

Rec 8/6/16

RHS SUBMISSION 144

The Secretary
Legal and Social Committee
Parliament House
Spring Street, East Melbourne

Vic 3002

5-6-2016

Dear Secretary,

Living in a Retirement Village for the last eight years, my husband who is 88 years old and I am 85 we are quite happy. We do have family, up to 25 Great & 6 Great Great. I do hope a little knowledge of our living may assist you.

We have 92 units plus a nursing home. We do not own our units, we fully understand the meaning of leasing them, explained in our contract. Some of our residents believe they own them unfortunately they have not read the contracts and this can cause trouble. In moving in we sign all paper work with a leasing experience. Please read what you are entering into. The only thing you own is your furniture. We pay a monthly maintenance fee. This payment could upset, and not be understood by some dwellers. Building Insurance, Rates, Contract Workers

2

Common & Vicinity Gardens, Hostel
 liquor licence for our Community Hall
 age Strong Teacher etc etc and more on our behalfs
 If you are leaving your unit new painting has
 to be done plus new carpets this will be taken
 from the proceeds of the sale. We are also covered
 for alternative accommodation if our unit
 become unliveable by fire etc

All in all it does mean close living and one
 must adjust to this quickly

The dignity, respect and appreciate quality of life
 must be given by us to our neighbours and
 hopefully receive the same in return

Exploitation would never happen if one reads
 what they have vented into. The management
 of your retirement village is in the contract
 that you both have signed (owners and yourself)

"For Sale" signs in the front of Villages can
 be a confusing point you are not buying you
 are leasing Please read your Contracts

Regards

Gwen & Jan Van der Lugt
 (=John)