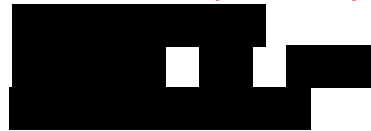




Les & Shirley McNally



3rd June 2016

**The Secretary,
Legal and Social Issues Committee,
Parliament House,
Spring Street,
EAST MELBOURNE VIC 3002.**

Dear Sir/Madam,

We are elderly residents in a privately owned Retirement Village under a loan lease agreement at the above address.

We understand that Parliament has suggested that Councils set Differential Rates for Retirement Villages. Unfortunately only a few Councils have acted in accordance with this suggestion. It should be noted that the Owner/Manager of our Village provides and maintains all infrastructure. The Council only provides a garbage/waste service.

We feel that Rate Valuations for Retirement Villages should be regulated and allow for High Density housing and downsizing factors.

The Parliament should legislate so that it is mandatory for Councils to recognize the need for Differential Rating for Retirement Village residents.

We also feel that there is an urgent need to appoint an independent Ombudsman to act for all interested parties.

Retirement Villages in keeping with the aging population are one of the fastest growing sections of the construction industry.

Yours truly,

L H & S A McNally