



Disability, Ageing and Carers

Activities associated with the administration of the *Retirement Villages Act 1987*

Registrar's Annual Report 2010 - 11

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Foreword



There are an estimated 23,619 people currently living in South Australia's 509 retirement villages. The South Australian Government is committed to safeguarding the rights of these residents and ensuring they have access to adequate legislative protection.

In 2010-11, Disability, Ageing and Carers as administrator of the *Retirement Villages Act 1987* have continued to raise awareness of retirement village living and the requirements of the legislation through:

- presentation of information sessions within retirement villages with an increase in rural and remote visits
- production of information booklets and accessing greater promotional opportunities such as ageing expos
- participation in national and state conferences with the retirement village industry.

Disability, Ageing and Carers have experienced consistently higher levels of activity than in past years, and this is likely to continue. The increase in activity can be attributed to the growth of the industry and a greater awareness of services offered to residents, the public and administering authorities. Discussion papers were released on 1 July 2011 seeking input from all interested parties in relation to possible amendments to the *Retirement Village Regulations 2006*. This work will culminate in 2011-12.

I am pleased to present this report on activities associated with the administration of the Act.

Dr David Caudrey
Registrar

Activities associated with the administration of the *Retirement Villages Act 1987*

Registrar's Annual Report 2010-11

1.0 Introduction

The Department for Families and Communities through Disability, Ageing and Carers (DAC) has had responsibility for administering the *Retirement Villages Act 1987* (the Act) since November 1998.

2.0 Summary of Activities in 2010-11

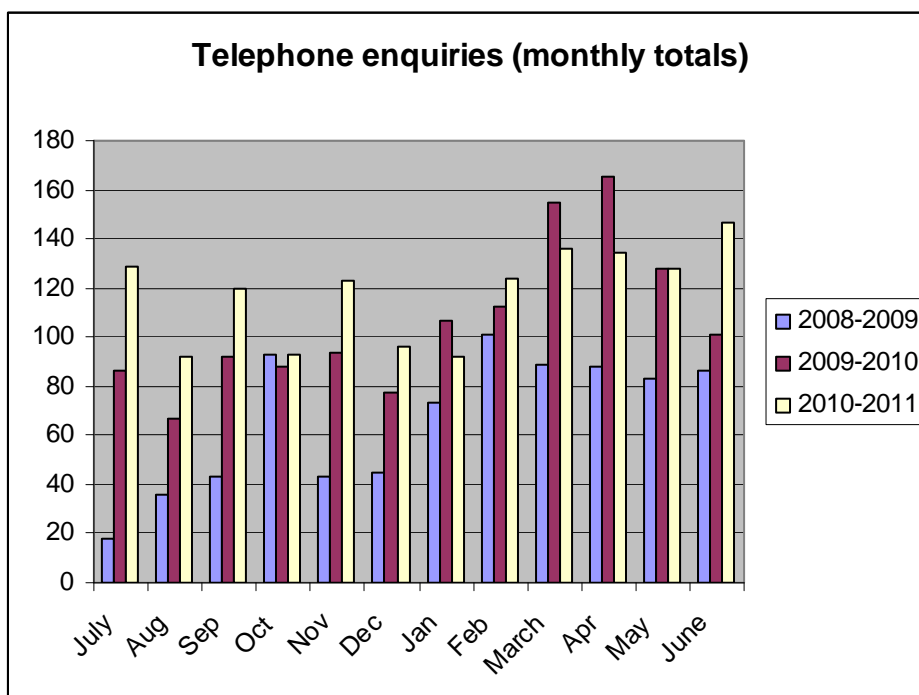
2.1 Daily operating activities

In 2010-11, daily operations were managed by 1 ASO-5 Senior Retirement Villages Officer, and 2 ASO-4 Retirement Villages Officers. The operating budget for 2010-11 was \$251,700

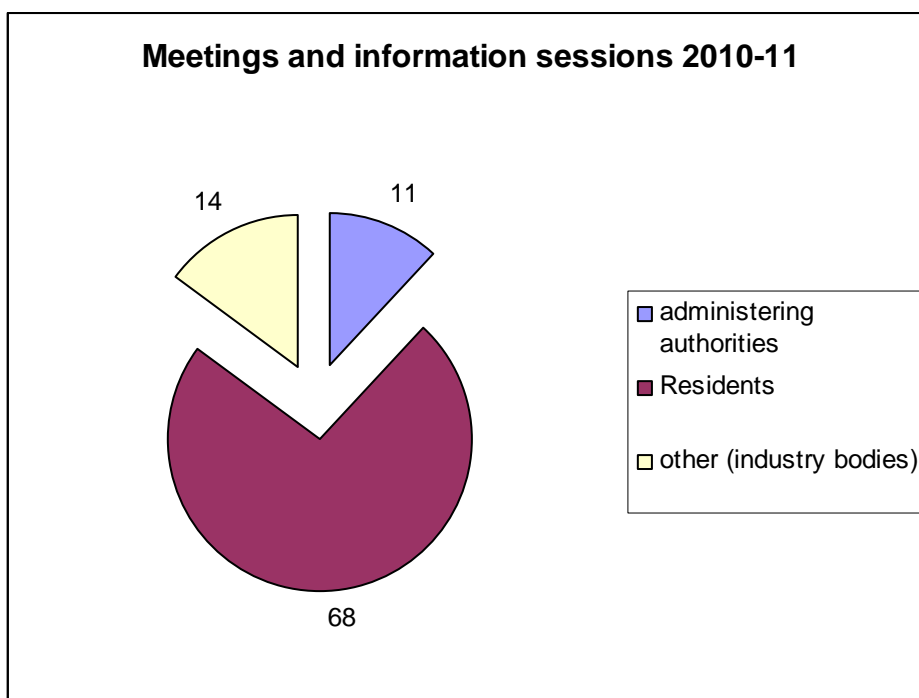
In 2010-11 the retirement villages officers:

- responded to 1,414 phone enquiries related to matters associated with resident or administering authority rights and responsibilities under the Act. This is an increase of 11 percent in comparison to 2009-2010 and a 77 percent increase compared to 2008-2009
- attended 93 meetings and information sessions with residents & interested groups
- attended 16 of 18 Residential Tenancies Tribunal hearings
- conducted 8 mediation sessions
- responded to 40 Ministerial enquiries, an increase of 60 percent on 2009 - 2010.

The table below shows the increase in retirement village telephone enquiries from the 2008-2009 financial year to the 2010-2011 financial year.



The following table shows the breakdown of meetings and information sessions that retirement villages officers held with residents and interested groups during the 2010-2011 financial year.



3.0 Communication with retirement village resident / industry representatives

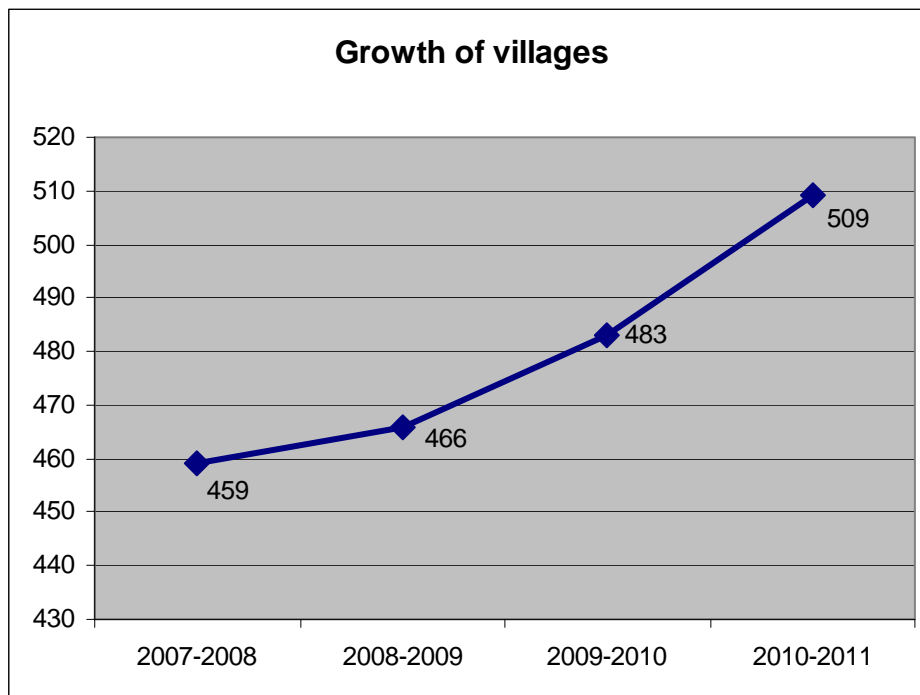
DAC seeks advice on key policy matters relating to the Act, as well as sector developments or issues, from the Retirement Villages Advisory Committee (RVAC).

