**Questions for consideration**

**Your views are sought on the Parliamentary Inquiry's recommendations to improve the understanding, transparency and operation of the DMF model.**

1. **Should retirement village operators be required to disclose ingoing prices for entering a retirement village with and without deferred management fees? If so, what form should this take? If not, why not?**

My opinion :

Totally agree that DMF model is difficult to be digested by retiree

Understand the limitation of retiree on the fund that they have, my suggestion, just enter into lease agreement contract with the owner of the unit. On a long term period of contract, but pay the rent on short term basis. Meaning the developer operate the retirement village as a lease model. Not a strata model. Meaning that the rental rate during the contract has been mentioned in the contract, included the incremental of the rate.

To be fair, on this RVA, must be mentioned that the incremental of rental rate mush be base on the CPI (consumer price index) or RBA interest rate plus reasonable spread (which is also mention in RVA by range

2. **Should deferred management fees be calculated on a pro rata basis? If so, why? If not, why not?**
3. **When should retirement village operators be required to provide a resident with an estimate of their departure fees and what are your reasons?**

My opinion :

Must be in the beginning, in the factsheet, as the owner (if the unit ownership is strata basis) or as the renter for a long term lease agreement, the retiree will be aware on their future obligation (we can mention as a contribution). But it must be stressed out that the basis of calculation is the capital gain, if it's strata ownership or the difference of current rental rate offered to new renter with the rental rate in contract. If there is no capital gain or incremental on the rental rate, meaning the village is not properly managed, or wrong location, the developer fault, why should retiree pay on their losses on their investment