


From: [Inquiry into the Retirement Housing Sector POV eSubmission Form](#)
To: [LSIC](#)
Subject: New Submission to Inquiry into the Retirement Housing Sector
Date: Tuesday, 28 June 2016 12:17:36 PM

Inquiry Name: Inquiry into the Retirement Housing Sector

Ms Margaret Leigh




SUBMISSION CONTENT:

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I'm an advocate for 5 residents in the Bayside concierge. My contact came from the mp nick staikos reference to me.

The primary reason was that 38 residents balconies were required to be demolished and replaced because the building materials were defective. The residents were forced to take a loan to pay for the reconstruction.

The company contracts for strata title/loan lease are ambiguous and the residents solicitors are inexperienced in these contracts.

Owners corporation responsibilities are mostly over powered by aggressive management. Due processing ignored example management held 8 proxies for the special general meeting to determine who would pay for the balconies replacement

Unauthorized access to residents apartments with loss of property.

Inadequate personal/details available for the paramedics when responding to the emergency call systems required by law.

Total disregard for concerns/complaints/dispute registration.

Inadequate health and safety policy. Several reports of mental/physical/sexual abuse. One residents distress resulting in serious depression and suicidal thoughts.

In appropriate retainment of compromised residents capacity to live in independent housing.

I do hope that legislation can change urgently because many of the residents have limited life spans. Also the company's promised lifestyle is absent from the experiences of many.

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File1:

File2:

File3: