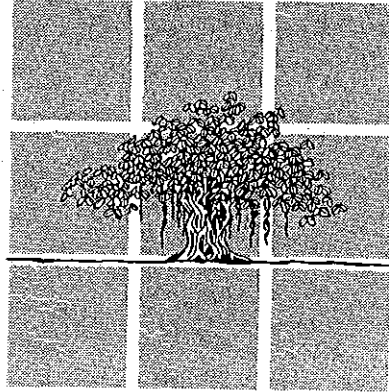


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RETIREMENT VILLAGES IN THE NORTHERN TERRITORY

Research Paper No. 2
May 1995

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RETIREMENT VILLAGES IN THE
NORTHERN TERRITORY

Annie Bonney
Research Officer, Reference Services

Darwin
May 1995

Bonney, Annie

Retirement villages in the Northern Territory/ Annie Bonney.
Darwin: Northern Territory Library, 1995.
Research Paper; No.2

ISSN 1324-2245

ISBN 0 7245 0478 8

1. Retirement communities - Northern Territory
 - i. Northern Territory Library
 - ii. Title
 - iii. Research paper (Northern Territory Library); No.2

363.5946099429

TABLE OF CONTENTS:

1. Table of Contents	1.
2. Introduction	1.
3. Retirement Villages in the Northern Territory	2-4.
4. Reading List	4-5.
5. Key Articles	6-36.

INTRODUCTION:

The Northern Territory Government will seek to regulate the proposed retirement villages in Darwin and Alice Springs in the 1995 June sittings.

The following is a summary of recent events, including submissions for finding possible sites, tenders and legislation for retirement villages in the Northern Territory.

The following articles have been collated to help you remain informed on issues relating to retirement villages in Australia.

If you require and further information do not hesitate to contact the library on the hotline in the lobby rooms or on extension 97410.

RETIREMENT VILLAGES IN THE NORTHERN TERRITORY

In September 1991 Flagstaff Real Estate was awaiting approval to build a \$7.6 million retirement village at 65 Freshwater Road, Jingili to accommodate 77 people. This was to be the first retirement village in Darwin. ¹ This application was rejected because the village was planned in a tidal surge area.²

March 1992 saw the Darwin City Council looking into defence land at Lee Point as a development site for a retirement village. The Council was inviting tenders for entrepreneurial activities as they did not want to take over the role of developer, preferring to approach the project from a joint venture agreement. ³ Monk Investments Ltd. working with the Anglican Church showed some interest at the time in becoming involved in the Lee Point facilities. ⁴

In July the Northern Territory Government accepted a proposal posed by Acer Vaughan Consulting Engineers in November 1991, to develop a retirement village at the Desert Springs Estate in Alice Springs. ⁵ The debate over which site was to be chosen to build a retirement village in Darwin was continuing with the suggestion by John Bailey (Labor's Health and Community Services Spokesperson) that an area of land behind the Darwin hospital had been "identified more than 10 years ago" in original plans for the hospital. The Lands Minister, Max Ortman, stated that the government was still attempting to acquire defence land at Lee Point for the purpose of erecting a retirement village but would look into the hospital site. ⁶

¹ Mechielsen, Lyndon. "Retirement Village Planned", *Sunday Territorian*. 8.9.95.

² Muddimer, Dick. "Council Backs Plan for Aged Care Units", *NT News*. 13.3.92.

³ Muddimer, Dick. "Council Backs Plan for Aged Care Units", *NT News*. 13.3.92.

⁴ Muddimer, Dick. "Group Studies Village for Aged". 17.3.92.

⁵ Ortman, Max (Minister for Lands and Housing). "Media Release". 28.7.92. Ref: O-0600-92.

⁶ "Village Site Known Since 1982: Bailey". *NT News*. 31.7.95.

Developer, Boyd Grainger, in September 1992 received a rejection for his plans to build a retirement village of 78 luxury units in Anula. The rezoning application was "knocked back by the Town Planning Authority - the reasons for which were never released". Grainger had not applied for any government funding and was financially prepared for the construction.⁷

By August 1993 there were still no retirement villages in Darwin, with the Lands Minister, Steve Hatton, saying that two proposals were currently being examined. The sites under consideration were at Coconut Grove and the Desert Springs Country Club Estate in Alice Springs. Mr Setter, the Member for Jingili and Leader of Government Business, claimed that the establishment of a retirement village is "an important facility which is long overdue for the Northern Territory".⁸ Another site under review was at the Northern Territory University Tiwi campus, but Steve Hatton claimed that problems with legislation could cause a delay in decisions concerning the site for over a year.⁹

A Draft Code of Practice for Retirement Village Schemes and a Draft Retirement Village Act were announced by the Attorney General Daryl Manzie on the 28th of November 1993. Manzie claimed although there were no schemes currently operating in the Territory, it was possible construction could soon begin in 1994 at the Alice Springs proposed site. The drafts were to safeguard against "problems that have emerged interstate with such facilities".¹⁰

February 1994 saw the Northern Territory Government finalising negotiations for a retirement village with Masonic Homes Incorporated and the site of the former Tiwi Primary School being named as the "most appropriate location". Masonic Homes have also shown interest in developing the Desert Springs Country Club Estate in Alice Springs.¹¹ Land at Tiwi was sold back to the Northern Territory Government so that it could be bought by

⁷ Thomson, Greg. "Council Rejects Plan for Village". *NT News*. 17.9.92.

⁸ Hatton, Steve. "Media Release" 17.8.93. Ref: H-0695-93

⁹ "Old Folks' Home Plan". *NT News*. 11.11.93.

¹⁰ Manzie, Daryl. (Attorney General). "Media Release". 28.11.93. Ref: M-1055-93.

¹¹ Hatton, Steve. (Minister for Lands, Housing and Local Government & Aboriginal Development). "Media Release". 14.2.94. Ref: H-0103-94.

developers "for the establishment of a retirement village".¹² There was concern over the proposed cost of the units at the Tiwi Retirement Village with prices ranging from \$165 000 to \$190 000 being suggested.¹³

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¹² Sinclair, Warwick. "Aged Home: Land Bought", *NT News*. 17.8.94.

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