

To Annemarie Burt  
Parliament House  
Spring Street  
Melbourne Vic  
3002

Alan Dyall



Re Social & Legal Issues Inquiry No 432

Hi Annemarie.

Is it too late to add a petition to my submission No one. I displayed my submission on a main notice board asking the residents to support my submission by signing the petition. I am very pleased with amount of support I received.

I would like my petition attached to my No 1 Submission please.

Regards



Alan Dyall

25/7/16

My Name is  
Alan Dyall  
I am a lot owner in



I am the village **Resident Liaison Officer** for RRVV (Residents Retirement Villages Victoria.)

Please refer **Lend Lease** the same as **Port Phillip P/L**

I did not pass 8<sup>th</sup> grade secondary school in the early 50's

Alan Dyall's Submission to the Parliament Inquiry No 432

### A better deal for all retirement villages.

#### **Common ground and buildings.**

When I lived out in the community I was responsible for maintaining my house, paying my council rates etc. The same as I am doing now in our village. I cannot understand that Lend Lease can make profit from a huge piece of land that is tied up with the present village lot owners.

My manager's agreement states,

#### **Section 1.20 "Service Fee"**

##### **1.20.9**

*Maintenance, repairs, replacements and renovations of and to the Common property, the Communal Facilities, and the external surfaces of any building or structure at the village excluding the hot water services, pergolas and garden sheds in the lot.*

*This rule would apply to me if I was living outside the village.*

*What happens now is that if the water main, roads or community centre needs refurbishment or replacement the residents committee would put a Levey on all the lot owners to pay the huge cost of these items.*

**Lend Lease only make profits by selling units etc. I believe that Lend Lease should be compelled by an act of parliament to put in 50% of the total cost of the any replacements and refurbishments. After all the residents have done their part in maintaining and keeping up the village maintenance and appearance for many years.**

In 20 years' time the then owners would have a modern up-to-date village at the expense of all the past and present lot owners..

Regards

  
Alan Dyall

15<sup>th</sup> June 2016

Alan's Submission to the inquiry No 3 160616

**To all Residents of ort Phillip Village**  
**Alan Dyall would like your support in his submission to Legal and**  
**Social Issues Committee Inquiry No 432 regarding Retirement**  
**Villages.**  
**Petition**

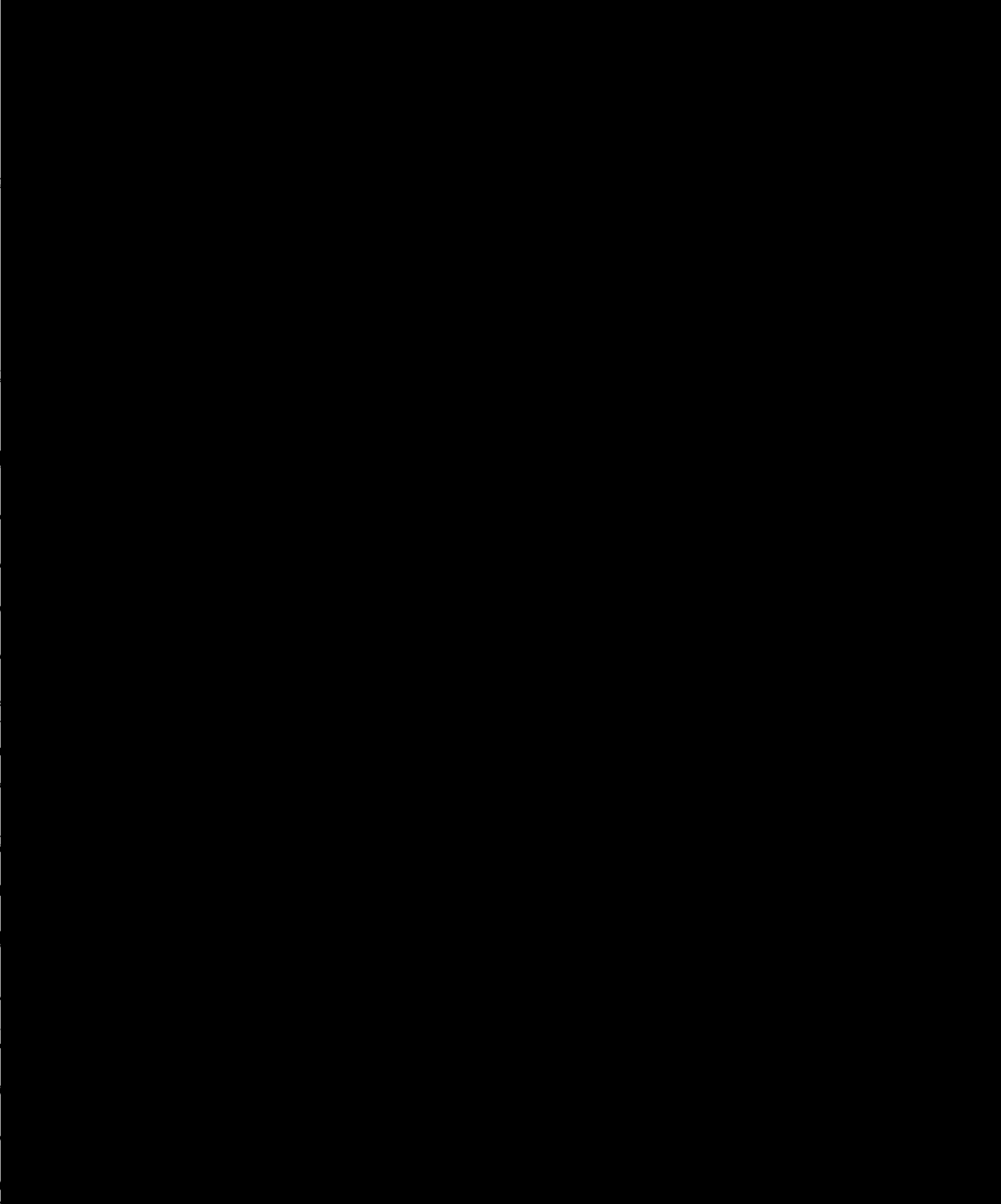
**We the under signed support Alan Dyall's accompanied submission**  
**No 1 to the Legal and Social Issues Committee to get a better deal**  
**from all Retirement Villages Owners. Dated 23rd June 2016**

