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# FACT SHEET

COTA NEW SOUTH WALES

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## Older Person's Rental Accommodation

A small number of units in retirement villages are offered on a rental basis. These premises are offered for rent for persons with few or no assets. You sign a residential tenancy agreement and pay rent. Remember though, that the agreement may contain a term excluding you from coverage of the retirement village laws. If this is the case, your agreement will be covered by the Residential Tenancies Act 2010.

Some Retirement Villages may rent units, provisionally, while that unit is on the market to sell. This rental will be short term only. To find out the availability of such units, you will need to call the individual retirement villages.

*(Listed below are the larger religious organisations that operate Retirement Villages, where rental may be more available)*

### Possible Options for Rental Accommodation

Anglican Retirement Villages	1300 111 278
Adventist Retirement Villages	(02) 9487 0600
Baptist Retirement Villages	1300 275 227
Catholic Retirement Villages	(02) 8876 2100
Christadelphian Retirement Villages	1800 246 637
Cumberland Council Seniors Units for Independent Living *This is available to people over 55 years currently living or working in the Cumberland local government area. Must be eligible for Housing NSW. *	(02) 9840 9835 <a href="http://www.cumberland.nsw.gov.au/community-culture/services-seniors-people-disability/affordable-accessible-accommodation/">http://www.cumberland.nsw.gov.au/community-culture/services-seniors-people-disability/affordable-accessible-accommodation/</a>
Marian Court <i>(run by Catholic Women's League)</i>	Strathfield – 9746 2978
NSW Churches Community Housing <a href="http://churcheshousing.org.au/index.php/church-based-housing-providers/">http://churcheshousing.org.au/index.php/church-based-housing-providers/</a>	9633 5999
The Salvation Army Supported Accommodation <a href="https://salvos.org.au/need-help/accommodation-and-housing/">https://salvos.org.au/need-help/accommodation-and-housing/</a>	Sydney & Illawarra (02) 9212 1065 Leeton (02) 6953 7266 Griffith (02) 6964 3388 Broken Hill (08) 8087 1999
Uniting <a href="https://uniting.org/services/retirement-villages/affordable-rental-housing">https://uniting.org/services/retirement-villages/affordable-rental-housing</a>	1800 864 846
Vasey Housing Association <a href="http://www.vasey.com.au/our-villages">http://www.vasey.com.au/our-villages</a> The Board makes apartments available on a rental basis in certain circumstances.	(02) 9299 3951

\* Some councils in NSW have a limited range of houses, flats and retirement villages for their residents. It can be worthwhile to check with your local council to see if they provide accommodation for seniors.

**Abbeyfield Australia:** Abbeyfield houses provide affordable, supportive community accommodation for up to 10 older people. Each resident has a private bed-sitting room, with ensuite, which they furnish themselves. A housekeeper prepares the two main meals of the day which are served in the dining room. Residents prepare their own breakfasts from household supplies. These houses are established and operated by community-based, non-profit, volunteer groups which are responsible for the day-to-day operation of the house and the wellbeing of residents and staff. Residents participate in management and decision making.

### **Eligibility**

Tenants need to be on a low income with some pension and only a few assets. Most of the residents are in their 70s and are single or married. Usually people over 55 who need some help to remain independent and want to live with others. The houses can accommodate wheelchairs, walking frames and seeing-eye dogs.

**How to Apply:** Call the Abbeyfield Australia, Head office in Victoria **(03) 9419 8222** or visit <http://www.abbeyfield.org.au>

**Eureka Group:** Rental villages for seniors and persons on a disability pension are available through the Eureka Group. Visit their website <http://www.villagemanager.com.au/> or call 1800 356 818 for more information.

**Residential / Caravan Parks:** Some residential parks offer long terms rentals for onsite manufactured homes, relocatable homes, mobile homes, cabins or caravans and annexes or a mixture. Residents (including home owners) may be eligible for Commonwealth rent assistance to subsidise their rent. <https://www.residentialparkliving.com.au/faq3.htm>

There are laws protecting tenants' rights in these parks. The 'Residential Park Living' booklet must be given to all permanent park residents at the start of their tenancy. This booklet outlines the rights and responsibilities for residents and park owners.

The **NSW Tenants Union** provides information to home owners and tenants in Residential Parks. <https://www.thenoticeboard.org.au/home>

**Tenants' Advice Line: 1800 251 101** (Mondays 10am - 1pm and 2pm - 5pm)

Advice to tenants is available through local **Tenants Advice and Advocacy Services**. Contact details for your area can be found at <https://www.thenoticeboard.org.au/advice> or call the Tenants Union NSW to find your local service on **02 8117 3700**.

NSW Fair Trading has a residential park register. The register enables prospective park residents to search for specific parks or to identify parks in a certain post code or local government area. Ph: **13 32 20** <http://parkspr.fairtrading.nsw.gov.au/>

**Retirement Village Residents Association RVRA** <http://www.rvra.org.au/>

RVRA provides information and advice to RVRA members who are residents in retirement villages throughout NSW. Ph: **1300 787 213**

The **Caravan and Camping Industry Association of NSW** has information on the location of Residential Parks and general information about manufactured housing and camping. <http://www.caravan-camping.com.au/>