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**From:** Inquiry into the Retirement Housing Sector POV eSubmission Form  
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**Sent:** Tuesday, 7 June 2016 10:09 AM  
**To:** LSIC  
**Subject:** New Submission to Inquiry into the Retirement Housing Sector

Inquiry Name: Inquiry into the Retirement Housing Sector

Mr Geoffrey Drury  
[REDACTED]

[REDACTED]

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**SUBMISSION CONTENT:**

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The Act is hopelessly out of date convoluted and contradictory and does not cover many important areas. Specifically it does not provide for leasehold financing, part completed villages (where the monthly fees from residents do not cover the costs of operation) or compel him to complete the village or provide promised services e.g. Remaining Villas, Clubhouse, Swimming Pools, Bowling Green. Developers continue to accrue deferred management fees of thousands of dollars per year whilst facilities these fees designed to be compensation for have not been built. Residents have died or left the village paying many thousands of dollars without the benefit of any of the facilities for which there DMF has been paid.

Without recourse to the Courts or VCAT there is a little residents can do to ensure that a developer meets the promises made it to residents when entering the village.

In addition to a complete rewrite of the Act there is a desperate need for an Ombudsman to ensure the developer complies with the Act and compels the developer to meet his promises.

A set of model rules for Resident's Committees as is provided in some other States would also be very useful.

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File1:

File2:

File3: