



HOUSING FOR THE AGED ACTION GROUP INC.

Housing for the Aged Action Group

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Rental villages

Rental villages, operated by private companies, are targeted to aged pensioners who want a supported housing option with independent living conditions.

Historically rental villages in Victoria have been covered by the RTA and tenants pay 85% of income as rent, including 100% of Commonwealth Rent Assistance (**CRA**).

Units are semi self-contained without a stove, large fridge or laundry facilities due to a portion of rent paying for the provision of meals and a linen service.

Utility and phone charges are paid for separately by the tenants.

Rights and responsibilities:

It is sometimes unclear what legislation governs rental villages as the model has evolved and changed over time.

Some villages require an ingoing contribution and may be covered by the *Retirement Villages Act 1986*.

Some villages may provide rental agreements covered by the *Residential Tenancies Act 1997*.

Some villages provide units for purchase to own and occupy.

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.

It is important to clarify whether you are being offered security of tenure, which means you have the legal right to continue living in the unit long term.

Sometimes you may receive two contracts, one being specifically focused on the services being provided by the village (such as meals and linen service). Service provision may be covered by the *Australian Consumer Law and Fair Trading Act 2012* but it is not always clear.

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.

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. You will find that the management of a village will impact on the overall village atmosphere and the experience of residents living there.

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 a car park for my car?
- Is there a residents committee?
- What communal facilities are available in the village?