

## **Submission to Parliamentary Enquiry: Retirement Villages**

A number of local Councils in Victoria have made significant progress in reducing rates for Retirement Villages. This is not the case in the City of Casey. I live in [REDACTED] (average Villa cost \$500000) and the rates are more expensive than for my previous non-retirement home in the City of Kingston where, in Waterways the average price was hundreds of thousands above [REDACTED].

We get very little in return for these rates. We maintain our roads in the Village and provide our own Library and Swimming pool as well as all of the other facilities. Sure we get a weekly rubbish collection but pay for that in addition to our rates.

There simply has to be a separate reduced rate for all Retirement Villages.

There should also be an Ombudsman appointed to look after the concerns of Residents. I moved into a supposedly brand new Villa in October 2015 and am still waiting for it to be brought up to a reasonable standard – poor paintwork, leaking windows and doors, doors out of square, inclusions not included, badly finished concrete etc etc.

The more one asks for these things to be remedied the more you get pushed to the back of the queue.