

Rec 6/6/16



1st June 2016.

The Secretary,
Legal and Social Issues Committee,
Parliament House,
Spring Street,
East Melbourne, VIC, 3002.

Inquiry into the Retirement Housing Sector.

I live in a community run Not for Profit cluster of housing for over 55 pensioners in rural Victoria. My rent is extremely good and the organization does not take our rent allowance which makes financial management less difficult when living on the pension. I have lived here for 6 years.

The first of the units were built 60 years ago and mine was built 30 years ago and whilst in reasonably good order it is starting to deteriorate. The older units are in deplorable order.

The older units are extremely shabby and mine has not been painted or spruced up in 30 years.

The management uses our rent money to add to the finances of the nursing home they also run. They are very prompt with replacing broken appliances but that is all. Appliances are old and not very efficient in terms of gas and electricity useage.

My concerns with Not for Profit run housing is that the money they collect is used for their other projects and interests – eg. Single mothers, drug programs and so on whilst allowing the housing for older people to continue to deteriorate and they just keep renting it out time after time with no upgrading.

Secondly, if a person pays a donation to the Nursing Home to live here then our rights under the Residential Tennancies Act are immediately negated and we come under the Retirement Villages Act. I don't think this is acceptable. It also just leaves a state of confusion for the residents.

It seems to me that these organizations a law unto themselves. We have no residents meeting with the management and requests for a bit of care around the place can be fraught and difficult and sometimes greeted with hostility. Some requests for repairs are just ignored. We are told there is a 5 year waiting list but it is obvious that a lot of "cherry picking" occurs – some people wait 5 years whilst others get in very promptly.

I believe there needs to be guidelines set for the management of this type of housing which is focused on the resident and not what the money can be used for and the matter of apying an "ingoing" needs to be sorted out.

Thankyou for having this long overdue Inquiry

Yours faithfully,

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Sally Stabback.