TARRV

Tasmanian Association for Residents of Retirement Villages

TARRV: *Your Voice in Retirement*

Website: https://www.tarrv.org.au

NEWSLETTER No.13 **June 2026** EDITOR: Jon Hosford

President's Page

Dear Fellow TARRV Members, welcome to the third Newsletter for 2026.

TARRV Committee member, Roger Soffe, has been working on a proposal for an important addition to the Retirement Villages Act, to include the requirement for all Tasmanian retirement village operators to provide, on their website, a standardised form, known as a village comparison document (as required under the Queensland R V Act). A village comparison document gives general information about a retirement village scheme to potential residents of the retirement village, including information about available types of accommodation, facilities and services, as well as amounts payable by residents, including the ingoing contribution, deferred management fees and recurrent charges.

This reform would assist in increasing transparency and help to overcome the disparity between the **Retirement Villages Act** and the **Residential Tenancy Act**. Under Section **16B** of the Residential Tenancy Act, rental properties must be offered at a fixed rental price and must not invite a prospective tenant to make an offer to become a tenant of the premises at a price higher than a fixed price advertised or offered by the owner. By way of example this is contrary to the current and lawful practice by one operator that uses a system of "Expressions of interest or Offers Over" whereby an unspecified number of potential residents are invited to inspect an available villa or apartment, and then, individually, to make an offer of an amount, greater than the suggested ingoing contribution, to secure a life tenancy of the particular villa or apartment. Compare this with the Respect Group's system whereby their fixed ingoing contribution is clearly and unambiguously advertised for their Reed Estate villas.

Continuing on with money matters, it is at this time of the year that the preparation of budgets begins. It is important to provide a comparison between budgeted costs and the actual costs. Comparing a retirement village's actual expenditure to its budget allows operators to control costs, maintain statutory compliance, and ensure **transparent forecasting for recurrent charges**. It is vital for accurate fee setting, resolving disputes, and managing the reserve funds used for long-term capital replacements.

Budgets and fee increases are primary sources of friction between operators and residents. By monitoring actual performance against the budget year-round, operators can explain cost fluctuations, prove financial accountability, and reduce the risk of formal complaints. Budgets should include income derived from deferred management fees (DFM's), in the same way that DFM's are included in the retirement village operator's annual report to the ACNC. I note that in one operator's financial report for the 2024/2025 financial year, for the retirement villages segment, the income from "Resident Charges" was $5,785,000 and the income from "Retention Income and Deferred Management Fees was $6,512,000!

In closing I should like to take this opportunity to thank the many TARRV village representatives for their ongoing support, including distribution of newsletters and membership applications and renewals; your work is very much appreciated by both the village residents and the TARRV committee. Your support is especially important as we work to implement the new, improved, membership system "Memberwizard".

Ian Green (President).

Membership Fee Renewal Procedure

Below. Please scroll down

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Membership Fee Renewal Procedure

A large proportion of Annual Memberships expire on June 30th 2026.

If this applies to you, you will be specifically notified by email or by your Village Rep.

TARRV is trialing for adoption, a new membership application and renewal process through a secure membership portal from our website https://tarrv.org.au

This will allow you to renew your membership accompanied by a Direct Transfer to our Bank Account through your normal Bank access either at the branch or online.

There are several options to renew your membership.

You may renew by completing the form available on the website and returning to the Secretary by activating the **Send Message** link when completed.

The preferred method is to enrol in our trialling membership platform through Memberwizard.com on the **Member Wizard Portal** link.

1. Please record your TARRV Membership Number when it is sent to you by the Secretary so you can access the Member Portal.
   (An email was sent to all members last week giving them their Member ID)

2. Click on the Member Portal button either on the TARRV web site (Membership). The link is:

   https://memberwizardportal.au/?organisationKey=3ef71823-ad01-4784-b2c2-4a585b773c9d

3. You can register with your email address **or** your Member ID.

4. Whether you have entered your email address OR your Member ID, a security code will be sent to your registered email address.

