



HOUSING FOR THE AGED ACTION GROUP INC.

Housing for the Aged Action Group

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Independent Living Units / Not-for-Profit Retirement Villages

Independent Living Units (ILUs) and Not-for-Profit retirement villages are run by churches, charities and not-for-profit organisations and provide housing specifically for older people.

Costs/fees:

Some units require an ongoing financial contribution.

Some units do not require an ongoing contribution. This might be applicable to some units in a retirement village. It could also mean they are rental units.

You will also pay ongoing fees or rent for your unit.

This may cover a number of things such as the maintenance of the unit, the maintenance and use of communal facilities and possibly some utility charges.

It is important to ask what the rent/fees do, and do not, include.

In some circumstances there may also be exit fees payable if you leave the unit.

It is important to check how much costs are in relation to each village and unit. They will all be different.

Rights and responsibilities:

If you pay an ongoing contribution your rights and responsibilities are contained in the *Retirement Villages Act 1986*.

If you are in a rental unit then your rights and responsibilities are contained in the *Residential Tenancies Act 1997*.

These laws are regulated and enforced by Consumer Affairs Victoria.

Contracts/agreements:

You will be asked to sign a contract/agreement with the village.

It is important to understand what the terms of the contract are and decide whether you feel comfortable with them.

You should be given an opportunity to take the contract away with you to look over it, and seek advice, before you sign it.

Generally ILUs offer security of tenure, meaning you can stay there for as long as you like or need, but it is worthwhile checking this with each operator to confirm this is true.

Ask whether you have a cooling off period after signing in case, for some reason, you decide you do not want to, or cannot, move in.

Eligibility:

Each village will outline its own eligibility criteria although all ILUs cater for people 60 years of age and over, who can still live independently.

It is important to ask what the criteria is and whether it is appropriate for you.

Vacancies

When you make contact with a village if there are no current vacancies then it is important to ask if you can put your name down on a waitlist.

Other important information to consider:

You can ask for a copy of the rules and regulations of the village, as this will give you more information about living there. This should be provided to you along with a copy of the contract, and any other relevant paper work.

It is always a good idea to visit the village to see if you feel comfortable in the environment.

Speaking to management is also worthwhile, as well as speaking to other residents (if this is possible), to get a feel of the general culture in the place.

Each village will have a different pet policy so if you have a pet you will need to ask if they allow pets in the village, to know whether or not it will be a viable option for you.

If you would like to be located near transport and shops you will need to check this during your visit to the village, or ask the village when you are speaking to them, to know whether or not it is a viable option for you.

It is always a good idea to write down your own list of what is important to you and check this with each village you speak to. This will help you to make the decision that best suits your needs.

Some other examples:

- Is there a dispute resolution procedure?
- Is there a maintenance procedure?
- Is the size of the unit appropriate?
- Is the unit accessible in relation to my mobility needs?
- If my mobility changes can I adapt the unit?
- Is there enough room to accommodate a carer?
- Can I have my grandchildren/family stay over?
- Is there a car park for my car?
- Is there a residents committee?
- Are there any communal facilities in the village?