



INQUIRY INTO THE RETIREMENT HOUSING SECTOR

Terms of Reference	Submissions	<b>eSubmissions</b>	Media	Hearings and Transcripts	Report and Response
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**eSubmissions**

Inquiry into the Retirement Housing Sector

This form is designed to assist you in making an electronic submission to a Parliamentary Committee. Please refer to advice on [Making a written submission](#) for further information about the submission process.

**SUBMISSIONS**

Evidence received by a Committee is public unless otherwise ordered by the Committee.

**PRIVILEGE and CONFIDENTIALITY**

Once the Committee accepts a submission, it is protected by parliamentary privilege. Any further publication will not be protected by privilege. Unless the Committee decides not to accept a submission, or that a submission is to remain confidential, it is published on the Committee's website as a public document. You can request that your submission remain confidential by contacting the Committee's Secretary - telephone and email details can be found by clicking the Staff menu item on the left.

**Do you wish to request that your submission be treated as confidential? (required)**

- Yes - **DO NOT USE THIS FORM**; contact the Executive Officer.
- No - please use this form to make your submission.

If you are experiencing trouble with the eSubmissions form, you can email your submission to [LSIC@parliament.vic.gov.au](mailto:LSIC@parliament.vic.gov.au)

Title

MS

First Name (required)

EDNA VANS ~~THE~~

Last Name (required)

M CRAE

Phone Number (required)

[Redacted]

Email (required)

Address 1 (required)

Address 2

Suburb (required)

Postcode (required)

If you are making a submission on behalf of an organisation, please provide the following:

Organisation Name

Your Position/Title

Please enter your submission content in the following box. Alternatively, if your submission is lengthy, you can also attach it as a Word document, below.

Submission content

I could not make the eSubmission form work !!

See attached (1 page A4)

You may attach up to three (3) files. They may be up to 6Mb in size and may include the body of your submission.

If you need to attach additional files, or your files are bigger than 6Mb, contact the Committee Secretariat.

Browse...

Browse...

Browse...

By clicking 'Sign and Submit' you are digitally signing your submission, and confirming that you understand that it will be treated as a public document unless otherwise ordered by the Committee. Your digital signature is as legally binding as a physical signature.



Sign and Submit

Last Updated on Tuesday, 15 March 2016

## Inquiry into the Retirement Housing Sector

I have been a resident of a retirement village for 6 years and a member of the Owners Corporation for 2 years.

My experience has been mainly positive and pleasurable.

I would like to suggest 4 issues for your consideration.

1. Villages where residents are owners.

As villages where apartments are owned by residents are in the minority the legislation does not seem to cater for their particular issues. Somehow they just get lost in among the other housing types in this sector.

2. Governance

I believe the current Owners Corporation model is flawed. This is particularly evident where there is a manager employed by the overall owners. It is very unclear in the legislation whether the Owners Corporation is an advisory or a decision making body. Our Owners Corporation has had two conflicting legal opinions on this matter.

If the Owners Corporation is an advisory committee only, the manager is in no way duty bound to take their advice or even consider it.

Similarly if the Owners Corporation is a decision making body the manager can choose to ignore the decisions of the Owners Corporation.

Throw in the 75% or is it 76% voting rights of the overall owner as set out in the legislation and you end up with very disempowered residents.

3. Publications and information.

PLEASE could we have legislation that is readily understandable by the general public who do not have a degree in law. Even the Consumer Affairs booklet is not very clear.

4. Ombudsman

✿ The appointment of an ombudsman would be fantastic, as at the moment there is nowhere for residents or members of owners corporations to seek advice or clarification apart from costly legal people. Residents are therefore subjected to the interpretations that the manager puts on issues, which may or may not be correct and in the best interest of residents.

Signed

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.