

Friday 22 November 2019

TO: The Residents Committee

FROM: Berry Gould - [REDACTED]

RE: Retirement Village ACT: - Fees and Charges

A recent study of various different types of Retirement Villages i.e. Lifestyle Lend/Lease Contracts and Independent Living for the Over-55's Strata owned properties reveal that in almost all situations, the following fees and charges apply:

- 1) Residents are responsible for ongoing utility charges such as Electricity, Gas, Telephone 'Home Contents' Insurance etc.
- 2) Strata Resident Owners will also be required to pay Owners Corporation Fees, including an ongoing Maintenance Levy.
- 3) In Village situations where Owners Corporation fees do not apply, residents are charged a monthly Management Service Fee which covers all services including maintenance, water rates Council Rates, lifestyle services etc.

Here at [REDACTED] we PAY EVERYTHING!

In updating the Retirement Village Act, this would be a very good point for discussion.

Kind regards,

[REDACTED]
Berry Gould
[REDACTED]