

## Submission for the inquiry into the retirement housing sector

Carol Ann Scott



I purchased a unit in an over 55s retirement village in 2010 and was never advised that it came under the caravan park regulations. I was here for about three years before I signed the Part 4a agreement.

We were not charged a fee for overnight visitors during the first few years. When a new Part 4a agreement was presented, we were advised that the visitors fee was \$14 per person per night.

Some of us went to VCAT to get the visitors fee rescinded. The Magistrate advised that the park owner had the power to charge for visitors, but the amount could be deemed excessive.

We went to VCAT again and the amount was reduced to \$8 per person.

As we own our homes and pay for electricity and rent on the land, we do not see the rationale for charging a visitors fee. As most of the residents are elderly, the only visitors they have are family members who do not use any of the facilities in the park.

I would like to suggest that residential villages be removed from caravan park legislation and have their own set of regulations.