

## Victorian Parliamentary Inquiry into Retirement Housing

Title	
	Ms
First Name [Required]	
	ANN
Last Name [Required]	
	MCCAFFREY
Phone Number [Required]	
Email [Required]	
Address [Required]	
Suburb [Required]	
	BELLBRAE
Postcode [Required]	3228
My Submission	
My Issue or Problem	<p>BECAUSE OF TARDINESS IN COMPLETING [REDACTED] IT IS LITERALLY ONLY A HOUSING ESTATE FOR ELDERLY PEOPLE. IN OUR CONTRACT THEY LISTED 23 DOMESTIL SERVICES AND LEISURE PURSUITS AVAILABLE TO RESIDENTS. ONLY 4 OF THESE ARE AVAILABLE AND 3 OF THOSE HAVE BEEN REDUCED IN RECENT TIMES. BECAUSE THE VILLAGE HAS NOT BEEN COMPLETED AND THE CLUBHOUSE HAS NOT BEEN CONSTRUCTED IT HAS NOW ALSO BECOME VIRTUALLY IMPOSSIBLE TO SELL EXISTING HOUSES THAT MAY BECOME VACANT. THE COMBINED OUTCOME MEANS THAT THE INCOME TO OPERATE THE VILLAGE IS RESTRICTED AND SERVICES THAT HAD BEEN OPERATING ARE PROGRESSIVELY BEING CURTAILED.</p>
My Solution	<p>COMPLETE CONSTRUCTION OF THE CLUBHOUSE AND OUTSTANDING VILLAS</p>
Signature	

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<b>My Issue or Problem</b>	
<p>In 2008 I purchased a villa in [REDACTED] and was informed that my villa would be completed within six months and that the village would comprise of 231 villas with an "anticipated overall village completion scheduled for 2012". On this basis I sold my former home early in 2009 with a settlement date of six months. Ongoing delays in building schedules forced me to pay for rented accommodation for 21 months before I was able to take up residence in 2011.</p> <p>These delays have continued and at this time only about half the villas have been completed. The promised clubhouse that was planned to include extensive domestic services and leisure pursuits has not been commenced.</p> <p>Each year at our AGM since 2008 the developer has consistently made claims that the clubhouse and the remaining houses will be commenced within weeks. Then year after year nothing happens. Again last year he made the same promises and, although a recent tentative start seems to be apparent, there is absolutely no trust in his word or that any work will actually be completed.</p>	
<b>My Solution</b> <i>PREFERENCE - THE DEVELOPER SELLS THE VILLAGE TO SOMEONE WHO IS COMMITTED TO RETIREMENT VILLAGES AND IS ACTIVELY INVOLVED</i>	
Signature	