



HOUSING FOR THE AGED ACTION GROUP INC.

Housing for the Aged Action Group

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Residential Parks and Villages

Residential Parks and Villages are run by private business and have evolved from the caravan parks industry.

This checklist is specific to the owner/renter model, whereby you would buy and own your moveable dwelling but lease/rent the site on which it stands in the park/village.

Costs/fees:

Depending on location, size of dwelling and facilities available in the park your moveable dwelling could cost anything from \$100,000 to \$450,000. This is an amount you must pay up front.

You will also pay ongoing site fees for your unit.

This covers a number of things such as the maintenance of the communal areas and facilities, your use of communal facilities and possibly some utility charges.

It is important to clarify what the site fees do, and do not, include.

In some circumstances there may also be exit fees payable if you leave the park/village.

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

Rights and responsibilities:

Your rights and responsibilities are contained in the *Residential Tenancies Act 1997, Part 4A*.

These laws are regulated and enforced by Consumer Affairs Victoria.

Contracts/agreements:

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

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

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

Some parks/village will offer security of tenure, meaning you can stay there for a long term period. Some will only offer periodic agreements whereby your tenure is a

month by month arrangement. It is important to check this with each operator as arrangements will differ.

You may also have a cooling off period after signing your agreement in case, for some reason, you decide you do not want to, or cannot, move in.

Eligibility:

Generally residential parks and villages are targeted and marketed toward an over 55 population but there are some mixed developments.

Some parks and villages are purpose built for permanent living, and others have a mixture of tourist sites and accommodation, annual holiday sites and permanent living sites.

Other important information to consider:

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

It is always a good idea to visit the park/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 park/village will have a different pet policy so if you have a pet you will need to ask if they allow pets, 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 park/village.

It is always a good idea to write down your own list of what is important to you and check this with each park/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?