



## DISTRICT COUNCIL OF LOXTON WAIKERIE

### Loxton Retirement Village – Refurbishment – Remarketing Policy

<b>Policy Identification:</b>	
<i>Adoption Date:</i>	18 September 2009
<i>Last Review:</i>	19 June 2015
<i>Next Review Date:</i>	June 2016 annual review
<i>Responsible Officer(s):</i>	Director Corporate and Community Services, Loxton Retirement Village Administration Officer
<i>Relevant Delegations:</i>	
<i>Council File GDS Reference:</i>	16.63.1
<i>Other Relevant Policies:</i>	
<i>Related Procedures:</i>	Loxton Retirement Village – Refurbishment Procedure
<i>Relevant Legislation:</i>	Retirement Villages Act 1987
<i>File Path:</i>	N:\Council\Policies\Council\2015\Loxton Retirement Village Refurbishment Remarketing Policy.pdf

#### **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.

#### **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.

### **Availability of the policy**

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 to be charged at the scheduled rate according to the fees and charges register.