

AMENDMENTS TO THE QLD RETIREMENT VILLAGES ACT – “WHERE ARE WE AT”?

Presenter | Stuart Lowe

TIMELINE

- *Housing Legislation (Building Better Futures) Amendment Act 2017*
- Ministerial working party
- Draft consultation Bill
- Bill introduced: 10 August 2017
- Public Works and Utilities Committee
- Committee Report: 28 September 2017
- Bill passed: 25 October 2017
- Royal Assent: 10 November 2017

THE CHANGES – A SNAPSHOT

- Documents
- Exit entitlements
- General Services Charge
- Maintenance Reserve Fund
- Reinstatement and renovation
- Behavioural matters
- Transfer control of operation
- Redevelopment
- Village closures
- Valuations
- Disputes

GENERAL COMMENTS

- Increased regulation
- Approved forms
- Regulations
- Further consultation
- Lead times?

WHAT'S COMMENCED?

- Exit entitlements
 - 18 month buy-back
 - Probate/Letters of Administration
- New behavioural obligations

EXIT ENTITLEMENTS

- 18 month mandatory buy-back
- QCAT application – extension for hardship
- Payment by instalments
- Applies to new and existing contracts
- Transitional provision if contract already terminated (10/05/2019)
- Independent review within 2 years
- Probate/Letters of Administration

BEHAVIOURAL MATTERS

- Reasonable peace, comfort and privacy
 - Operator
 - Other residents or their guests
- Complete response to written complaints, etc
 - Within 21 days
 - Resident, former resident or “representative”
- Obligations on residents

THE FUTURE

- Reinstatement and renovation
 - Resident responsible for doing reinstatement work
 - Agree on date to finish renovation work
 - Exclusion of agreed changes to condition of unit
- Approved redevelopment plan
- Approved transition plan
- GSC – Liability for units “under construction”

QUESTIONS?

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