

Rec 6/6/16

May 30, 2016.

The Secretary,
Legal & Social Issues Committee,
Parliament House,
Spring Street,
Victoria, 3002.

Dear Sir/Madam, **Re: Enquiry 432**

We, the undersigned are residents of [REDACTED] and have serious concerns about the following matters:

ITEM 1: VILLAGE EXIT FEES:

{a} When a resident either needs to leave the village for special care in a Nursing Home or wishes to leave the village to buy a unit/house outside the village, we feel we are greatly penalised by the huge exit fees. **These fees can be as high as \$50,000 to \$70,000 depending on their length of residency and generally leaves the owner well out-of-pocket!** This can leave a pensioner extremely worried as their finances have been depleted and generally contributes to severe financial concern because of these unrealistic costs to leave the village. Indeed, many retirees are frightened to take the step to leave the village when it shouldn't be such an onerous task.

{b} If a resident leaves the village before their unit sale is finalised or when their house/unit purchase outside the village is finalised, the village seller/unit owner is charged a monthly fee for several months. Families of a deceased unit owner are also charged this ongoing monthly fee. This causes a great deal of extra expense for families.

{c} Further, extra costs occur when leaving the village for renewal of carpets and painting. Why is this cost not taken out of the huge exit fee??

We are of the understanding that exit fees on both financial and utilities {e.g.banks, insurance, gas/light etc.} were abolished in 2013. **WHY NOT RETIREMENT VILLAGES?**

ITEM 2: COUNCIL RATES:

We are extremely concerned we are required to pay Council rates when we do not own the land (only the unit). Most residents are paying as much as they paid on their homes before they came into the village! Also, the village owners hold the title to all the units not the village resident. We feel this is totally wrong.

It would be appreciated if your **Enquiry/432** into Retirement villages could see fit to discuss these important matters.

Respectfully,

Kathy Little – [REDACTED]

Marion Wood – [REDACTED]