



## *Discussion Forum*

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The comments and opinions expressed herein do not necessarily reflect those of the Retirement Village Residents Association (RVRA) or its Members.

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### **Operator not paying recurrent charges on new units:**

A belated comment to Rob Harvie's comment of 9/9/11.

In my own village, which has been and still is a multi-staged development, it is the practice, accepted by the Operator, that their responsibility for paying recurrent charges on new units commences with the issue of the occupation certificate and continues until the purchaser/lessee takes possession.

I assume this would be the normal practice. But presumably it is still within the Operator's control to some extent as to when to apply for the occupation certificate(s). Logic would indicate that they would seek to minimise the period of their responsibility

The following is an extract from the NSW Dept of Infrastructure, Planning and Natural Resources (DIPNR) website"

"What is an occupation certificate?

An occupation certificate, issued under the Environmental Planning and Assessment Act 1979 (EP&A Act) allows a person to occupy and use a new building or change the use of an existing building.

An occupation certificate verifies that the principal certifying authority is satisfied that the building is suitable to occupy or use in terms of the requirements of the Building Code of Australia (BCA). That Code sets required standards for the design and construction of various classes of building to protect health, safety and amenity."

***Ian R***

23rd November 2011

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