



# Loxton Retirement Village Recurrent Charges Policy

<i>Responsible Officer/s</i>	Chief Executive Officer Loxton Retirement Village Administration Officer
<i>Relevant Legislation / Documents</i>	Retirement Villages Act, 2017
<i>Adopted</i>	18 September 2009
<i>Reviewed</i>	15 June 2023
<i>Next Review</i>	4 years

## A. Purpose

Council, on the recommendation of the administering authority accepts the need for a clearly defined refurbishment policy for the units of the Loxton Retirement Village.

## B. Principles

Council agrees that the refurbishment policy will establish the principle of payment for refurbishment for normal wear and tear on remarketing of a unit.

Council accepts that payment for refurbishment will be as follows:-

- The outgoing tenant or estate of the outgoing tenant will pay refurbishment costs in relation to remarketing of the unit excluding fair wear & tear.
- Where it is council's responsibility to fund the refurbishment it will be funded from the refurbishment account.

Where the administering authority decides to make improvements to a unit during refurbishment, for example, but not limited to; floor tiling, carpeting or cupboard alterations, then the cost of those improvements will be added to the premium of the incoming resident.

## C. Availability

This Policy will be available for inspection at the Council Offices at Loxton or Waikerie during ordinary business hours at no charge.

Copies of this Policy will also be available from Councils website: [www.loxtonwaikerie.sa.gov.au](http://www.loxtonwaikerie.sa.gov.au) or postal copies may be obtained from the Council Office free of charge.

#### D. Document history and version control

<b>Date</b>	<b>Version</b>	<b>Authorisation</b>	<b>Amendment Details</b>
18/09/2009	1.0	Council meeting of 18 September 2009	First version
19/06/2015	1.0	Council meeting of 19 June 2015	Review only - no changes noted
17/11/2017	2.0	Council meeting of 17 November 2017	Amendments noted:- Fee to take effect after the annual general meeting Note that the need for the policy to be reviewed when the contracts are re-drawn Review period once in the term of Council ( every 4 years) and the addition of document history and version control protocols
15/06/2023	2.1		Amendment Noted:- Retirement Village Act version updated to current. Minor formatting amendments Addition of document history and version control