

The Secretary,  
Legal and Social Issues Committee,  
Parliament House,  
East Melbourne. Vic 3002.

31<sup>st</sup> May 2016.

My name is Brenda Hall and I am a resident of

This is a Strata Title Village.

My husband and I have been residents here for 12 years and are very happy.

My submission to your committee is a concern I have with the

Major Maintenance Fund.

While I believe the management companies have the legal right NOT to provide a full financial statement for this money kept in a Trust Account.

I think this should be rectified as Villages age, Major Maintenance becomes very important.

Quite a number of years, large maintenance items are listed in the budget, but are not started or completed within that financial year and sometimes it may take nearly two years.

Excuses are given, but residents would be happier to know reasons such as extra cost.

Yes the accounts are audited but it makes residents feel that maybe the money was not available at the time.

Brenda Hall.

[Redacted]

[Redacted]

The Secretary,  
Legal and Social Issues Committee,  
Parliament House,  
East Melbourne 3802

My name is Brenda Hall and I am a resident of



This is a Strata Title Village.

My husband and I have been residents here for 12 years and are very happy.

My 2<sup>nd</sup> submission to your committee:

Contracts. It seems that as Contracts are changed as time passes, sometimes existing residents loose some of the amenities that were included in their contract.

In some cases the original contracts in Villages stated there would be staff living on site. Later this is deleted from contracts.

In other cases some residents purchased Strata Title Unit and later the management company buy units when they are vacated and resell as licence to live or leasehold.

In our case we have a contract, which provides for a bus to take us to the shopping centre. What is there to stop the management not including that in future contracts?

If some residents have outdoor maintenance in their contracts and others do not It makes for a very unhappy group of residents.

Management companies should not be able to change contracts to disadvantage residents.

Brenda Hall,