This committee meets bi-annually and is comprised of DAC staff and representatives from the Retirement Villages Association, Aged & Community Services SA & NT Inc, the South Australian Retirement Villages Residents Association, COTA Seniors Voice, and the Seniors Information Service. RVAC members are nominated by their respective associations and are therefore considered to represent the views of their associations' membership.

The retirement villages officers maintain regular email and phone contact with members which ensures that resident and industry representatives remain appraised of, and where relevant are consulted in relation to any developments or issues related to retirement village matters.

4.0 Retirement Villages Register

Data generated as a result of the requirement for all retirement villages to be registered is presented in section 5 of the Act. A periodic update was undertaken in May 2011 whereby all administering authorities updated the information held on the register. This resulted in changes to the number of residences within a village as well as the registration of previously unregistered villages.



5.0 Retirement Villages in SA as at 30 June 2011

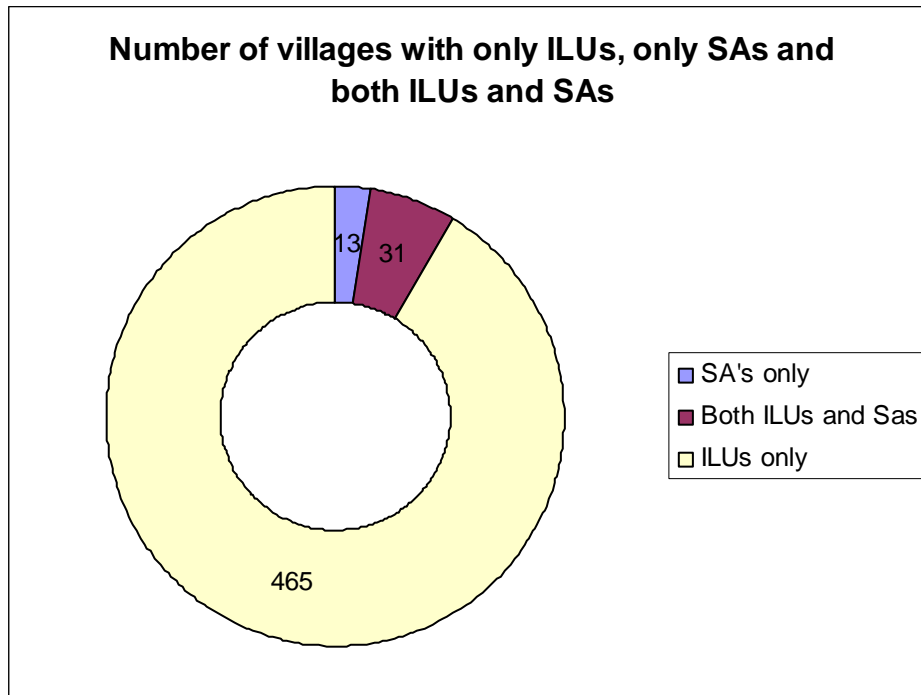
5.1 Number of retirement villages in South Australia = **509** operated by **142** companies / groups / organisations, **8** of which are managed from interstate.

