



Refurbishment of Your Home After Permanently Vacating

Most residence contracts require refurbishment of the property once the resident has vacated, to prepare the property (lease-for-life contract) for re-sale. The cost of this work can vary greatly – affected by factors including length of the occupancy, the property's age, and demands of the market.

It's important to know your rights and responsibilities when it comes to refurbishing your retirement village property for sale. Under Western Australian law, covered by the '**Code of Practice for Retirement Villages 2022**', the following applies:

'**Refurbishment work**' means maintenance, repair, replacement or renovation work carried out on the property to **return** the property to a **reasonable condition**. (eg. restoration, NOT material improvement)

If your residence contract requires you to pay for, or contribute to, the cost of refurbishment work to the property, **the administering body must do the following:**

Before Commencing Refurbishment Work

They must give the vacating resident or their personal representative **all of these:**

- ◆ A written statement that lists & gives details of each item of refurbishment work that the administering body believes is required for your specific property.
- ◆ If* the administering body is arranging the refurbishment work, they must provide a written estimate of the cost of each item, as well as indication of the start & finish dates of the work, including anything that may foreseeable affect those dates.
(*NB: this implies the work may be carried out by the resident's representative, at their discretion.)
- ◆ If there is material change to either of the above, written notice of that change must be provided **before commencement**.

Before Accepting or Demand Payment for Refurbishment Work

- ◆ They must ensure the work is completed.
- ◆ Give the vacating resident (or their personal representative) a **fully itemised account** for the final cost of the work.
- ◆ Give the vacating resident (or their personal representative) a reasonable **opportunity to inspect** the refurbishment work in the property.

If you are unsatisfied with the refurbishment work, time delays, unreasonable cost, discrepancies in the work completed, etc, recourse is available through the State Administrative Tribunal. For full details about this and your rights, see **Section 22** of the **Fair Trading (Retirement Villages Code) Regulations 2022** [🔗](#)