

# Facts



## Information

[www.consumer.tas.gov.au](http://www.consumer.tas.gov.au)

Hotline : 1300 65 44 99

### Retirement Villages

The *Retirement Villages Act 2004* provides certainty and security for residents, and prospective residents, of retirement villages. It also ensures that operators are able to continue to provide the level and quality of service expected by residents, with the appropriate level of regulation.

A retirement village is a type of accommodation development catering specifically for older people who are independent and able to look after themselves. The Act aims to achieve the following objectives:

- identify the rights of residents, and prospective residents, of retirement villages as well as the obligations borne by those people;
- identify the rights and responsibilities of retirement village operators; and
- provide a means for people to make complaints about retirement villages and for the resolution of disputes concerning retirement village matters.

Under the Act an operator will be required, before a person enters into a residence contract, to give to that person information concerning the financial position of the village, the rights and obligations of residents, the services available and the process when residents vacate their premises so that they can make an informed decision about entering the retirement village. The Act will commence in July 2005.

#### Further information

Information on retirement villages is available on the Consumer Affairs and Fair Trading website. Some of the topics covered are:

- **Researching your move**

For example, when considering your future accommodation needs, you should ask yourself some of these questions:

- Do I want an independent living unit, a serviced apartment or a hostel?
- What lump sum payments are there and can I get a refund if I decide to move at a later date?
- What facilities are available if I am sick?
- What are my transport needs?
- Will my funds allow for any future increases in maintenance fees?
- Can I continue with my hobbies in the village?
- Are there places such as libraries, churches and recreation facilities nearby?

- **Researching the facilities**

- Village exterior
- Unit exterior
- Unit interior
- The facilities

Visit the retirement villages website at:

[www.consumer.tas.gov.au/tenancy\\_and\\_real\\_estates/retirement\\_villages](http://www.consumer.tas.gov.au/tenancy_and_real_estates/retirement_villages)



Tasmania

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