

COMPARISON OF RETIREMENT VILLAGES AND AGED CARE HOMES

	RETIREMENT VILLAGE	AGED CARE HOME (Low & High Care)
Who can live there?	Any person aged over 55, retired from full time employment	Frail aged & people with disabilities needing personal support & care
Who decides who can live there?	You decide – private contract between you and village	Must be assessed by Aged Care Assessment Team (ACAT)
Types of accommodation	<ul style="list-style-type: none"> ▪ Self-care units ▪ Serviced units 	<ul style="list-style-type: none"> ▪ Low level care ▪ Ageing in Place ▪ High level care ▪ 'Extra service' high level care
Regulation	State Government legislation	Commonwealth legislation
Initial payment	<u>Entry Contribution:</u> <ul style="list-style-type: none"> ▪ private contractual arrangement ▪ Amounts vary from village to village ▪ some villages offer rental units for people who can't afford to pay 	<u>Accommodation Payments:</u> <ul style="list-style-type: none"> ▪ <i>accommodation bond</i>: for residents in low level care or in 'extra service' places ▪ <i>accommodation charge</i>: for residents receiving high level care ▪ is not a purchase price ▪ homes have concessional places for people who have less than the specified amount of assets
Are there ongoing fees & charges?	Yes: <ul style="list-style-type: none"> ▪ fees vary with services & facilities at the village 	Yes: <ul style="list-style-type: none"> ▪ <i>basic daily care fee</i> for all ▪ plus for some people: ▪ <i>income tested daily care fee</i> ▪ <i>extra service daily care fee</i>

Funding	Self-funded through residents payments, loans or donations	<ul style="list-style-type: none">▪ funding from C'wealth Govt▪ residents' fees
----------------	--	--

The Aged-care Rights Service including Older Persons Legal Service
ph 9281 3600 Country callers 1800 424 079 tars@tars.com.au

	RETIREMENT VILLAGE	AGED CARE HOME (Low & High Care)
Rent assistance?	Subject to the amount of entry contribution & the Centrelink income and assets test	No
Care and Services	No set list of services – varies widely	Specified care & services incl. <ul style="list-style-type: none"> ▪ Hotel Services ▪ Personal care ▪ Nursing care ▪ Emergency call system
Tenure	Most common: <ul style="list-style-type: none"> ▪ Loan/License ▪ Company title ▪ Leasehold ▪ Strata title ▪ Rental ▪ Buying off the plan 	Security of Place as specified by the Aged Care Act 1997
Quality safeguards	<ul style="list-style-type: none"> ▪ Disclosure Statement ▪ 90 Days Settling in period ▪ Legislation ▪ TARS ▪ OFT 	<ul style="list-style-type: none"> ▪ Aged Care Accreditation Agency ▪ Complaints Investigation Scheme (CIS) ▪ State regulations-eg OH&S, NSW Food Authority
Leaving	<ul style="list-style-type: none"> ▪ Departure Fee or Deferred Management Fee ▪ Other contractual payments 	<ul style="list-style-type: none"> ▪ Refund of Accommodation Bond and/or other fees/charges
Contracts & Agreements	<ul style="list-style-type: none"> ▪ Must obtain independent legal advice before signing 	<ul style="list-style-type: none"> ▪ Obtain independent legal advice before signing
Lifestyle	<ul style="list-style-type: none"> ▪ Own lifestyle decisions ▪ Pets – check rules ▪ Modifications– subject to contract ▪ Own furniture & possessions ▪ Wheelchair access ▪ Local facilities ▪ Visitors ▪ Gardening 	<ul style="list-style-type: none"> ▪ Pets – generally no ▪ Own furniture & some possessions – if desired ▪ Wheelchair access ▪ Local facilities ▪ Visitors ▪ Activities to suit the wishes of residents
Rights	Residents’ Rights under RV Act 1999 & Regulations 2009	Charter of Residents’ Rights and Responsibilities, in Aged Care Act 1997

Resources: “Retirement Village Living” Fair Trading, NSW Department of Services, Technology & Administration

“Accommodation Choices for Older Australians and their Families: what older Australians and their families need to know” Commonwealth Department of Families, Housing, Community Services and Indigenous Affairs

Disclaimer: This document is a guide only and cannot take account of individual circumstances. TARS recommends that you seek appropriate professional advice relevant to your particular situation. THIS IS NOT LEGAL ADVICE.

Reviewed April 2010

