
Entry to Tarrangower Village Policy

1. Commencement

The Criteria for Entry to Tarrangower Village Policy was adopted by the Committee of Management at the meeting dated 8th September 2020.
This policy clarifies previous and existing practices.

2. Relevant Legislative Commitments

Retirement Villages Act 1986.
Retirement Villages (Records and Notices) Regulations 2015,
Australian Charities and Not for Profit Commission,
Consumer Affairs Victoria,

3. The Entry to Tarrangower Village Policy availability

This Policy is available in the Resident Handbook, the community room noticeboard, the Village's Policy and Procedure Manual, and on the Tarrangower Village website.

4. Scope

The Criteria for Entry to Tarrangower Village Policy applies to:

- All prospective residents
- All applicants for residency
- All current residents

5. Statement of Intent

The management of Tarrangower Village (COM) is committed to ensuring that they:

- *Provide benevolent relief for persons residing in Maldon or its neighbouring townships who are of an age eligible to apply for the Age Pension, through the provision of low-cost housing.*
- *To operate and maintain the Village for the care and benefit of its residents through the provision of administrative, gardening, repair, maintenance, recreational and other services.*

In the provision of low-cost housing the COM will review all applications against the listed eligibility criteria.

The Committee shall maintain the waiting lists for all units and review applications against the approved criteria.

The two-bedroom units are leased under a Deferred Management fee model but remain subject to entry criteria as listed.

6. Age Criteria

The age of persons seeking to enter Tarrangower Village must be consistent with the Australian Age Pension requirements current at the time. i.e. Until 30 June 2021, you must be at least **66 years** of age to be eligible for the Age Pension. The qualifying age will gradually increase by 6 months every 2 years, to **67 years** by 1 July 2023.

7. Catchment Area Criteria

Persons seeking to reside in Tarrangower Village must be residing in Maldon or neighbouring townships. The Committee of Management may consider applications from persons residing within the Shire of Mount Alexander or who have demonstrated family links to Maldon.

8. Financial Criteria for Entry

Persons seeking to rent a one-bedroom unit must:

- Currently receive the Australian Age Pension or DVA Pension. In the case of a couple both must be receiving the said pensions.
- Preference will be given to those persons currently receiving a full pension and who are not living in their own home or have recently sold a home. This is consistent with the Village's Statement of Purpose to provide for those persons in most need.
- Pay rent monthly as determined by the Committee of Management
- Pay a maintenance fee monthly as determined by the Committee of Management effective 1st December each year.

Persons seeking to occupy a one-bedroom unit must:

- Currently receive the Australian Age Pension or DVA Pension. In the case of a couple both must be receiving the said pensions.
- Must make a once only non-refundable donation in the amount current at the time as determined by the Committee of Management.
- Pay a maintenance fee monthly as determined by the Committee of Management effective 1st December each year.

Persons seeking to purchase a two-bedroom unit must:

- Currently receive the Australian Age Pension or DVA Pension. In the case of a couple both must be receiving the said pensions.
- Pay the purchase price current at the time
- Pay a maintenance fee monthly as determined by the Committee of Management effective 1st December each year.
- Enter into a lease arrangement with the Committee of Management which they will then have the legal right to sell subject to the contractual conditions.

9. Independent Living Criteria

Consistent with its Statement of Purpose the Committee of Management have determined that all residents of Tarrangower Village must be able to live independently.

Where questions arise about a person's capacity for independent living, the Committee of Management may request, in consultation with the person and/or their nominated decision maker, that they be assessed by an appropriate agency.