5. ***The security code is valid for 24 hours,*** so if you need to return to the site you can simply enter your email address or member number then enter the code you received earlier.

6. ***If you do not have an email address then you will need to complete the Membership Renewal form manually that the Village Rep will give you and pay them the membership fee.***

   The Village rep will transfer monies received from their village to the TARRV Bank account and, the Secretary will issue them with a receipt.

   For members with email:

7. On registration you will be asked to enter a password or a PIN. In future when you return to this page you will be able to login **with just your email address (or member number) and your password.** Registration needs only be carried out once unless you forget your password or PIN in which case you will need to re-register.

   We hope this process is not too difficult and will enable you to reliably keep in touch with communication and events that TARRV is organising for the benefit of its members.

   Jon. Hosford   Hon. Secretary

COTA 2026-2027 State Budget Response Statement

While welcoming several positive commitments in the 2026–27 State Budget, COTA Tasmania says the overall level of investment does not go far enough to meet the needs of Tasmania's ageing population, calling for stronger action on preventive health, digital inclusion, community services, and cost-of-living support for older Tasmanians.

Budgets are about more than numbers. They are a tangible annual statement of what a government values, what it prioritises, and who it sees.

In an ageing Tasmania, that must include the 40% of Tasmanians now aged 50 and over – a proportion that continues to grow. These are the people who have contributed to and shaped the Tasmania we are proud to call home. As we move into later years, people need confidence that

Governments have planned for, adjusted to, and can support their changing needs.

The Budget handed down last week did not reflect the realities of demographic change or the growing pressures facing older people across the state.

Tasmania has the oldest population in the country, and yet this Budget does not match the scale of that shift. Older Tasmanians are a significant and growing part of our community, and they deserve to be seen in the Government's priorities.

We acknowledge and welcome several modest commitments that will support older Tasmanians, including an investment in the Older Tasmanians Action Plan, funding for preventive health and Care@Home, expanded access to bulk-billed GP services, increased funding to Libraries Tasmania, and some transport-related measures.

However, these measures fall short of what is required, with the overall level of investment not going far enough to address the real and immediate challenges older Tasmanians are facing. The Budget lacks targeted measures to address cost-of-living pressures, which are being acutely felt by pensioners, and includes no meaningful investment in programs addressing social isolation or supporting mature-age job seekers.

With a Minister for Ageing appointed less than 12 months ago and an Older Tasmanians Ministerial Advisory Council soon to be established, this Budget presented a clear opportunity to build on these foundations. Adequate resourcing, supported by strong data and lived experience, is needed to translate these initiatives into meaningful policy, service design, and investment outcomes across government.

There was also a missed opportunity to appoint a Commissioner for Older People, with one in six older people impacted by mistreatment and abuse. A Commissioner would be part of a new overarching body with powers to receive reports, make enquiries, conduct investigations on elder abuse and coordinate responses among existing services.

As our population ages, demand for hospital care, primary health, mental health services, rehabilitation, and community-based supports will continue to rise. Investing in prevention and early intervention including social connection programs, falls prevention, physical activity, and health literacy, is essential to reduce long-term pressure on acute and residential aged care systems

While we welcome the Government's commitment to preventive health, the allocation of $5 million per year falls well short of what is required to drive systemic change. A significantly greater proportion of the health budget, at least 5%, must be directed toward prevention if we are to meaningfully shift reliance away from acute services to community run services.

The move to extend free public transport for another year is a positive one. This will provide important cost relief for older Tasmanians on fixed incomes, particularly those not yet eligible for concessions. However, a long-term commitment to free public transport for seniors, something COTA has advocated on for more than a decade, is needed to deliver certainty and longer-term relief.