NAME (PLEASE PRINT)

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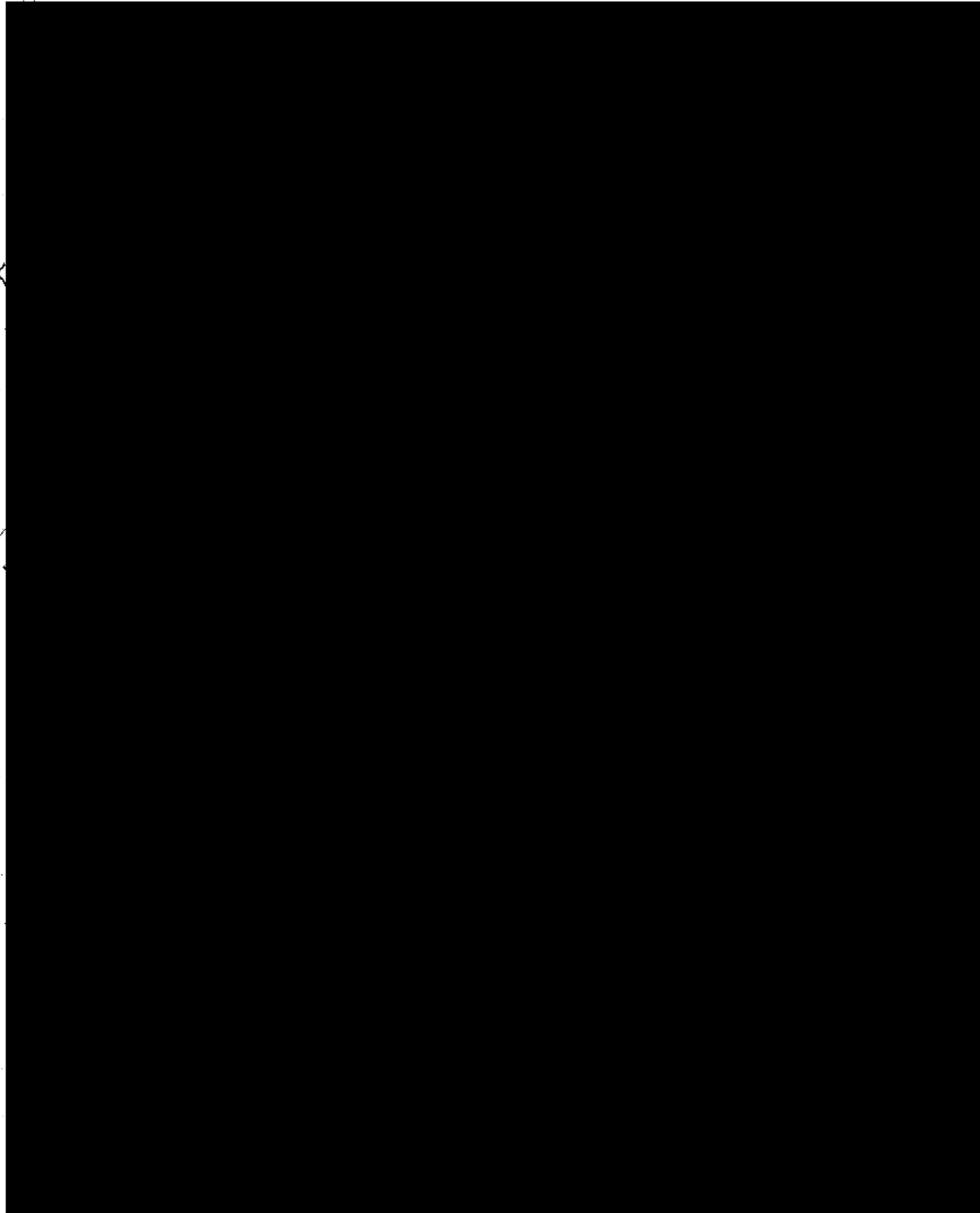
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