

Sale and Supply of Alcohol in Retirement Villages

A retirement village that wants to allow the sale of alcohol must be licensed in some way. Residents wanting to sell or supply alcohol in their village have four options:

1. **Apply for a Special Licence:** This application could be used if the number of times that sales are going to take place is limited to once or even twice a month then a Special Licence. The application would be either in the name of a single person or the company running the village. It is then up to the relevant District Licensing Committee as to whether they will allow up to, say, 24 'events' a year under that a Special Licence.
2. **Ask the operator to apply for an On-Licence:** If the company running the village wants to be the licensee and all alcohol purchases and sales go through that company then they can apply for an On Licence. This allows sale to not only residents but also to visitors and the public at large.
3. **Incorporate a club or society and apply for a Club Licence:** If it is a group of residents that want to be the licensee and they deal with all purchases and revenue then they can apply for a Club Licence. They will need permission of the village operating company to apply for a licence. A club licence can only be issued to an incorporated club or society and alcohol can only be sold to club members, or guests accompanying club members, or members of a similar club which has a reciprocal visiting arrangement.
4. If generally permitted by the village, residents can instead meet together to drink their own alcohol on a BYO basis without need for a licence.

A number of resident groups have successfully used option 3

Depending on which region you are in, there are a number of costs relating to Option 3 range from:

- Forming an incorporated society is quite easy, requires 15 signed up members, a filing fee, annual account filing and a constitution. The constitution can be quite simple.
- If the 'club' has 250 members or less and the bar will not be licensed for more than 40 hours a week, then there is a new licence application fee plus an annual fee until the need to renew the licence
- Public notices of the application will be an additional cost depending on the media used.
- Every club must have a Manager – and that can pose consequences for succession planning, and that there is a pool of residents or new residents interested in obtaining a licensed controller qualification (a day long course). There is an application fee for a manager certificate.
- Filing several copies of supporting documents and drawings with the application are another administrative cost.