



Style/ definitions	Retirement village	Residential park	Strata title	Renting	Boarding and lodging	Residential aged care
Type of structure/ Premises Includes all types of residential premises whether units, hostels, serviced apartments or other premises for 55s and over who have retired. May use many names, including estate, retirement or lifestyle village.	Relocatable home: Home may be a caravan, cabin, park home or motor home. Two types of agreements On-site: a tenant rents both a relocatable home and a site. Site only: a tenant rents only the site and owns the home on the site. Includes mixed-use parks and lifestyle villages for over 45s. May use many names, including 'lifestyle village'.	Relocatable home: Home may be a caravan, cabin, park home or motor home. Two types of agreements On-site: a tenant rents both a relocatable home and a site. Site only: a tenant rents only the site and owns the home on the site. Includes mixed-use parks and lifestyle villages for over 45s. May use many names, including 'lifestyle village'.	May be villas, units or apartments. Includes strata schemes for over 55s.	Includes private rentals and social housing (public and community housing).	A boarder generally stays at another person's house paying rent, with meals or other services (such as cleaning) supplied by the landlord. A lodger generally stays at another person's house and pays rent but is normally not supplied with meals or other services. A boarder or lodger is entitled to live on the premises but cannot call the place their own – the landlord is in charge of the home.	Includes hostels and nursing homes with high or low care.
Occupation rights Varies between villages from lease for life, licence, purple title or restricted strata ownership. Occupation rights are linked to communal amenities and services in a managed community.	Can buy or rent the property. Residents either rent a home and a site, or rent a site only and own the home on the site. Land is usually leased but there are some strata titled homes in residential parks. Park living may not be a permanent living arrangement and depends on the type of agreement you enter into.	Can buy or rent the property. Residents either rent a home and a site, or rent a site only and own the home on the site. Land is usually leased but there are some strata titled homes in residential parks. Park living may not be a permanent living arrangement and depends on the type of agreement you enter into.	Can purchase or lease property. A strata title is a certificate of title for a lot and a share in the common property in a strata scheme set up under the Strata Titles Act 1985 . The strata scheme dictates what you own when you buy a strata titled lot and what is common property.	Rental. Tenants pay rent for exclusive possession of premises.	Rental. May have exclusive occupation of own room and share common areas. The owner may also be living on the property. There may be house rules for living on the premises. Rights and responsibilities are set out in your agreement – boarders and lodgers will have contractual rights under the agreement but are not covered by the Residential Tenancies Act 1987 .	Rental. Requires an Aged Care Assessment Team (ACAT) assessment to determine eligibility.
Examples of types of costs	<ul style="list-style-type: none"> Entry payment On-going fees for the running of the village If strata or purple title – transfer duty, rates Exit fees, including an often significant fee for residing in the village Deferred Management Fee (DMF) and refurbishment fees Generally involves partial return of the upfront payment (after the exit fees are taken into account). This may include any increase or decrease in the upfront payment amount over residence (in full or in part). 	<ul style="list-style-type: none"> If on-site agreement: ongoing rent for the home and on-going site rent If site only agreement: purchase price of the home and on-going site rent Home maintenance costs Security bond in some cases Prescribed fees Exit fees 	<ul style="list-style-type: none"> Purchase price of the home Transfer duty Rates, strata levies There can be special levies for other maintenance 	<ul style="list-style-type: none"> Security bond Pet bond if applicable Regular rent Other liabilities if agreed in rental agreement, e.g. gardening Payment for damage exceeding fair wear and tear and exceeding the bond amount 	<ul style="list-style-type: none"> Costs must be set out in your agreement 	Subject to an income and asset assessment. <ul style="list-style-type: none"> Possible costs include: Refundable Accommodation Deposit (RAD) or Daily Accommodation Payments (DAP) Daily care fees Other fees as agreed
Additional information	<ul style="list-style-type: none"> Rights and responsibilities depend on individual agreements and are different from usual lease or owner rights and responsibilities. On-going fees may still be payable after you exit. Payment of your refund may be contingent on your unit being sold or re-leased. 	On-going site rent is payable and there may be exit fees. Structure must be relocatable. If the park is sold and the new owners have asked for 'vacant possession' park managers must give tenants on periodic agreements at least 60 days' notice for anyone with an on-site agreement and 180 days for those with a site-only agreement. Fixed term agreements can't be terminated without grounds before the contract expires.	There's likely to be parts of the property that are for your 'exclusive use' and parts that are 'common property' and these specifics will vary in different situations. You may need to participate in management of the complex.	A tenancy agreement is either for a fixed or periodic term and sets out the conditions of the tenancy. The rent amount may vary from lease to lease in line with market conditions.	Rent may include meals and other services (such as cleaning) or just the room. Rights and responsibilities depend upon individual agreements. Your landlord can end the arrangement without a reason at any time, however must give you 'reasonable notice' to leave the premises and take your belongings.	May receive government subsidy. Refundable Accommodation Deposits are generally refundable but Daily Accommodation Payments are not.
Publications	Retirement Villages information	Residential Parks information	Strata titles information	Renting information	Boarders and Lodgers information	Aged care information
Legislation	Covered by the Retirement Villages Act 1992 and if premises are strata titled, the Strata Titles Act 1985 . The Associations Incorporation Act 2015 may also apply where the village is run by an association.	Covered by the Residential Parks (Long-stay Tenants) Act 2006 , the Strata Titles Act 1985 and the Residential Tenancies Act 1987 and the Caravan Parks and Camping Grounds Act 1995	Covered by the Strata Titles Act 1985 and the Residential Tenancies Act 1987 .	Covered by the Residential Tenancies Act 1987 .	Covered by common law on contracts.	Covered by Aged Care Act 1997 (Cth) if government funded.