



Tasmanian Association for Residents of
Retirement Villages inc.

President's Annual Report, August 2025

This has been an interesting and, at times, a challenging year for residents of Tasmanian retirement villages. The TARRV committee, of unpaid volunteers, has worked acidulously to work to improve the life of residents in Tasmania's retirement villages. Later in 2024 saw the implementation, or otherwise in some villages, of the existing or changed clauses on the Retirement Villages Act. The larger operators of retirement villages have generally accepted and implemented the Act, and particularly, its new financial provisions.

The major changes were for the changes to the definition of CPI (now expressed as the change between the average of the current year compared to the average CPI for the previous year, similar to that applying in Victoria) and that minutes of all meetings called by an operator must be made and produced within 30 days of the meeting.

During this year, TARRV, on your behalf, made detailed submissions to CBOS (Consumer Building and Occupational Services) in regard to the government's review of the Retirement Villages Regulations. Whilst many items in TARRV's submission were deemed to be more appropriate for the R V Act, our submission regarding the necessity for the provision of an Insurance Certificate of Currency to be provided to a prospective resident before they enter into a residence contract is now included in the Regulations and therefore is now a prescribed document in the R V Act.

Following on from our submission to government in regard to "invitations for expressions of interest" to potential residents, a lengthy telephone conversation has taken place with a CBOS officer. The essential point of agreement reached in that discussion was that under the Residential Tenancy Act it is a requirement for the landlord to offer a fixed rental and unlawful for the landlord to call for expressions of interest above the stated rent, whereas, this seeking of "expressions of interest" by a retirement village operator is legal and therefore there exists an incongruity between the Residential Tenancy Act and the Retirement Villages Act. This matter is ongoing.

The idea for and enthusiasm for a joint TARRV/CBOS seminar have been made by Respect's Mr Andrew Glover, their Chief of Retirement Living, Mr Steven Gibson, the CFO of SCC(Tas)Inc has also expressed enthusiasm for such a joint TARRV/CBOS seminar and suggested that operators may want to send a team to

attend rather than just one representative. Unfortunately, CBOS, whilst acknowledging the value of such a seminar, sees it as being more appropriate after they have conducted their audit of Tasmanian retirement villages. TARRV is very supportive of this audit and is keenly awaiting its implementation.

Your TARRV Committee has developed a “Legislation Compliance Checklist for Tasmanian Retirement Villages” and provided it to CBOS to assist with their village audits.

The members of your TARRV committee have met every month and visited and made presentations at retirement villages in Exeter, Hobart, Launceston and Seven Mile Beach.

On a broader note, I am pleased to advise that I attended an online meeting of the presidents of each Australian State residents’ organisations; this was kindly arranged by the President of the NSW Retirement Village Resident’s Association (RVRA). Further meetings will take place, with one of the topics for discussion being consideration for some form of uniform, national retirement village legislation. A copy of the “TARRV Member Opinion Survey” has been provided to each participating organisation. TARRV now also receives newsletters from other States.

Your TARRV Committee has created a draft set of guidelines for all operators defining the minimum safety standards that are to be followed in building and refurbishment of Units, Villas and Apartments. A copy can be found on the TARRV website and your comments and suggestions are invited.

A Membership sub-Committee has been created and urgently needs a resident from a Launceston R V to chair that sub-committee; the essential requirement is to be able to use a computer so as to be able to use the TARRV data base. The sub-Committee already has two volunteers, but needs a chair-person.

I move that my report is received and appended to the minutes of this AGM.

Ian Green (President)