

Submission to Parliamentary Inquiry into the Retirement Housing Sector

My wife and I moved into our new home in the [REDACTED] Retirement Village, [REDACTED] [REDACTED] in Geelong in November 2015. The village is only three years old and still in development with Stage 4 commencing construction this month. Generally we are happy with the arrangements we have committed to, seeking our solicitor's advice before we fully committed.

The main concern and reason for this submission is that we are liable for local council rates for the property, which we know was made clear in our contractual papers. (We are yet to receive a notice from the City of Greater Geelong, given the short time we have been here.) The fact is that we are leasing and not landholders and wonder why this Council charge applies to us.

Further, we are advised by other long-standing residents that even though the rates will apply, we are not eligible for the concessional rate even though on an aged pension. We do not have any objection to a separate charge being in place for rubbish removal, but wonder about the legitimacy of council rates applying to residents on a long term lease in a retirement village when Council does not in fact provide any services within the village confines.

I am of the understanding that this situation is consistent across Victoria. Given that all residents pay a service charge to the operator (in our case, \$378 per month) one must question the fairness of the expectation that we pay council land rates.

Thank you for considering this submission.

David Ridley
[REDACTED]
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