

TARRV Report for March 2026

The TARRV regular monthly committee meeting was held on the second Wednesday at Ross. The meeting confirmed the appointment of Michael Weir as an assistant to our Secretary, Michael will provide important assistance with the maintenance of the very large and complex TARRV data base.

TARRV Committee member, Roger Soffe, has been working on a proposal for an important addition to the Retirement Villages Act, to include the requirement for all Tasmanian retirement village operators to provide, on their website, a standardised form, known as a village comparison document (as required under the Queensland R V Act). A village comparison document gives general information about a retirement village scheme to potential residents of the retirement village, including information about available types of accommodation, facilities and services, as well as amounts payable by residents, including the ingoing contribution, deferred management fees and recurrent charges.

This reform would assist in overcoming the disparity between the **Retirement Villages Act** and the **Residential Tenancy Act**. Under Section **16B** of the Residential Tenancy Act, rental properties must be offered at a fixed rental price and must not invite a prospective tenant to make an offer to become a tenant of the premises at a price higher than a fixed price advertised or offered by the owner. This is in direct conflict with the current practice by SCC(Tas)Inc to use a system "Expressions of interest" whereby an unspecified number of potential residents are invited to inspect an available villa or apartment, and then, individually, to make an offer to the operator of an amount, greater than the suggested ingoing contribution, to secure a life tenancy of the particular villa or apartment.. As far as we are aware, SCC(Tas)Inc is the only retirement village operator using the so-called "Expressions of Interest" system. Compare this with the Respect Group's system whereby their fixed ingoing contribution is clearly and unambiguously advertised for their Reed Estate villas.

TARRV, under the direction of our treasurer Nigel Burch, is currently assisting the residents of a local village to recover the funds they had accumulated for future maintenance. Their village has been sold to an interstate operator, but the accumulated maintenance funds have been retained by the outgoing operator and are not available for the future maintenance. This is a complex legal dispute and if not resolved to the benefit of the residents, then the residents face a future where their recurrent fees will need to be significantly increased to cover future maintenance.

Thank you, Ian Green (TARRV President)