

My name is Bill Murphy and I am [REDACTED] years old

I am now in my eighth year as a resident of [REDACTED]. In that time I have enjoyed and the lifestyle and community living that is ideal for a person living alone. I recall that when I took possession of my unit the following renovations had been carried out.

- New drapes
- New carpeting complete throughout the unit
- The interior had been painted
- A new hot water storage tank had been installed.

During my time at [REDACTED] it seems that the policy has changed ie when a resident passes on or decides to sell and vacates his or her unit, management will now toss out the old and replace with new and make major alterations and the renewing the interior at huge cost to the late resident or his or her estate. Even if the late resident has replaced such items as a toilet suite electric cooker and have enhanced the appearance by laying synthetic grass, we have been advised by management that these items will get replaced no matter what the age of the item is.

On a recent enquiry to management regarding the value of my unit, the reply was as follows in approximate figures. The unit was purchased for \$200,000, the present valuation is \$255,000 and the selling price offered to the owner \$155,000.

I feel the difference between the selling valuation and selling price is unjust and that the purchase could be more reasonable.

In my eight years I have expended approximately \$1500 on replacements as required. The village and my unit is 25 Years old, and I querying why I should be expected to bear the full cost of refurbishment when this was not agreed to when I purchased.

