

## Victorian Parliamentary Inquiry into Retirement Housing

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My Submission	
<p><b><u>My Issue or Problem</u></b></p> <p>My wife &amp; I, like many other residents were lured to [REDACTED] Retirement Village with promises of facilities that have not been completed, eg Clubhouse, swimming pools, Bowling Green. Many have been waiting 7 years.</p> <p>This is affecting morale, sales of further villas, &amp; resale values of existing properties. The village is only ½ completed thus current residents are expected to bear the full operating costs, while management is cutting back on maintenance.</p> <p>The developer still gets the benefit of Deferred Management Fees.</p> <p>Contracts allow the developer too much latitude.</p>	
<p><b><u>My Solution</u></b></p> <ol style="list-style-type: none"> <li>1. Tighten out of date Retirement Village Legislation to require developers to comply with promises.</li> <li>2. Appoint an Ombudsman with power to enforce contractual obligations of the developer, address incorrect property valuations by Council, &amp; allow residents an avenue for complaint.</li> </ol> <p>[REDACTED]</p>	