

From: [REDACTED]
Sent: Wednesday, 27 November 2019 9:04 AM
To: rvreview@justice.vic.gov.au
Subject: Submission to Consumer Affairs

1 Owners of Lifestyle Villages be required to have a Depreciation Fund that guarantees that structural and basic utilities, ie stoves, air-con, heaters are always in good working condition. A list that is replaced on a regular, say 6 yearly basis.

Currently in ageing villages the departing resident is paying for total modernisation of the unit. This includes gutting kitchens, bathrooms as well as interior decor with a cost to the resident of \$40 or \$50,000. A better selling price is obtained but when DMF and Major Maitenance Fund levies are deducted the outgoing resident has not recouped his Interest Free Loan which purchased the lease. You have merely improved the Owners Asset. Our contracts quote refurbishment/ renovation but it is total modernisation.

2 That owners and managers be accountable to the Residents Committee and residents when works deemed necessary are not undertaken. There is little accountability of the Major Maitenance Funds.

3 The Interest Free Ingoing Contribution be fully repaid when a resident leaves if they have been occupants for at least 6 years.

4 Provision of Assisted Care enabling residents to remain in their units longer is commendable.

5 "Entry"to a village should be that you are capable of independent living.

The forum I attended in Geelong was very worthwhile and a pity it had not been better advertised re press and television.

Yours faithfully. Wilma Hobbs.

Sent from my iPad

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