

## Information on aspects of the Preliminary Assessment Report currently being undertaken

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### Management of the Facility

The Mandir Ashram management company will undertake all aspects of management of the facility, including but not limited to:

- long-term responsibility for all Crown leasehold issues and maintenance of the facility
- establishment of a unit occupancy system that offers older people living in the facility security of tenure
- re-leasing of units upon vacancy to people within the target group
- delivery of support services, including operation of the emergency call system
- engagement of support and other staff required to operate the facility
- management of the hostel and delivery of care
- management of the self-contained units and delivery of care as required;
- ensuring that only people within the target group live at the facility
- accountability to residents for the creation of a capital replacement fund and maintenance fund
- establishment of procedures for involvement by people living in the facility;
- establishment of disputes resolution procedures
- disclosure of necessary information to older people intending to lease a unit in the facility
- disclosure of information to older people living in the facility regarding operational costs and budget.

The facility will operate under the ACT Retirement Villages Industry Code of Practice created under the ACT Fair Trading Act 1992.

### Leasehold Arrangements

The development will be retained in one holding and not unit titled. Residents will occupy their accommodation on the basis of a lifetime sub-lease. Under this system, older people living in the facility will not have property title to their unit but will have security that they may continue to reside in their unit.

The Crown Lease will be retained by the management company.

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This information is provided by Purdon Associates to provide information for residents on the investigations currently being undertaken for the site. The information and plans are to be considered as a “Works-in-Progress” and do not necessarily reflect the details to be formally lodged with the ACT Planning and Land Authority at completion of the study.