

**From:** [Inquiry into the Retirement Housing Sector POV eSubmission Form](#)  
**To:** [LSIC](#)  
**Subject:** New Submission to Inquiry into the Retirement Housing Sector  
**Date:** Monday, 27 June 2016 4:36:47 PM

---

Inquiry Name: Inquiry into the Retirement Housing Sector

Mr Martin Kerr

[REDACTED]

N/A  
N/A

[REDACTED]

[REDACTED]

**SUBMISSION CONTENT:**

--

MONTHLY SERVICE FEE.

On entering a retirement village [REDACTED] approximately 5 years ago I naively assumed that all residents would equally share the current yearly costs of running the village by paying the same monthly service fee.

At [REDACTED] there are 4 main monthly service fees ranging from \$408.20 pm to \$607.20 pm. The tiers are based on when you moved into the village. So residents with an identical villa can pay either \$408.20 pm or \$607.20 pm depending upon what year they moved into the village. The monthly service fee is to cover CURRENT operating costs of the village and has nothing to do with time.

Apparently this was to get around legislation that only allowed village owners to increase fees by CPI.

The practice is legal but is it moral?

--

File1:

File2:

File3: