

# Summary of Key Issues

## Beachlands Village Rental



### Ownership and Management

Beachlands Village currently comprises of 26 Villas and 3 rental flats located at 101 Francis Street, Geraldton and is owned and operated by The RSL Care WA Retirement and Aged Care Association Incorporated, trading as Acacia Living Group.

Acacia Living Group also operates Community Home Care Packages and the Respite Centre located at 134 Gregory Street, Geraldton.

### Residency Rights

A resident is granted a Rental Lease for a 5 year term and continues thereafter until determined by either party, giving to the other at least one months' notice to quit in writing.

To qualify for residency the resident/s must be retired from full-time employment or have attained the age of 55 years or more. The Village owner reserves the right at its sole discretion, to allow a second resident who may be under the age of 55.

The resident is entitled with other village residents, to use the Beachlands Village recreation room, and landscaped garden and BBQ areas and other services.

### Administration Fee by Incoming Residents

Payable by you on the grant of this Lease inclusive of GST, to reimburse us for administrative expenses incidental to processing your application to reside in the Village, administering the Agreement to Lease and your entry into the Village; currently \$1,500.00 including GST.

### Loan

Prior to and as a condition of us granting this Lease, you must lend to us the Loan specified free of interest during your occupancy of the Residence; \$1,000.00.

### Rent

You must pay to us the Rent by monthly in advance instalments during the Term.

The monthly Rental Costs Charge is varied as and when the Single Aged Pension increases (twice yearly March & September).

The Rental Costs for the Village are currently, sole occupant \$144.15 per week or \$624.65 per calendar month, and couple \$240.20 per week or \$1040.90 per calendar month, as at 1 May 2018.

These Rental Costs mainly comprise rates and taxes, water rates and service charges, insurance costs, water, gas, electricity etc. for common services, routine repairs, maintenance, common areas cleaning and gardening expenses, costs of providing common services and operating Community Facilities and management costs.

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### Resident's Own Outgoings

Residents pay for electricity, gas, telephone and other services consumed in their Residence. In addition, residents are responsible for their own contents insurance and workers compensation insurance if engaging employees privately to assist around their home.

### Maintenance of Your Home

The resident must during the residency keep the Residence and its Fixtures and Fittings in good tenable repair.

The resident is responsible for internal maintenance and cleaning of the Residence and must maintain the resident's own improvements and alterations. The Village Owner is responsible for structural repairs, external maintenance and replacement of original household plant at the end of its useful economic life but only to the extent funds are available out of Operating Costs or the Reserve Fund.

### Emergency Call System (if applicable)

All Residences have an emergency alarm installed on the outside of the Residence. The alarm is not connected to an external monitoring service. Residents can install Emergency Call Systems to their phone line which monitors on a 24 hour a day basis.

### Pets

Pets are only permitted with the written consent of Acacia Living Group and then only under strict rule.

### Termination

Either party may at any time give to the other one month written notice to terminate this Lease. This Lease will be terminated at the expiry of the notice period.

In addition, if earlier termination is required by Acacia Living Group on grounds for termination provided by the Retirement Villages Act, we may apply to the Tribunal for an order terminating this Lease.

### **NOTE: Importance of Reading Residence Documents, including Information Statement**

The above Summary of Key Issues sets out some of the important Village Scheme provisions in an abbreviated form only. You should refer to a copy of the Village Scheme and Residency Lease and the Disclosure Booklet to obtain full details and a proper understanding of the Rental Village Scheme.

#### **For further information please contact:**

Acacia Living Group  
134 Gregory Street, Geraldton WA 6530  
Tel: (08) 9999 1100

***Monday – Friday 9.00am – 4.00pm***