The Government recently released the *Digital Tasmania 2026-2031 Strategy*, with no investment apparent in last week's Budget papers. Tasmania has the lowest digital inclusion score in the nation, with older Tasmanians significantly below national averages in both access and digital capability. As more essential services move online, the digital divide is becoming a critical issue. Without targeted investment, many older Tasmanians risk being left behind.

Of significant concern to COTA and our colleagues in the Coalition of Community Service Peaks, is the projected reduction in funding for community service organisations across the forward estimates. A 14.5% decrease between the 2025–26 and 2026–27 budgets will have real consequences, with more Tasmanians at risk of missing out on essential support and care.

Community organisations are the backbone of support for many older Tasmanians. A cut of this scale will have real and immediate consequences for people who rely on these services to stay healthy, connected, and independent.

We remain committed to working constructively with Government. However, it is becoming increasingly difficult to do so without adequate resourcing. As a peak body, our effectiveness relies on our ability to engage with the community, undertake research, and provide informed policy advice to shape better outcomes. We do so on a small core peak body grant and continue to be without funding for a full-time policy officer. This reduces our capacity and ability to improve decision-making and service delivery for older Tasmanians.

If Tasmania is to become a respectful, age-friendly island, we must treat ageing as an asset, plan ahead for what is needed, and not see ageing as a problem to be managed.

Brigid Wilkinson CEO COTA Tasmania 0437 031 173

COTA Tasmania is encouraging feedback on the 2026-2027 State Budget and would like to hear your views. Please complete the short survey:

COTA Tas State Budget Reaction Survey May 2026

TARRV MEETING SCHEDULE FOR 2026

Wednesday June 10th @ 9:45 am Committee Meeting

July 8th @ 9:45 am Committee Meeting

August 12th @ 9:30am Committee Meeting

August 12th @ 11:00 am Annual General Meeting (Venue to be announced)

Charity Status Application

TARRV Committee has been reviewing its Aims and Purposes to comply with standards acceptable for a Charity status application.

We will be proposing changes to our Rules in Section 4 to clearly fall within the guidelines as a charitable organisation.

4. Objects and purposes of Association

The Association is established for the following charitable purposes, which are for the public benefit:
(a) To advance the mental, physical and emotional health and social wellbeing of residents of retirement villages in Tasmania;

(b) To advance education by providing information, advice, and resources to residents and prospective residents of retirement villages about their rights, obligations, and living environments;

(c) To promote and protect the human rights of older persons, specifically residents of retirement villages, by advocating for their rights, defending against infringements, and empowering them to participate in decisions affecting their lives;
(d) To promote the resolution of disputes and the fostering of positive relationships between residents and the management of retirement villages.

(e) assist residents to develop an effective residents committee

(f) offer information and advice to intending residents and their families

(g) promote positive relationships between residents and management

(h) act as the Peak Body for the representation of residents in Tasmanian retirement villages.

It is also proposed to change **Section 33** of our Rules to allow Committee to make the decision to change the membership fees at its discretion rather than having to change its Rules at a Special General Meeting each time fees are adjusted.

33. Annual subscription

(1) The annual subscription for a financial year of the Association that is payable by members of the Association is that amount as determined by the Committee from time to time.

It is not proposed to change the **Life Time** membership fee which is 10 times the Annual subscription.

Please consider the proposed changes. We welcome comment and input from members if you have further ideas.

National Seniors

Our secretary recently wrote to the National Seniors group to get permission to use some of their published material for this newsletter.

We received a most positive reply giving us permission to use the requested material and inviting Tasmanian residents of retirement villages to affiliate with their newsletter and the discounts available through membership.

The website: https://nationalseniors.com.au

has excellent and comprehensive material on many issues that our age group is interested in.

Whilst we have chosen not include the article on the National budget implications for seniors in this newsletter, we are impressed with the relevance of their newsletters. If you are not already a member of National Seniors Australia, we advise that it is worth the subscription to keep you up to date with issues that affect our aging economics and health issues.

Visit the website above to find out more.