

Hyde Retirement Village

Policy Objective

To encourage healthy ageing, continued independence and freedom of choice in the community by providing Bassendean seniors with access to affordable, strategically located retirement village style accommodation.

Policy Scope

This policy applies to the management of the Hyde Retirement Village in James Street, Bassendean.

Policy Statement

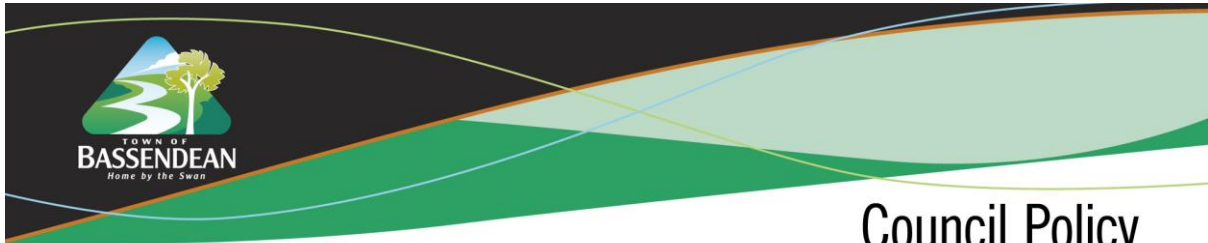
The Town of Bassendean values the elderly members of our community who have made, and continue to make, valuable contributions to the social, economic and cultural life of the Town. Council believes strongly that our aged residents are entitled to maintain their independence and continue to be active participants in family and community life. To support this principle, Council seeks to provide greater freedom of choice for residents requiring alternative accommodation by providing for two residential options at the Hyde Retirement Village:

1. 'Lease-for-life' residents; and
2. Fixed term tenancy residents.

Lease-for-life residents have occupancy rights as specified under the *Retirement Villages Act 1992* and shall be liable for an initial contribution fee and ongoing maintenance fees. Fixed term tenancy residents shall have occupancy rights as specified in the Tenancy Agreement and shall be liable for ongoing rental payments.

Council's provision for fixed term tenancy at the Hyde Retirement Village is made in furtherance of Council's desire for affordable community housing, recognising some prospective residents may be unable to fund an initial contribution fee. Lease-for-life residents should have attained the age of 65 years and fixed term tenancy residents should have attained the age of 60 years. The lower entry age for fixed term tenancy residents seeks to provide greater capacity to assist those in need of community housing, without altering the current village environment.

The provision of independent living accommodation at the Hyde Retirement Village in James Street is an important component of Council's strategy to support healthy ageing, foster continued independence and encourage freedom of choice in the community.



Council Policy

It is also an acknowledgement that many long-term residents of the Town of Bassendean have a strong desire to remain in the area when they can no longer live in the family home rather than having to move away from established friends and social networks.

Legislative Requirements

Council accepts its obligations under the *Retirement Villages Act 1992* and supporting Regulations and Codes and undertakes to operate the Hyde Retirement Village strictly in accordance with their requirements.

The Town will have operating procedures for the Hyde Retirement Village that includes consideration to:

- Residents' Rights;
- Allocation of Units;
- Resident Participation in Management and the Disputes Committee;
- Termination of Residential Contracts; and
- Independent Living.

The CEO may enter into a Memorandum of Understanding with a suitable community housing provider for tenancy management of units at the Hyde Retirement Village.

Financial Management

Council's financial management of the Hyde Retirement Village is aimed at creating self-sufficiency for the Village, with fair and equitable fee and rent structures that reflect the respective rights and obligations of both 'lease-for-life' residents and fixed term tenancy residents.

For 'lease-for-life' residents, income is to be generated by levying an incoming contribution fee, fortnightly maintenance fee and parking fee (where appropriate).

The contribution fee is to be set aside to provide for asset depreciation and to contribute to Village refurbishment. The fortnightly maintenance fee is levied to cover Village building and grounds maintenance, insurance of buildings, water and sewerage rates, removal of rubbish, bank charges, security lighting, administration and audit fees and incidental expenses as well as contributing to future refurbishment of the Village.

The contribution fee, maintenance fee and parking fee will be reviewed annually by Council when adopting the annual budget to ensure the stated financial management aims are achieved.

For fixed term residency residents, income is to be generated through charging rent, with the amount of rent determined with reference to market value, discounted to achieve the Town's community housing objectives.



Council Policy

Rental income is to be used to meet tenancy management costs, with the balance to be used for the same purpose as the fortnightly maintenance fee.

Interest earned on deposits is to be used for the same purpose as the fortnightly maintenance fee.

Any surplus generated from operation of the Hyde Retirement Village is to be allocated to the Aged Persons Reserve and any deficit is to be met with funds from that Reserve. Should there be insufficient funds held in the Aged Persons Reserve to meet any deficit, the shortfall will be met from Municipal funds.

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