

The Secretary,
Legal & Social Issues Committee,
Parliament House, Spring St.,
East Melbourne 3002

Dear Secretary,

I write in response to a letter from M/s Nina Springle, State Member for South –Eastern Metropolitan seeking comments for submission to a Parliamentary Committee investigating the retirement housing sector.

I lease a unit in the [redacted] owned by Stockland Pty.Ltd.

One of my concerns is the potential costs when :-

- 1/ if my wife and I decide to leave the Village or
- 2/ costs inherited by our beneficiaries on our death.

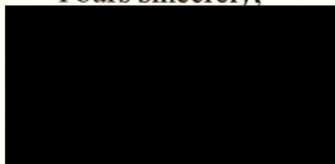
Part of our contract is called a “Service Agreement” and includes a clause that we must maintain our Unit “in good & tenatable repair and condition” which is fair enough and accepted by us. However under the Lease documentation the owner provides that a “Reinstatement Inspection Report” setting out the work THEY consider necessary and in our experience is beyond normal “wear and tear”.

We think this should be considered [in the most part] to be Capital Works, improving their asset at our expence. This cost is deducted from the amount due to us and we feel is most unfair, particularly as they have had the use of our ingoing charge, in our case \$157,000 since 2006.

A further concern is the requirement to pay the monthly levy up to 6 months following Vacation of the unit. Surely this is unfair and should be the owners cost once vacant possession is given.

Thank you for the opportunity to submit our corncerns.

Yours sincerely,



[J.R.Layton]