

On 4 March 2026, the Victorian Government released the advance form of the *Retirement Villages Regulations 2026 (Vic)* (**New Regulations**) which accompany the *Retirement Villages Amendment Act 2025 (Vic)* (**New Act**) (which we previously covered [here](#)). This new legislative framework will commence on 1 May 2026.

Consumer Affairs Victoria (**CAV**) also released the advance form of the following documents:

- Standard Retirement Village Contract (**Template Contract**);
- Retirement Village Premises Condition Report (**Condition Report**); and
- Retirement Village Information Statement (currently in consultation) (**Draft Information Statement**).

The New Regulations are being introduced in two stages, with:

- Stage 1 commencing on 1 May 2026 and introducing the above changes and documentation; and
- Stage 2 commencing on 1 September 2026, which is proposed to primarily address the new Code of Practice and administrative fees and processes.

While the New Regulations and the Template Contract are currently stated as being draft/advance copies, we do not anticipate anything other than minor amendments to be made prior to 1 May 2026. It is only the Draft Information Statement that has formally been opened up to public consultation.

## 1 Village Contracts – Key dates

The following key dates and considerations relating to village contracts are important for operators managing the transition to the new legislative framework.

### Current Village Contracts entered into prior to 1 May 2026

Key dates	Consideration
8 April 2026	For village contracts issued under the current legislative framework ( <b>Current Village Contracts</b> ), operators must issue all contract documentation and accompanying disclosure documentation currently required by no later than 8 April 2026.
30 April 2026	Current Village Contracts must be signed by both the resident and operator by 30 April 2026.

*Where Current Village Contracts are entered into on or before 30 April 2026, the financial terms will largely continue to be governed by the current legislative framework.*

### Village Contracts entered into after 1 May 2026

Key dates	Consideration
9 April 2026	Given operators must allow for at least 21 days' inspection of the residence and management contracts prior to entry, any village contracts issued from 9 April 2026 will need to comply with the New

<b>1 May 2026</b>	Act and New Regulations.  Village contracts entered into with residents on or after 1 May 2026 will be subject to the New Act and New Regulations and will need to be in the prescribed Template Contract form (subject to the grace period referred to below).
<b>Full transition to Template Contract by 1 September 2026</b>	
Key dates	Consideration
<b>1 May 2026 – 31 August 2026 (<i>Grace Period</i>)</b>	For village contracts issued in the Grace Period, operators may continue using existing prescribed contract forms set out in the current legislation, provided that specific modifications are made as set out in the New Act and New Regulations.
<b>1 September 2026</b>	On and from 1 September 2026 the Template Contract prescribed under the New Regulations must be used for all village contracts with residents.

## 2 Key operational changes for retirement village operators

In addition to matters addressed in our [previous updates](#), we have reviewed the New Regulations as well as the New Act and have outlined below some of the key practical implications for operators.

Topic	Implications of the new legislative framework
<b>Standard form Village Contract</b>	<ul style="list-style-type: none"> <li>• The New Regulations introduce the new mandatory standard form village contract.</li> <li>• CAV has indicated that the final form will be available before 1 May 2026, but we recommend operators start taking steps to commence drafting using the Template Contract published to date (with any further minor amendments to then be made as needed).</li> <li>• Where operators propose to make use of the Grace Period, the relevant changes should be made to existing contracts now, with preparation of contracts using the Template Contract to be undertaken in the background (and well in advance of 1 September 2026).</li> <li>• Operators should also be aware that financial statements (presented at the most recent annual resident meeting) must also be provided together with the village contract to inform the resident during the 21</li> </ul>

	<p>day inspection period.</p>
<b>Information Statement</b>	<ul style="list-style-type: none"> <li>• The Draft Information Statement will replace the current form of Disclosure Statement and Fact Sheet.</li> <li>• The Draft Information Statement is not in final form and subject to consultation until 20 March 2026. CAV has indicated that the final form will be available before 1 May 2026.</li> <li>• Up until 1 May 2026, operators will need to continue providing the Disclosure Statement and Fact Sheet prepared under the current legislation (even if the new form of contract is required to be provided after 8 April 2026).</li> <li>• On and from 1 May 2026, operators will be required to issue the Information Statement prepared under the new legislative framework.</li> </ul>
<b>Condition Report</b>	<ul style="list-style-type: none"> <li>• From 1 May 2026, operators are required to provide a Condition Report to prospective non-owner resident before they occupy their premises in the Village.</li> <li>• The final form of the Condition Report will be available before 1 May 2026, but a draft has been included in the New Regulations.</li> <li>• Where residents are permitted to make alterations to their premises (including without the operator's consent e.g. for installation of fly screens, blinds, security systems, etc.), those items of capital automatically pass to the operator and become the operator's responsibility to maintain and replace when the resident departs.</li> </ul>
<b>Financial information</b>	<ul style="list-style-type: none"> <li>• There is a strong focus on insurance information and transparency, both under the Information Statement and the annual contract check process. Operators may need to consider how their insurance policies are structured and presented to residents when operating under a grouped basis.</li> <li>• Deferred management fees are prescribed as required to be calculated on a daily basis under the New Regulations.</li> <li>• The circumstances in which deficits are not required to be made good by the operator have been prescribed, including in circumstances where the deficit is the result</li> </ul>

	of increases in salaries/wages, insurance premiums, utility costs and/or rates (subject to certain reasonableness on the part of the operator).
<b>Notification requirements for operators</b>	<ul style="list-style-type: none"> <li>• From 1 May 2026, operators will be required to provide certain information under the New Regulations to CAV annually through the online portal <a href="#">myCAV</a>.</li> <li>• Operators must make their first notification under the New Regulations from 1 May 2026, even if a Village has held a retirement village registration under the current legislative framework.</li> </ul>
<b>Exemptions under the Current Act</b>	<ul style="list-style-type: none"> <li>• For operators who have existing exemptions under the Current Act and want to continue being exempt under the new legislative framework, those operators will need to apply for and be granted a new exemption by 1 May 2027.</li> </ul>

### 3 How can we help?

With 1 May fast approaching, operators should begin preparing for the transition now. Our team can assist with preparing:

- Current village contracts that comply with the current legislation and address the requirements for contracts issued in the Grace Period under the New Regulations.
- New form village contracts based on the Template Contract to be issued to residents from 9 April 2026.
- Any other documentation required to be provided by operators to residents before and after 1 May 2026 under the new legislation.
- Advice on any queries operators may have in relation to this transition from the current legislation to the New Act and New Regulations.

### 4 Additional resources

We have also prepared a **Retirement Village Compliance Checklist** to assist operators in implementing the new legislative requirements.

This Compliance Checklist will assist operators to understand the detailed requirements under the new legislation relating to:

- their obligations at each phase of a resident entering, residing and leaving the Village; and
- the key changes under the new legislative framework.

If you require further information or would like to purchase our Compliance Checklist, please contact [Nikolas Miljkovic](#) and our wider [Health, Aged Care and Retirement Living](#) team.