5.2 Villages operating under both the *Retirement Villages Act 1987* & the *Supported Residential Facilities Act 1992* = **19**

5.3 Villages with exemptions under the *Retirement Villages Act 1987* = **147**

- 1 x s18: with client consent, no need to hold premium in Trust
- 49 x s22: can have consolidated meetings and financial reports
- 97 x s22 & s23: can have consolidated meetings, financial reports & interim financial reports

5.4 The following table shows the number of retirement villages within South Australia which contain only Independent Living Units (ILUs), both Independent Living Units (ILUs) and Serviced Apartments (SAs) and those which contain only Serviced Apartments.



There are 16,871 residences in retirement villages in South Australia. Whilst we do not have actual numbers of residents residing in retirement villages, we assume 60 percent of all residences (10,123) are housed by one person only and the remaining 40 percent (6,748) of residences have dual occupancy, it could be estimated that the number of people living in retirement villages totals approximately **23,619**. Comparison with past census data has found that this formula is accurate.

5.5 The following table shows retirement villages in Local Government Areas within Adelaide & Greater Adelaide. There are a total of **426** villages in these regions containing **14,736** residences.

Local Government Area	Number of retirement Villages	Number of residences
Adelaide City Council	7	135
Adelaide Hills Council	13	263
Alexandrina Council	9	436
Barossa Council	25	373
Burnside, City of	27	669
Campbelltown City Council	25	811
Charles Sturt, City of	27	978
Gawler, Town of	10	383
Holdfast Bay, City of	29	811
Light Regional Council	1	10
Marion, City of	18	746
Mitcham, City of	25	864
Mount Barker, District Council of	11	252
Norwood, Payneham & St Peters, City of	35	893
Onkaparinga, City of	27	1947
Playford, City of	7	117
Port Adelaide Enfield, City of	22	1007
Prospect, City of	7	92
Salisbury, City of	14	785
Tea Tree Gully, City of	14	1311
Unley, City of	32	630
Victor Harbor, City of	9	382
Walkerville, Corporation of the Town of	8	83
West Torrens, City of	22	742
Yankalilla, District Council of	2	16
Total Adelaide and Greater Adelaide	426	14,736

5.6 The following table shows villages in Local Government Areas within Rural and Remote South Australia. There are a total of 83 villages containing **2,135** residences in these regions.

Local Government Area	Number of retirement villages	Number of residences
Barunga West, District Council of	2	59
Berri Barmera Council	2	148
Ceduna District Council	1	33
Clare and Gilbert Valleys Council	3	30
Cleve, District Council of	1	15
Coorong District Council	2	23
Copper Coast, District Council of	4	100
Franklin Harbour, District Council of	1	32
Goyder, Regional Council of	3	18
Grant, District Council of	1	3
Kooronda East Murray, District Council of	1	5
Kingston District Council	1	28
Kimba, District Council of	1	8
Loxton Waikerie, District Council of	4	191
Mid Murray, District Council	1	8
Mount Gambier, City of	4	397
Mount Remarkable, District Council of	1	4
Murray Bridge, Rural City of	5	283
Naracoorte Lucindale Council	3	69
Northern Areas Council	1	6
Peterborough, District Council of	2	8
Port Lincoln, City of	2	136
Port Pirie Regional Council	4	137
Renmark Paringa District Council	19	133
Southern Mallee District Council	1	7
Streaky Bay, District Council of	1	11
Tatiara District Council	2	68
Tumby Bay, District Council of	1	30
Wakefield Regional Council	4	61
Wattle Range Council	2	49
Yorke Peninsula, District Council of	3	35
Total Rural and Remote South Australia	83	2,135
Grand total	509	16,871

GLOSSARY

Administering Authority (AA): the person by whom or on whose behalf a retirement village scheme is administered

DAC: Disability, Ageing and Carers, a branch of the Department for Families and Communities

DFC: Department for Families and Communities

ILU: Independent Living Unit

Managers: company/individual(s), employed by the AA, responsible for the day to day management of the retirement village

Premium: the payment made to the AA to secure the right to occupy a residence (this payment may or may not be part refundable)

Resident: a person who has been admitted to occupation of a retirement village in accordance with the terms of their residence contract

RVA: Retirement Villages Association

RVAC: Retirement Villages Advisory Committee

SA: Serviced Apartment