

Purpose

The purpose of this policy is to guide the current operations and future direction of the Pinnaroo Retirement Village.

Policy Statement

General Policy

- That people seeking long term permanent residency at Pinnaroo Retirement Village have priority over temporary residency.
- Southern Mallee District Council ('Council') manages the Pinnaroo Retirement Village ('the facility'). The facility comprises 7 x one bedroom units.
- Council owns the Pinnaroo Retirement Village facility and has the authority to change the management methods and any policy for how it may be operated in the future after consulting with the occupiers of all units.
- Council advises that the Pinnaroo Retirement Village is not operated as a Residential Aged-Care Facility because it does not provide care for people who have been assessed by an Aged Care Assessment Team.
- Council is obliged to comply with the Retirement Villages Act 2016 when preparing lease agreements with unit occupiers

Unit Rental Policy

- All new tenancies will be required to pay an upfront Right to Occupy Fee in line with Council resolution and Fees Charges.
- The Right to Occupy Fee must be paid at entry and that fee will be paid back pro rata if the unit is vacated within a four [4] year period. After the four year period there is no refund on the Right to Occupy Fee.
- A maintenance fee is payable on a fortnightly basis for the duration of the tenancy.
- The maintenance fee is set at 25% of the base pension rate for single and 20% of the base pension rate for double. Increases will be in line with the pensions rates as set by the Department of Human Services
- If an existing occupier develops a disability requiring disabled amenities, the Council may approve required modifications to a unit to meet the health needs of an occupier subject to an agreed cost share.
- If any changes or modifications are requested by a tenant, then costings are to be obtained by Council. Agreement needs to be reached where there is personal benefit; the unit occupier will be required to contribute either up-front contribution or by way of an agreed payment plan. Council is to take into consideration any improved asset valuation when determining the pro-rata assessment.

- Any changes or modifications made to a unit will remain in-situ at the cessation of the tenancy.

Further Information

Members of the public may inspect this Policy on Council's website www.southernmallee.sa.gov.au and at the principal office of the Southern Mallee District Council at Day Street, Pinnaroo SA 5304.

On payment of a fee, a copy of this Policy may be obtained from the Council, or otherwise may be downloaded for free from the Council's website.

Any queries in relation to this Policy should be directed to the Chief Executive Officer contactable at the principal office on 8577 8002.

Policy Review

This policy will be within two years or as required by Council.

The Council may at any time alter this policy, or substitute a new policy.

Other Relevant Policies/Procedures

Nil

Policy name and version no.	Pinnaroo Retirement Village Policy Version 2
Last update	January 2018
Last Council review (resolution number)	11 / 0118
Next review date	January 2020
Responsibility	Chief Executive Officer