

Rec. 15/6/16

12/6/16.

The Secretary,
 Legal and Social Issues Committee,
 Parliament House,
 Spring Street,
 East Melbourne. VIC 3002.

To Whom It May Concern,

I live in the above Retirement Village and am very happy with the lifestyle apart from the Deferred Management Fee and loss of 50% of the Capital Gains when the Unit is sold. Also there is approximately a \$20,000 refurbishment fee.

Therefore a unit bought for \$400,000 in 2010, will hopefully sell for about \$600,000 in 10 years. On selling, the Deferred Management fee would bring this down to \$420,000, being 30% of the selling price. Then the double dipping occurs as 50% of the Capital Gains is also deducted from the selling price. This means the \$600,000 has lost 30% then another 50%. Minus the refurbishment fee of \$20,000, leaves \$300,000.

Buying price \$400,000 . Selling price \$600,000,
 leaving \$420,000. after 10 years

Minus 50% capital gains leave \$320,000.

Minus refurbishment \$20,000
 leaves \$300,000.

For your attention please
 Wendy Doolan.