



PACIFIC LAW

All presentations are not considered legal or financial advice. It is suggested that all parties obtain their own legal and financial advice unique to their personal situation and circumstances.

Presentation content has been crafted to suit the local audience and legislation will differ across states.

Pacific Law - About Us

Our Firm

Pacific Law is a law firm specialising in:

- Property
- Conveyancing
- Retirement Villages/MHPs
- Wills & Estates



Our Sunshine Coast Retirement Villages Team

- David Netherton - Director
- Mia Mouland-Vail – Retirement Village Paralegal & Residential Conveyancer

Legal considerations moving into a retirement village

- Our process
- What to look for from your lawyer



Our Process

Our process – What we do

- Overview of RV legislation
- Background on Operator and the Village
- Documents
 - General explanation of documents
 - VCD – Village Comparison Document
 - PCD – Prospective Costs Document
 - Residence Contract (eg Lease)
 - Bylaws
 - Check the forms/documents you have received
 - Explain special terms (eg ingoing contribution, exit fee, COP)
 - Explain timing and process
 - Operator to provide VCD and PCD 21 days before you sign Residence Contract
 - COP periods



Our Process

- Look at each step:
 - Before – what you must do and pay when you enter the village
 - entry condition report
 - the payments (eg ingoing contribution)
 - settlement process – what to expect
 - what facilities/services are available (what do you need now/in future)
 - update your powers of attorneys and wills
 - explain process to your family
 - During – what you must do and pay when you are in the village:
 - insurance
 - General Service Fees/MRF
 - bylaws
 - upkeep of the unit – who is responsible



Our Process

- Look at each step:
 - After
 - Process – what to expect when leaving
 - Exit Fee
 - Capital Gain and Loss sharing
 - Reinstatement/Renovation Costs
 - Resale Price
 - General Service Fee capping
- What if scenarios
- Other
 - pets and friends
 - unit variations



What to look for from your lawyer

Our Job - Your lawyer should be experienced in retirement village law and help you:

- understand the process & documents
- quickly compare village types
- answer your questions
- feel comfortable with your decision to enter a village
- make your move into a village simple
- prepare for the future – wills and powers of attorneys
- raise any items that you might not have thought of

