keeping couple together
- Low care facilities also have adjoining doors for couples
- Expansion of current facilities desirable*
- Cost –varies but 90% of residents are on pension, so cost is 84% of pension.
- Model of care combination between nursing (clinical bias) and lifestyle (activity staff bias) and engagement with community.

Tablelands Retirement and Aged Care Facilities Action Group

Option 7: A Continuing Care Retirement Community with self-care, low-care and high-care all on the one site

Example 1: Woodward Retirement Village, attached to Morinda, Whitfield Cairns (Masonic Care Qld)

- 107 aged care beds (Hi and Low Care, Dementia and some respite)
- Age in Place facility –Woodward retirement village housing –68 units, 62 in the retirement village and 6 are community/public housing
- Buy licence to occupy, sold unfurnished
- Cost is \$285,000 (market value) for a 2 bedroom house
- Management fee which is capped after 5 years the fee is based on 25% of the purchase price of the unit.
- 40.9% of the aged care facility has to be allocated to those on concessions for the facility to access maximum subsidies.

Example 2: Kewarra Beach Resort (aged care facility yet to be built)

- 2 bedroom villas \$550,000
- 28 independent living units rented long term , unfurnished
- Accommodation bond : \$250-\$350,000, 2 bed villa \$550,000
- Bond fully refunded on departure –no exit or entry fees
- Daily service fee is payable in addition –single \$42 (with meals \$21 without, couples \$67 with meals \$33 without. Service fee includes housekeeping, laundry, electricity and internet
- Each studio unit (singles and doubles) has a kitchenette including microwave, oven, fridge, bedroom and living room in combined area with bathroom ensuite and balcony.
- Residents Clubhouse, shaded activity area by beach yoga/coffee/juice 'shack'
- Future development –50 high care and 30 low care beds in an aged care facility adjacent to the resort.

